



**SALE PRICE**  
\$1,550,000



**BUILDING SIZE**  
1,472 SF



**YEAR BUILT**  
1954



**LOT SIZE**  
0.20 ACRES



**ROOM COUNT**  
7 Suites

2200 49th Street N  
SAINT PETERSBURG, FL 33710

## Boutique Medical Spa & Aesthetic Suites - Investment with Real Estate



Jenny Schmidt, REALTOR®  
727.200.7352  
jschmidt@smithandassociates.com

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## CONFIDENTIALITY & DISCLAIMER

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## CONFIDENTIALITY & SHOWINGS

- Do not disturb tenants
- Showings by appointment only
- NDA and proof of financial capability required prior to release of financials and rent roll

PROPERTY INFORMATION



# PROPERTY SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,550,000
Available SF:	1,472 SF
Lot Size:	0.20 AC
Building	
FAR: Zoning:	

## PROPERTY HIGHLIGHTS

- Price: \$1,550,000
- NOI: \$114,000
- Cap Rate: ~7%
- Gross Income: ~\$150,000
- Tenancy: 10 individual tenants
- Suites: 7 total suites (6 with plumbing)
- Parking: 10 spaces (including 1 ADA)

## PROPERTY SUMMARY

Rare opportunity to acquire a fully leased boutique medical and aesthetic suite property with real estate in one of the most desirable corridors in St. Petersburg. This turnkey investment offers stable in-place income with significant upside potential, ideal for both investors and owner-users. The property generates approximately \$150,000 in annual gross income with a projected NOI of \$114,000, representing an attractive ~7% cap rate. The building is currently occupied by 10 individual tenants, operating on a mix of short-term and month-to-month leases.

# PROPERTY DESCRIPTION



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Rare opportunity to acquire a fully leased boutique medical and aesthetic suite property with real estate in one of the most desirable corridors in St. Petersburg. This turnkey investment offers stable in-place income with significant upside potential, ideal for both investors and owner-users.

The property generates approximately \$150,000 in annual gross income with a projected NOI of \$114,000, representing an attractive ~7% cap rate. The building is currently occupied by 10 individual tenants, operating on a mix of short-term and month-to-month leases, allowing for future rent optimization.

Strategically positioned at the signalized "main and main" intersection of 49th Street North and 22nd Avenue North, the asset benefits from exceptional visibility and strong daily traffic counts. The site is located in Flood Zone X, requiring no flood insurance and offering long-term operational stability.

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# COMPLETE HIGHLIGHTS

## PROPERTY FEATURES

- Six fully built-out medical/aesthetic suites with:
  - Plumbing, sinks, cabinetry, and counters
- One flexible retail/service suite
- Two ADA-compliant restrooms
- Reception area and waiting room
- Break room with dishwasher, washer, and rear access
- Covered front patio with stacked stone columns
- Fenced rear patio (tenant use or income potential)

## CAPITAL IMPROVEMENTS

- New roof
- Hurricane impact windows
- Newly paved and striped parking lot
- Updated fencing
- Professional landscaping with irrigation

## VALUE-ADD OPPORTUNITY

- Increase below-market rents
- Convert leases to longer-term structures with escalations
- Optimize tenant mix toward higher-paying medical/aesthetic users
- Monetize outdoor and ancillary spaces

## OWNER-USER OPPORTUNITY

Ideal for a medical, aesthetic, or wellness operator seeking to occupy a portion of the building while generating income from existing tenants. The layout, plumbing infrastructure, and parking ratio support a wide range of uses, including:

- Med spa
- Injectables / aesthetics
- Wellness clinic
- Beauty / skin care



# PROPERTY DETAILS

Sale Price	\$1,550,000
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## LOCATION INFORMATION

Building Name	
Street Address	2200 49th Street N
City, State, Zip	Saint Petersburg, FL 33710
County	Pinellas
Market	Tampa Bay
Sub-market	St. Petersburg
Cross-Streets	22 <sup>nd</sup> Ave N
Signal Intersection	YES
Road Type	Asphalt
Market Type	Office/Retail
Nearest Highway	I-275
Nearest Airport	St Pete-Clearwater International, Tampa International



## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	CRS-1 - Corridor Residential Suburban
Lot Size	.20 AC
APN#	09-31-16-48456-006-0110
Lot Frontage	75ft
Lot Depth	107.5
Corner Property	YES

## BUILDING INFORMATION

Building Size	1,472 SF
Tenancy	10 individual tenants
Ceiling Height	9Ft
Year Built	1954
Year Last Renovated	2024
Gross Leasable Area	Shingle
Condition	Excellent
Roof	1
Free Standing	YES
Number of Buildings	1
Exterior Walls	Concrete Block
Mezzanine	NO

## PARKING & TRANSPORTATION

Parking Type	EVSE, Ground Level, Lighted
Parking Ratio	10:1
Number of Parking Spaces	10 spaces (including 1 ADA)

## UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	0
Central HVAC	YES

# AERIAL OVERVIEW



**Smith &**  
Associates **Commercial**

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**PROPERTY INFORMATION**

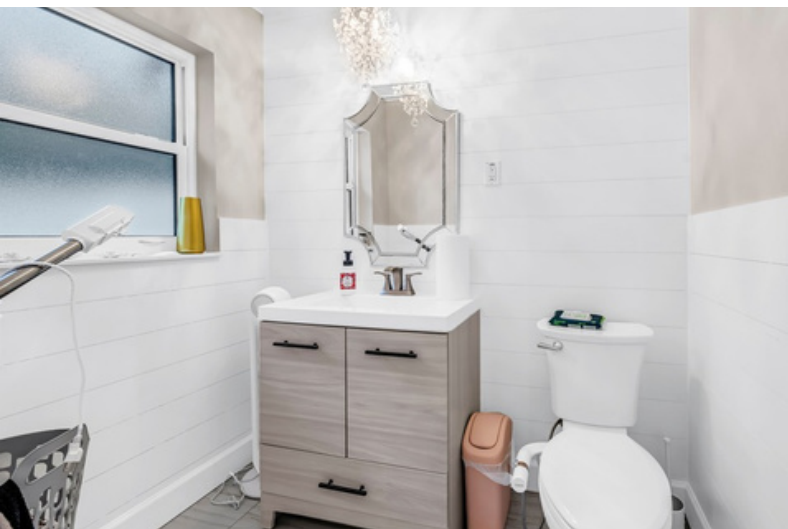
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# FLOOR PLAN



**TOTAL: 1363 sq. ft**  
1st floor: 1363 sq. ft  
EXCLUDED AREAS: WALLS: 82 sq. ft

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



**Smith &**  
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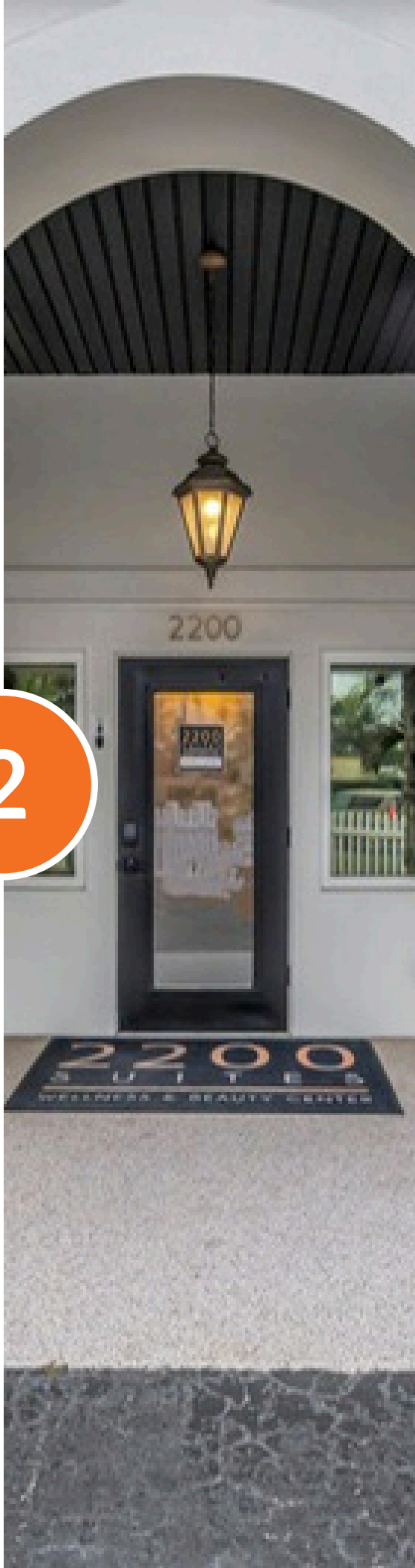
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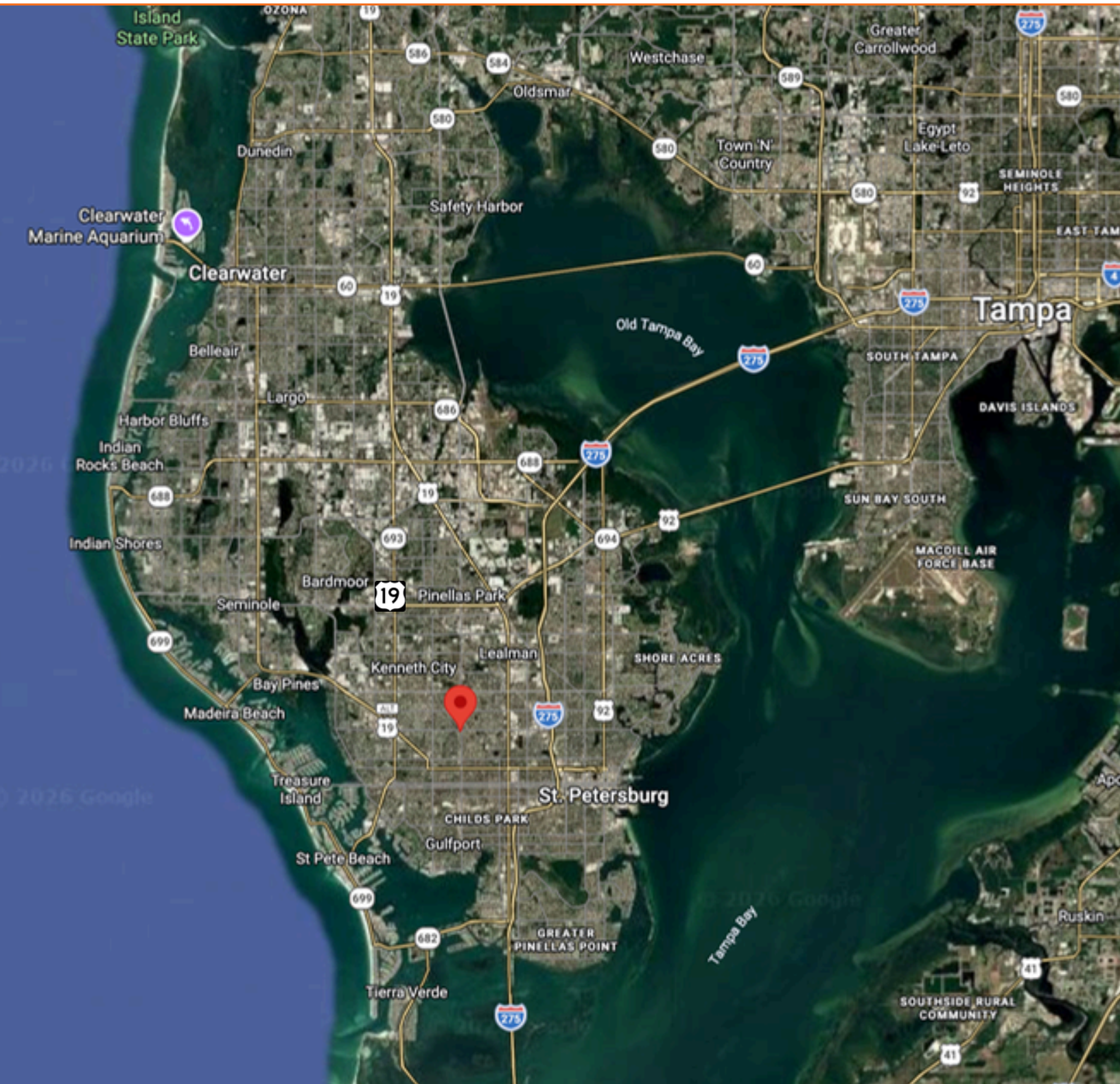
PROPERTY INFORMATION

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LOCATION INFORMATION



# REGIONAL MAP



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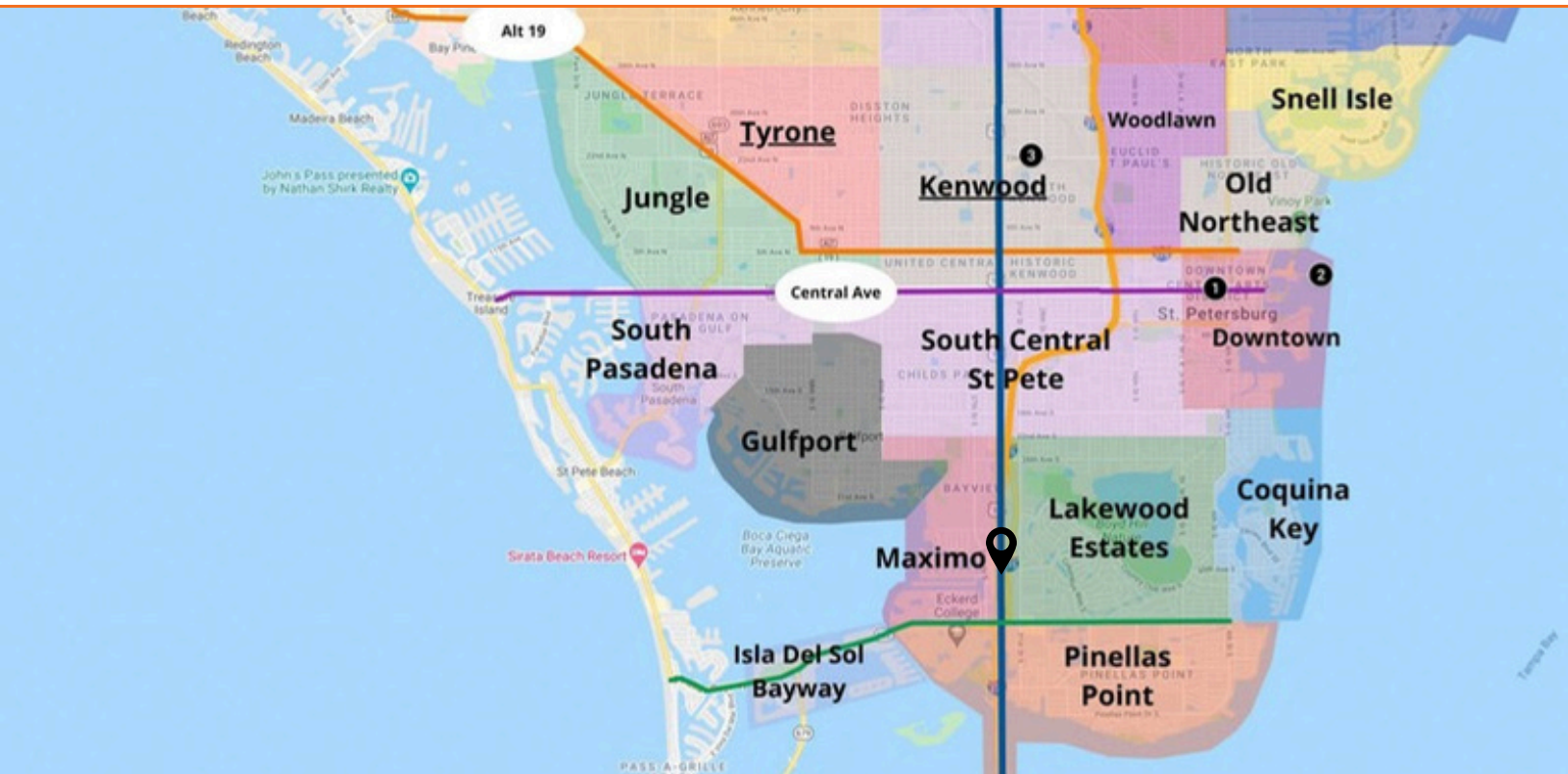
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PROPERTY INFORMATION

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# ST PETE DISTRICTS



## 22<sup>nd</sup> Avenue Corridor

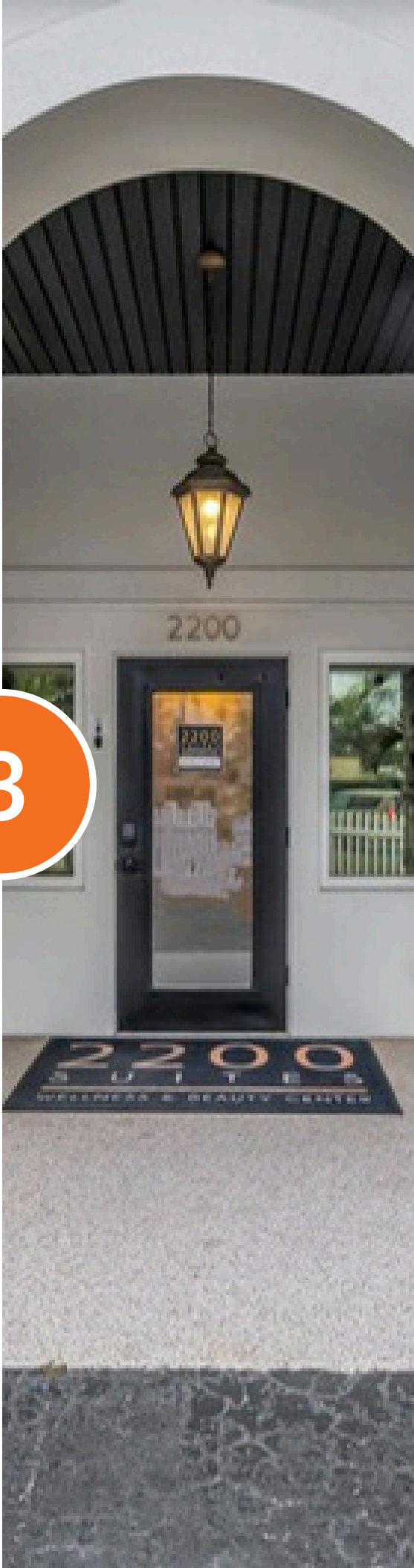
The 22nd Avenue corridor in St. Petersburg is experiencing increasing investment driven by mixed-use redevelopment, infrastructure improvements, and strong traffic exposure. City-backed zoning changes and transit-oriented development initiatives are encouraging higher-density residential, retail, and employment uses along the corridor. **High daily traffic counts of 26,000** daily and strategic connectivity between major arteries like US-19 and I-275 further enhance commercial viability. Combined with growing demand for neighborhood services and infill development opportunities, the corridor presents a compelling opportunity for investors seeking long-term appreciation and income growth.

Over the **next 5–10 years**, the 22nd Avenue corridor in St. Petersburg is positioned for **meaningful appreciation** driven by continued population growth, redevelopment, and rising demand for neighborhood retail and medical services. Conservative projections suggest **property value growth in the 20%–40% range**, with higher upside for well-located, value-add assets. As rents for small-format service and medical users continue to increase, investors can expect **NOI expansion of 25%+ through lease repositioning** alone. Ongoing public and private capital investment in surrounding corridors will further support cap rate compression and long-term equity gains, making this a strong hold strategy market.

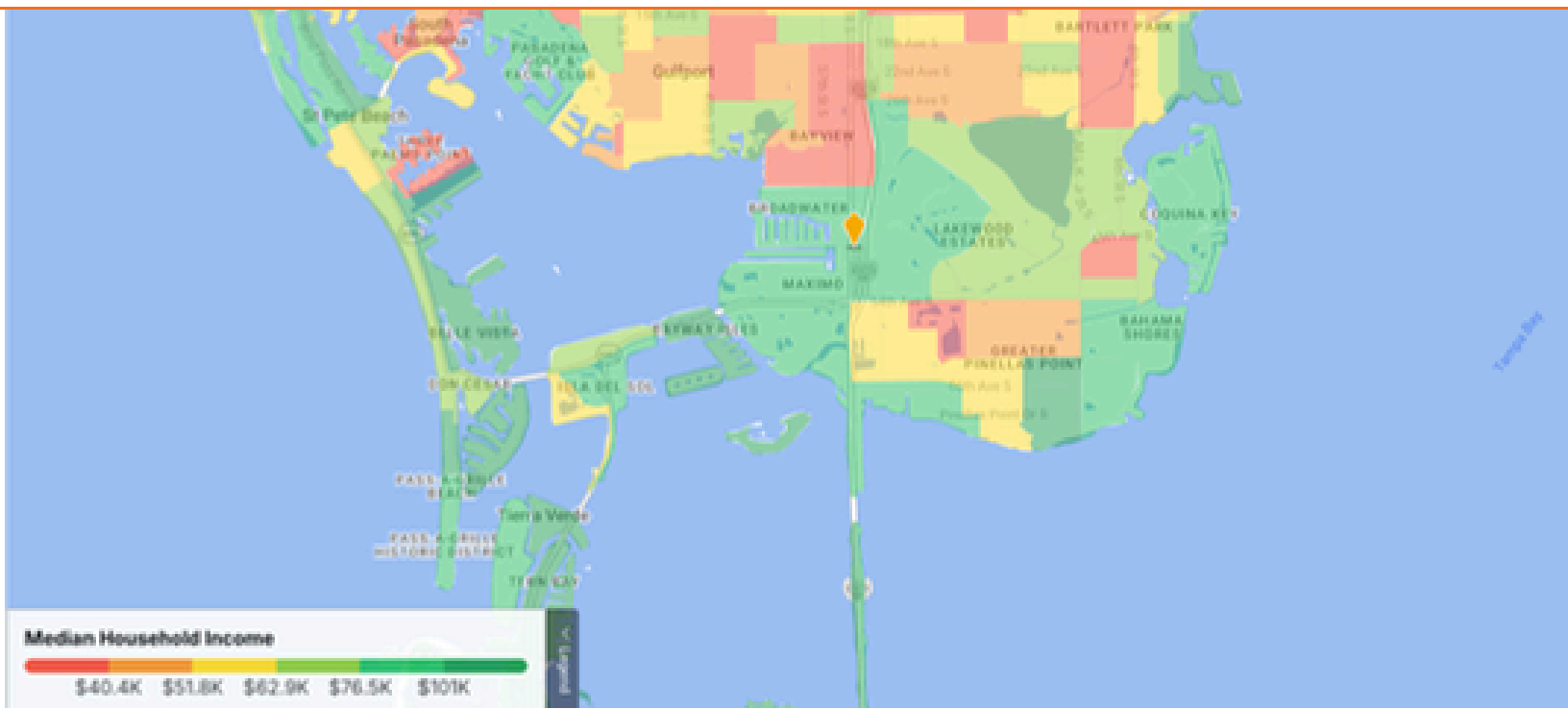


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DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES
Total Population	14,253	124,445
Average Age	44.7	43.7
Bachelor's Degree or Higher	23%	31%

HOUSEHOLDS & INCOME	1 MILE	3 MILES
Total Households	6,199	53,959
Annual Growth 2025-2030	.02%	0.2%
Average HH Income	\$79,553	\$83,562
Owner Occupied Homes	16,247	75,256

Demographics data sourced from CoStar. All figures are estimates and should be independently verified. Smith & Associates Real Estate does not guarantee accuracy of demographic information.

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