



SPECIAL OFFER*

Yr 1 = \$40.00 PSF
Yr 2 = \$44.00 PSF

*For 5-Year Term



AVAILABLE UNIT SIZES

1,550 to 1,650 +/-



AVAILABILITY

NOW



CAM EXPENSE

\$11.00 PSF



CEILING HEIGHTS

16'

**2105 - 2113 CENTRAL AVE
SAINT PETERSBURG, FL 33713**

THE CENTRAL GRAND

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

5-YEAR LEASE INCENTIVE: Commit to a minimum 5-year lease and receive \$40.00/SF base rent in Year 1 and \$44.00/SF base rent in Year 2, plus NNN. Available spaces range from 1,550 to 1,650 SF.

Position your business in St. Petersburg's Grand Central District, one of the city's most established and walkable commercial corridors. The Central Grand offers prominent Central Avenue frontage surrounded by restaurants, bars, boutiques, galleries, and other locally owned businesses.

The available spaces feature 16-foot ceilings, free-span construction, open interiors, and strong storefront visibility. Flexible layouts provide an ideal canvas for retail, office, service, restaurant, or hospitality concepts.

Sidewalk seating is available with a city permit—perfect for restaurants, cafés, or bars looking to engage with the neighborhood's active street life. In addition, this site is likely to qualify for an SRX Full Liquor License, allowing for full-service alcohol sales without the need for a costly 4COP license.

Zoned CCT-1, the property supports a wide range of commercial uses and offers a flexible canvas for visionary operators. Whether you're launching a flagship retail location or building out a full-service hospitality venue, this space provides the bones and the location to thrive in one of St. Pete's fastest-growing, culturally rich districts.

OFFERING SUMMARY

Lease Rate:	Lease Special for 5-Year Term:
	Yr 1 = \$40 PSF Base rent Yr 2 = \$44 PSF Base Rent
NNNs:	\$11 PSF NNNs
Number of Available Units:	Two of Four Units
Available SF:	1,550 - 1,650 SF
Building Size:	16,519 SF

SPACES	LEASE RATE	SPACE SIZE
2107 Central Ave	\$40.00 SF/yr	1,650 SF
2113 Central Ave	\$40.00 SF/yr	1,550 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,154	57,151	118,174
Total Population	14,534	122,363	255,517
Average HH Income	\$78,534	\$92,742	\$94,757

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2105 Central Ave	None	1,809 - 5,009 SF	\$11.00 PSF NNN	\$46.00 SF/yr	LEASED - Dads' Kitchen (Restaurant)
2107 Central Ave	Available	1,650 SF	\$11.00 PSF NNN	\$40.00 SF/yr	Freshly white boxed space with all new white paint. This highly visible retail space boasts soaring 16-foot ceilings and free span construction, creating an expansive and versatile interior that can be easily configured to suit any retail, office, restaurant, or bar concept. With marquee signage located immediately above the storefront and strong pedestrian and vehicle traffic along Central Avenue, your business will benefit from exceptional exposure and branding potential.
2109 Central Ave	-	1,550 - 5,009 SF	\$11.00 PSF NNN	\$46.00 SF/yr	LEASED - Vape City
2113 Central Ave	Available	1,550 SF	\$11.00 PSF NNN	\$40.00 SF/yr	This highly visible retail space boasts soaring 16-foot ceilings and free span construction, creating an expansive and versatile interior that can be easily configured to suit any retail, office, restaurant, or bar concept. With marquee signage located immediately above the storefront and strong pedestrian and vehicle traffic along Central Avenue, your business will benefit from exceptional exposure and branding potential.

SPECIAL LEASE RATE OFFER

5-YEAR
LEASE INCENTIVE

LOCK IN YOUR CENTRAL AVENUE LOCATION

\$40.00/SF
YEAR 1



\$44.00/SF
YEAR 2

+ NNN

Minimum 5-year lease term required.

AVAILABLE SPACES

2107 CENTRAL AVE
1,650 ± SF

2113 CENTRAL AVE
1,550 ± SF



PRIME CENTRAL AVENUE
FRONTAGE & VISIBILITY



16'
CEILING HEIGHTS



FLEXIBLE
OPEN INTERIORS



GRAND CENTRAL
DISTRICT LOCATION

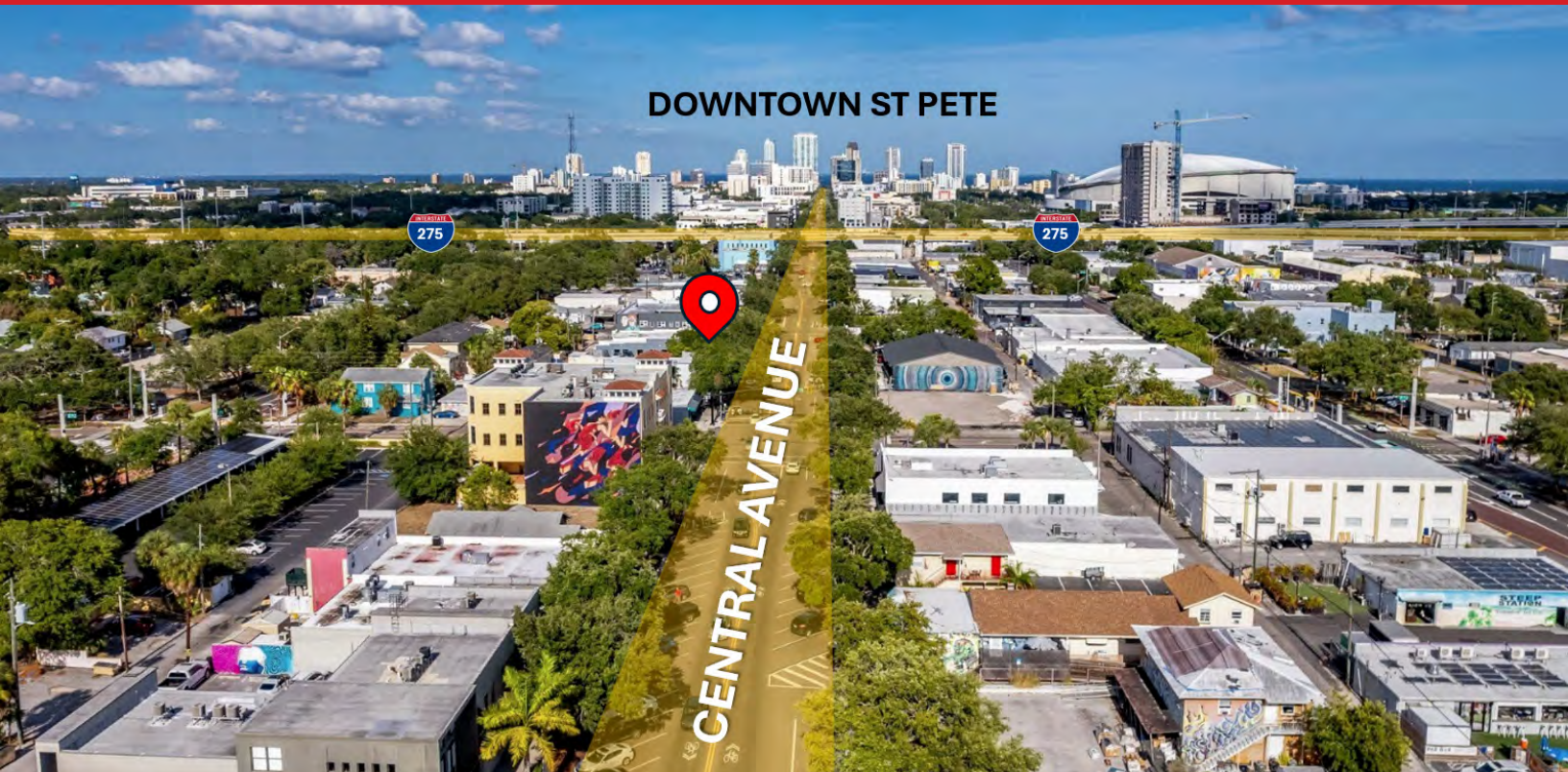


CCT-1 ZONING
FLEXIBLE USES



COMMIT TODAY AND TAKE ADVANTAGE OF
REDUCED YEAR 1 BASE RENT AT \$40.00/SF.

LOCATION DESCRIPTION



LOCATION DESCRIPTION

PRIME RETAIL OPPORTUNITY IN THE BURGEONING GRAND CENTRAL DISTRICT

Situated along the vibrant Central Avenue corridor, the Grand Central District in St. Petersburg, Florida, stands as a premier destination for retail enterprises. This dynamic neighborhood, just west of downtown, boasts over 450 locally owned businesses, including popular restaurants, bars, coffee shops, breweries, and boutiques, fostering a lively and diverse community atmosphere. Grand Central District.

STRATEGIC LOCATION WITH HIGH VISIBILITY

Central Avenue serves as a bustling artery, ensuring substantial foot and vehicle traffic that benefits retail establishments. The district's walkable design, enhanced by additional bike lanes, immersive art installations, and improved crosswalks, encourages pedestrian engagement and accessibility. Grand Central District.

VERSITILE ZONING AND BUSINESS-FRIENDLY ENVIRONMENT

Zoned as CCT-1, the Grand Central District offers flexible opportunities for various business models, including retail, office, restaurant, and bar concepts. The area's commitment to diversity and inclusion, exemplified by its status as the birthplace of St. Pete Pride and home to over 150 LGBTQ+ owned and allied businesses, creates a welcoming environment for entrepreneurs. Grand Central District

ROBUST DEMOGRAPHICS AND FUTURE GROWTH

The district is experiencing significant growth, with developments like Whitney Village introducing 325 market-rate apartments and 32,000 square feet of retail space. Additionally, transit-oriented development plans around the SunRunner Bus Rapid Transit stations anticipate the construction of up to 4,400 new residential units, further expanding the local customer base.

CULTURAL HUB WITH COMMUNITY APPEAL

The Grand Central District's rich cultural scene, highlighted by events such as St. Pete Pride and Halloween on Central, attracts both residents and visitors. Its eclectic mix of historic charm and modern amenities makes it an ideal location for businesses aiming to thrive in a vibrant, community-oriented setting.

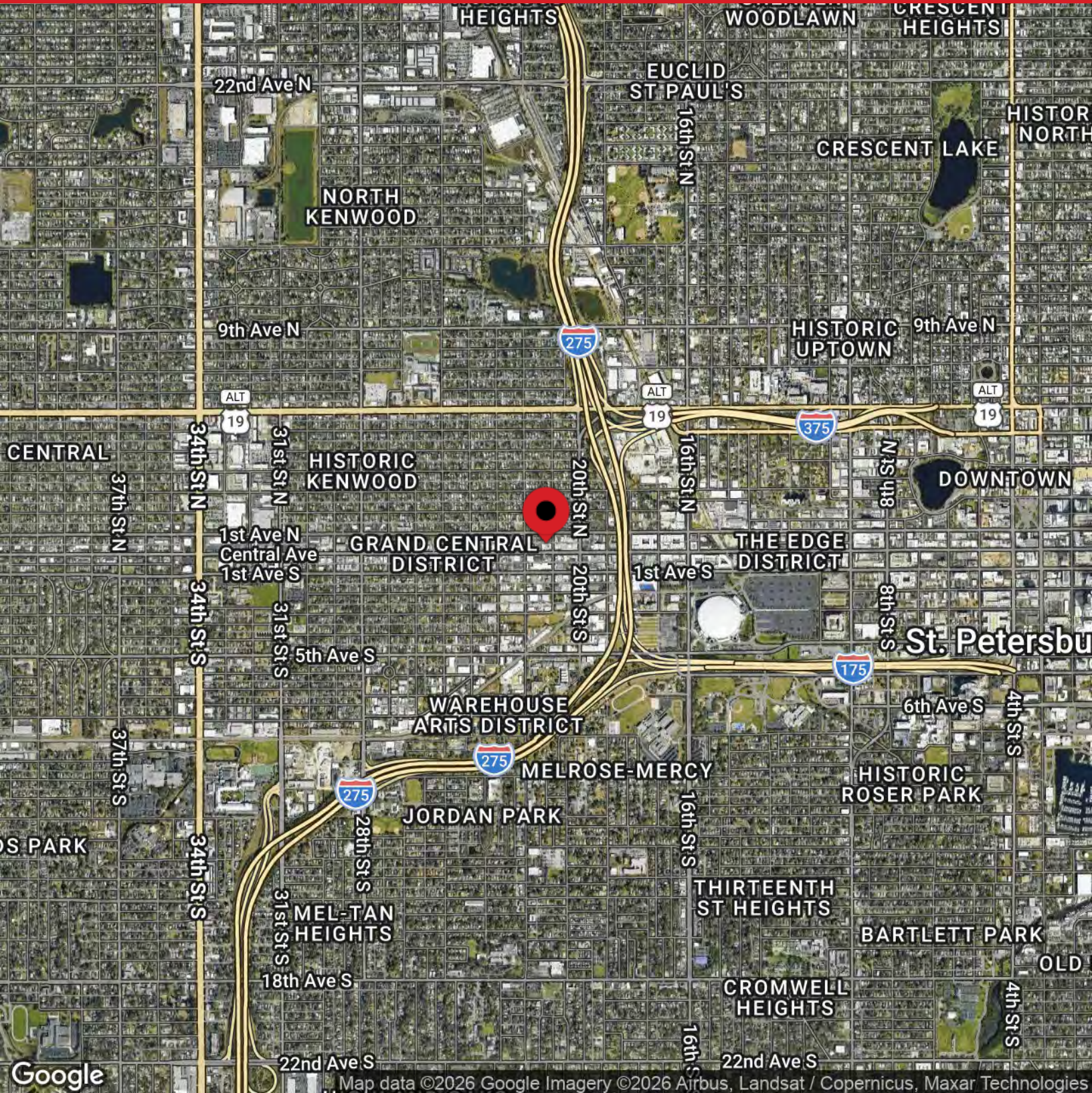
ADDITIONAL INTERIOR PHOTOS



LOCATION INFORMATION



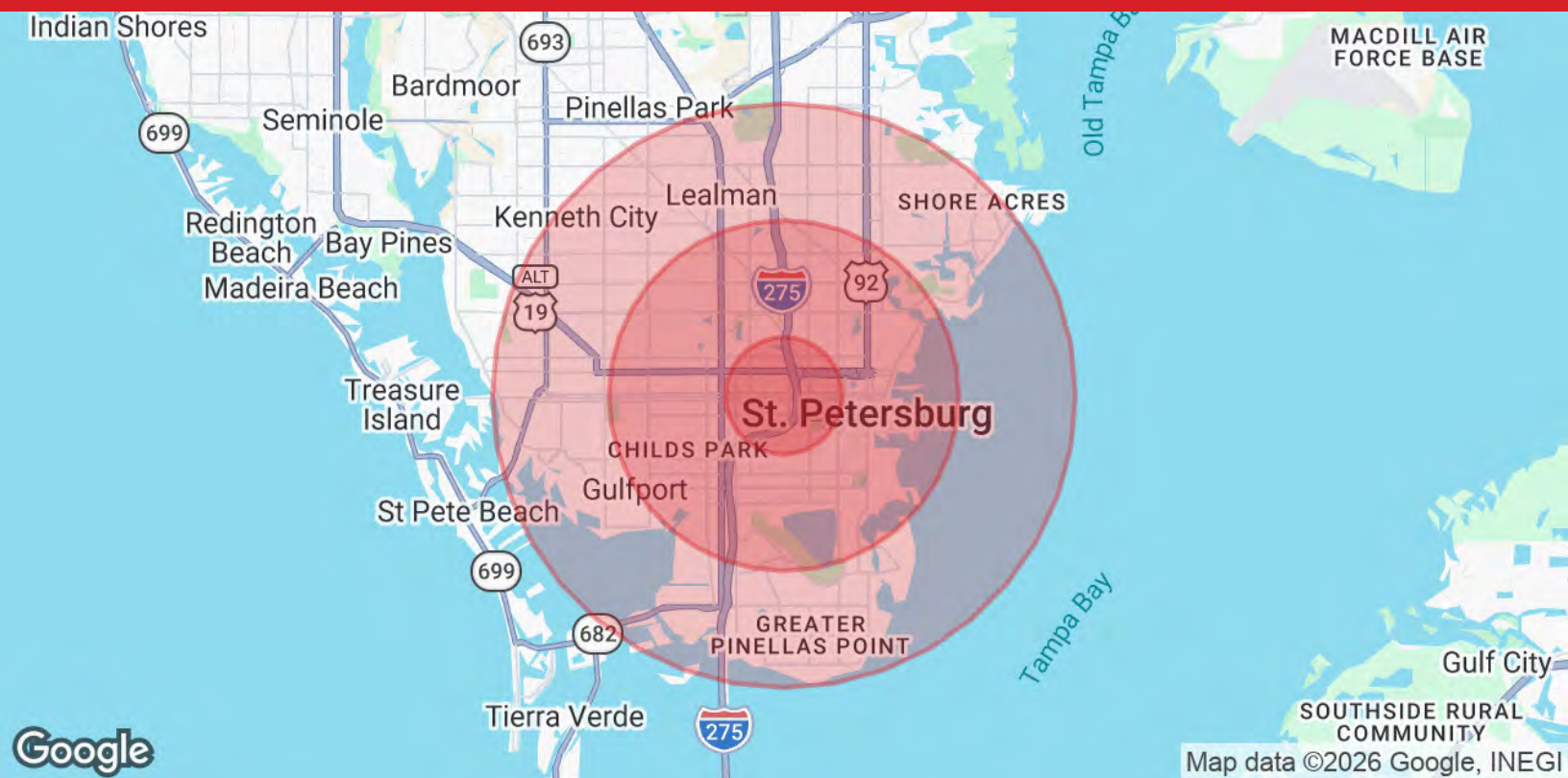
LOCATION MAP



DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,534	122,363	255,517
Average Age	42	44	45
Average Age (Male)	41	43	44
Average Age (Female)	42	44	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,154	57,151	118,174
# of Persons per HH	2	2.1	2.2
Average HH Income	\$78,534	\$92,742	\$94,757
Average House Value	\$401,409	\$419,931	\$406,947

2020 American Community Survey (ACS)