



SAN MARTIN VILLAGE

10688 Gandy Boulevard North, St. Petersburg, FL 33702

MOHAMMAD MUSTAFA
813.385.6021
mustafa@nationrs.com

MOHANAD RIFAIE
813.777.1854
mrifiae@nationrs.com



Property Summary



PROPERTY DESCRIPTION

San Martin Village presents a unique opportunity with the choice of one unit spanning 1,306 sqft or the option to combine two units for a generous total of 2,614 sqft. These versatile layouts are ideal for a diverse range of businesses, offering flexibility and adaptability. With its prime location in a vibrant, high-traffic area with exceptional visibility on Gandy Blvd, San Martin Village is strategically positioned to propel your business forward in a dynamic commercial environment. Perfect for a variety of businesses, including restaurants, San Martin Village offers the ideal space to bring your culinary vision to life and establish a thriving presence.

SPACES	LEASE RATE	SPACE SIZE
10688 Gandy Blvd N St. Petersburg, FL 33702	\$30.00 SF/yr	1,306 - 2,614 SF
10690 Gandy Blvd N St. Petersburg, FL 33702	\$30.00 SF/yr	2,614 SF

PROPERTY HIGHLIGHTS

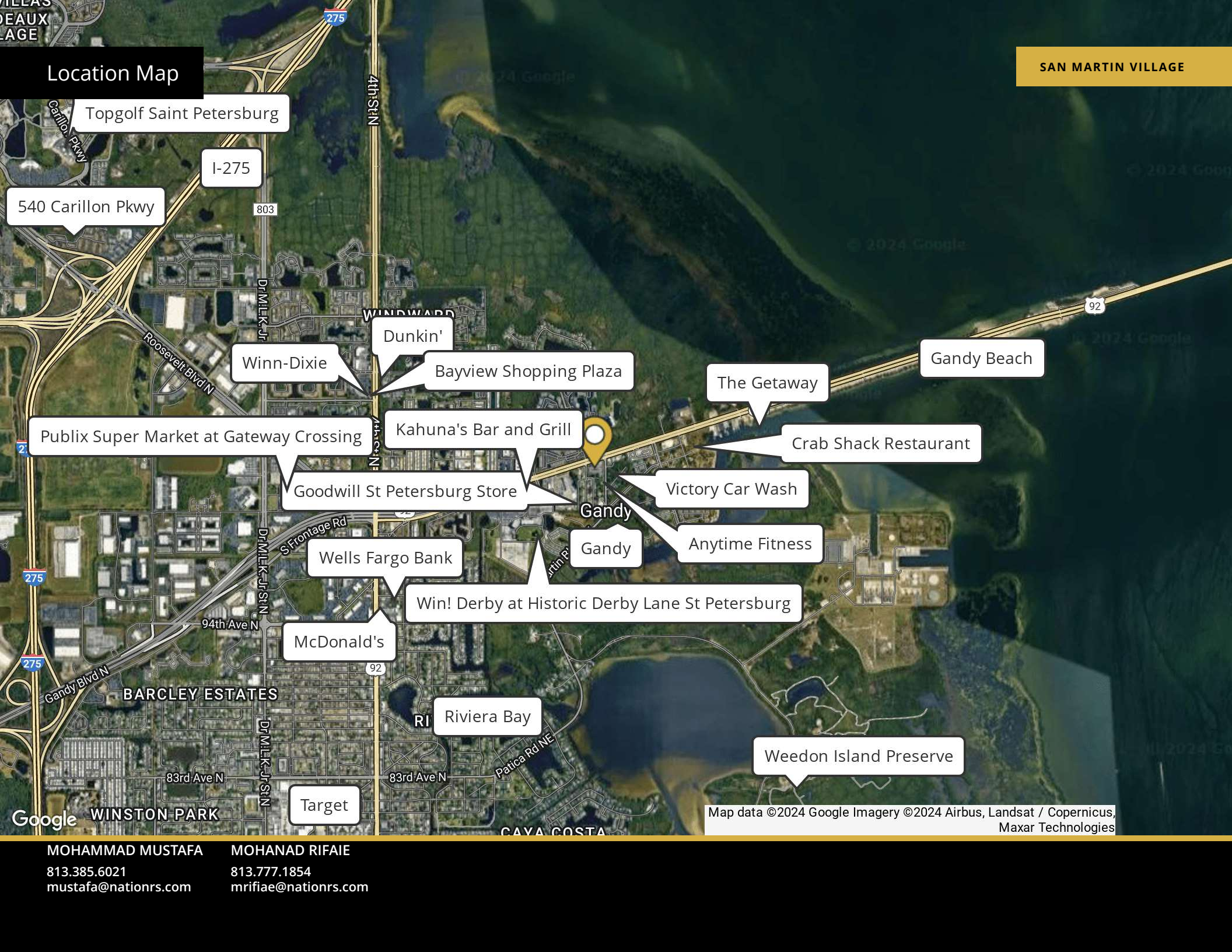
- - One unit of 1,306 sqft or Two combined units totaling 2,614 sqft
- - Flexible layouts perfect for a variety of businesses
- - Located on Gandy Blvd with high traffic and excellent visibility
- - Modern amenities for comfort and productivity
- - Situated in a vibrant commercial area ideal for business growth
- - Over 56,000 cars daily for maximum exposure

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	11
Available SF:	1,306 - 2,614 SF
Lot Size:	2.81 Acres
Building Size:	23,440 SF

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Location Map

Topgolf Saint Petersburg

I-275

540 Carillon Pkwy

803

4th St N

Dr. M.L.K. Jr. St N

Roosevelt Blvd N

WINDWARD

Winn-Dixie

Dunkin'

Bayview Shopping Plaza

Gandy Beach

The Getaway

Publix Super Market at Gateway Crossing

Kahuna's Bar and Grill

Crab Shack Restaurant

Goodwill St Petersburg Store

Victory Car Wash

Gandy

Anytime Fitness

Wells Fargo Bank

Win! Derby at Historic Derby Lane St Petersburg

McDonald's

94th Ave N

Dr. M.L.K. Jr. St N

S Frontage Rd

Gandy

BARCLEY ESTATES

Riviera Bay

Weedon Island Preserve

Google WINSTON PARK

Target

83rd Ave N

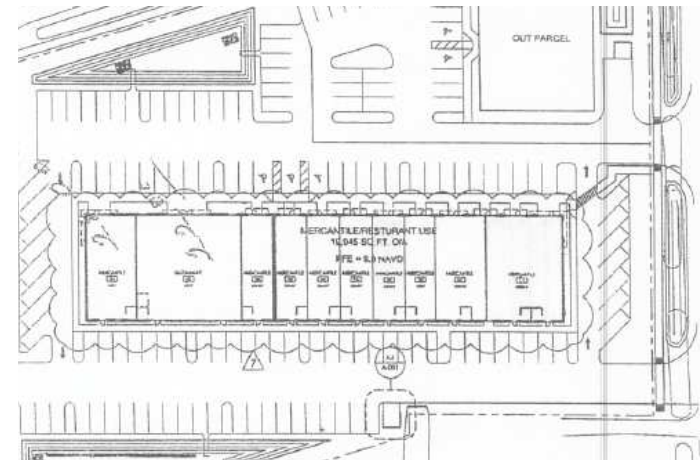
CAYA COSTA

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Additional Photos



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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	735	2,689	8,940
Average Age	38	37	39
Average Age (Male)	38	38	39
Average Age (Female)	38	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	412	1,505	4,994
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$86,976	\$87,819	\$83,322
Average House Value	\$419,243	\$401,485	\$295,441

Demographics data derived from AlphaMap

