



HAVE PNC AS NEIGHBOR

PROPERTY DESCRIPTION: PNC Bank offers 3,014 square feet of office/retail space next to its branch location at 3801 49th Street N in St. Petersburg, Fla. The selected tenant can customize the space that currently sits in grey shell condition. Ideal users for the space include professional office workers, health professionals, personal service providers or specialty retailers. The building is not in a flood zone and offers ample parking and monument signage on the 1.31- acre parcel. PNC Bank is a Fortune 500 company with a presence in the country's 30 largest markets. Call listing agent for complete lease terms.



Zoned CCS-1, the property offers 272 feet of frontage on 49th St. at a lighted intersection with excellent ingress/egress. Average (AADT) daily traffic is approximately 27,500 on 49th St. N and 16,000 on 38th Ave. N. Disston Plaza rests directly across 38th Ave. N and is anchored by Publix and includes Dollar Tree and the long-time local favorite Toby's Original Little Italy Pizza. The site's central location is close to Interstate 275, U.S. Hwy. 19, and Downtown St. Petersburg.



Key Facts

3801 49th St N, Saint Petersburg, Florida, 33709
Ring of 1 mile

KEY FACTS

16,510

Population



Average
Household Size

45.0

Median Age

\$61,044

Median Household
Income

EDUCATION

12%

No High School
Diploma



34%

High School
Graduate



31%

Some College



23%

Bachelor's/Grad/Pt
of Degree

BUSINESS



437

Total Businesses



2,729

Total Employees

EMPLOYMENT



61.1%

White Collar



22.4%

Blue Collar



16.5%

Services



2.9%

Unemployment
Rate

INCOME



\$61,044

Median Household
Income



\$34,485

Per Capita Income



\$165,696

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.2%)

The smallest group: \$200,000+ (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	9.2%	+0.6%	
\$15,000 - \$24,999	7.2%	-0.4%	
\$25,000 - \$34,999	8.7%	+0.2%	
\$35,000 - \$49,999	12.8%	-0.7%	
\$50,000 - \$74,999	22.2%	+4.5%	
\$75,000 - \$99,999	16.9%	+2.2%	
\$100,000 - \$149,999	14.4%	-0.8%	
\$150,000 - \$199,999	5.4%	-1.0%	
\$200,000+	3.3%	-4.5%	

Bars show deviation from Pinellas County