

Station House Arcade

689 CENTRAL AVE

ST PETERSBURG, FL 33701

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Section 1

PROPERTY INFORMATION



OFFERING SUMMARY

Sale Price:	\$3,750,000
Building Size:	7,518 SF
Lot Size:	4,317 SF
Year Built:	1924
Pro Forma Income:	\$255,517
Cap Rate:	6.8%
Roof Replaced:	2020
Walk Score:	98
Historically Designated	

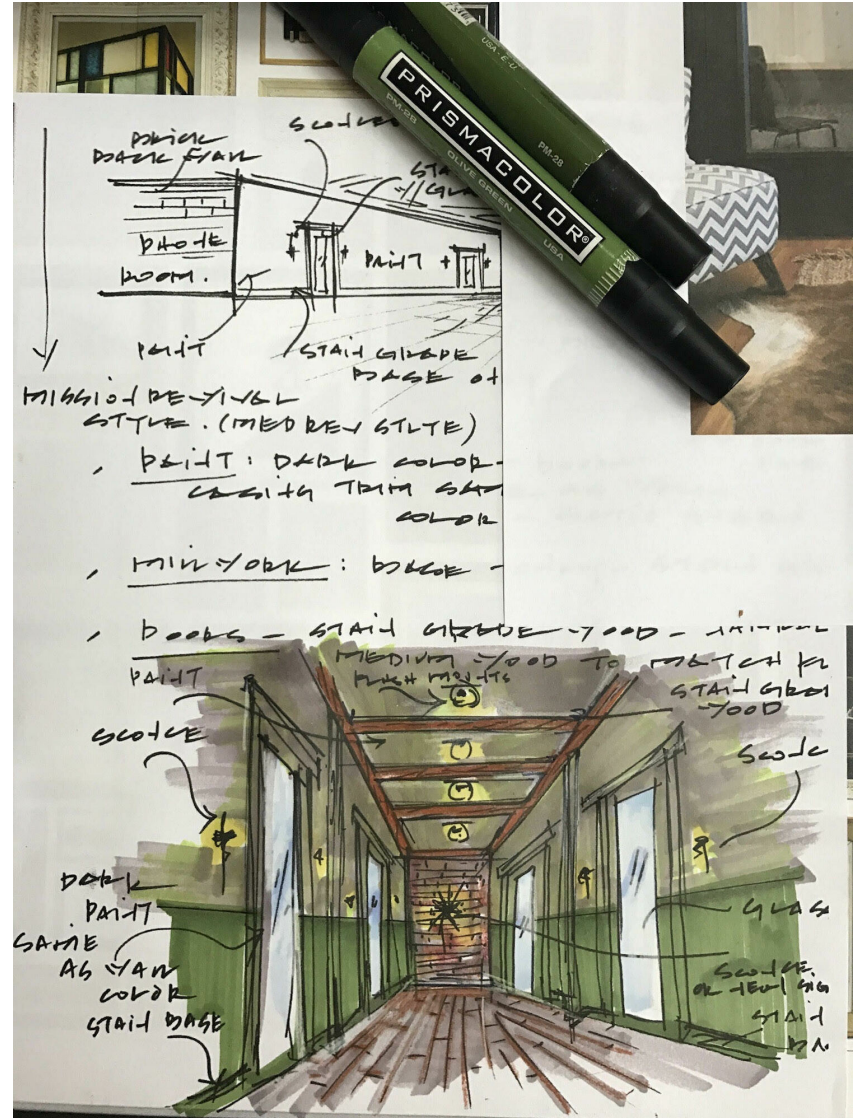
PROPERTY OVERVIEW

Incredible opportunity to purchase two iconic properties Station House and Station House Arcade in the heart of downtown St. Petersburg, FL. Station House Arcade is a historic gem in St. Petersburg, FL. This 7,518 SF two story building, dating back to 1924, exudes timeless charm and character. Boasting a prime location, this property offers an alluring opportunity for office and retail investors seeking a prestigious address with a touch of nostalgia. The architectural integrity and versatile layout make it ideal for a range of professional uses. The 1st floor is leased to 4 tenants and 2nd floor can be delivered vacant or leased for additional income. Potential to turn 1st floor roof into patio space for 2nd floor.

Partially owner-occupied 2nd floor
58% of building retail



Additional Photos



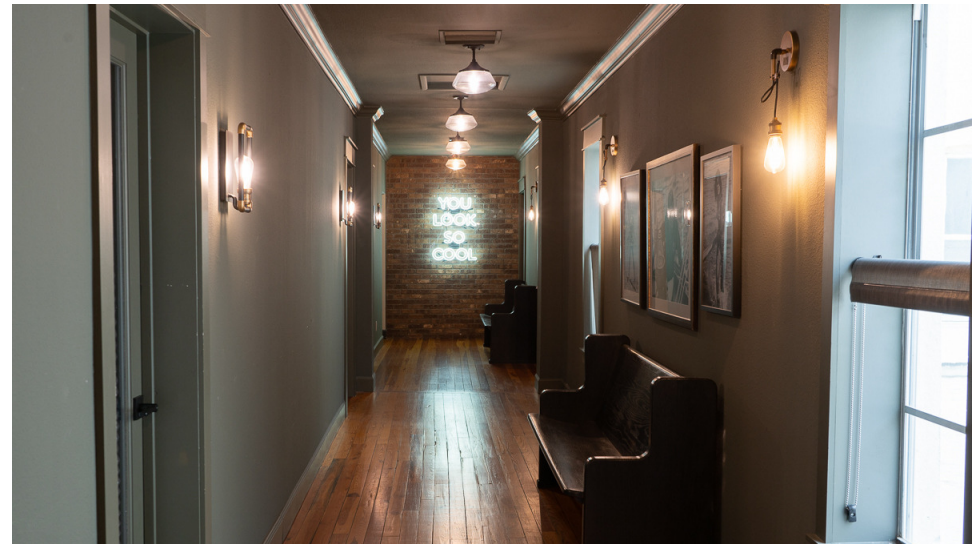


Additional Photos





Additional Photos





Additional Photos





Additional Photos





Rendering Images - Not Existing





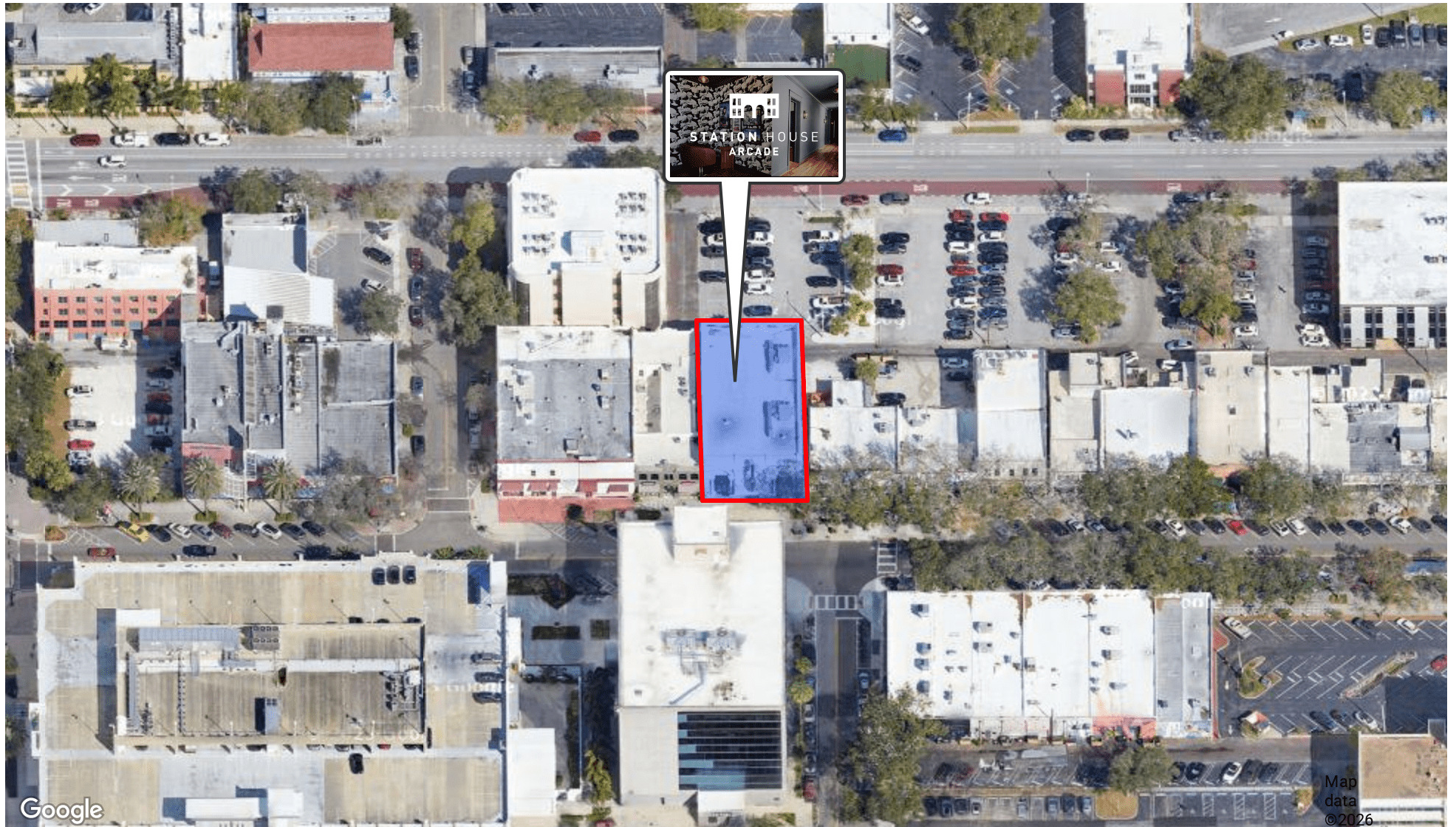
Section 2

LOCATION INFORMATION



Location Map - Station House Arcade







Developments in Downtown

Projects currently proposed or under construction during 2023.

HOTEL

- 1: Cordova Inn Expansion
- 2: Galaxy Hotel
- 3: TEMPO by Hilton
- 4: Marriott Autograph
- 5: Moxy Hotel (EDGE Collective)
- 6: 450 1st Ave. N.
- 7: The Edward
- 8: EDGE Boutique Hotel

ARTS AND CULTURE

- 1: The Dalí Museum Expansion
- 2: St. Petersburg History Museum Expansion
- 3: Future Home of the Woodson African American Museum of Florida

COWORKING AND INCUBATION

- 1: ARK Innovation Center
- 2: COhatch

INSTITUTIONAL

- 1: Bayfront Health Women's Pavilion
- 2: Legacy Center for Social Justice
- 3: USF CMS Center of Excellence in Environmental and Oceanography Sciences
- 4: Bayfront Health Medical Pavilion - Institute Square
- 5: Bernie McCabe Second District Court of Appeal

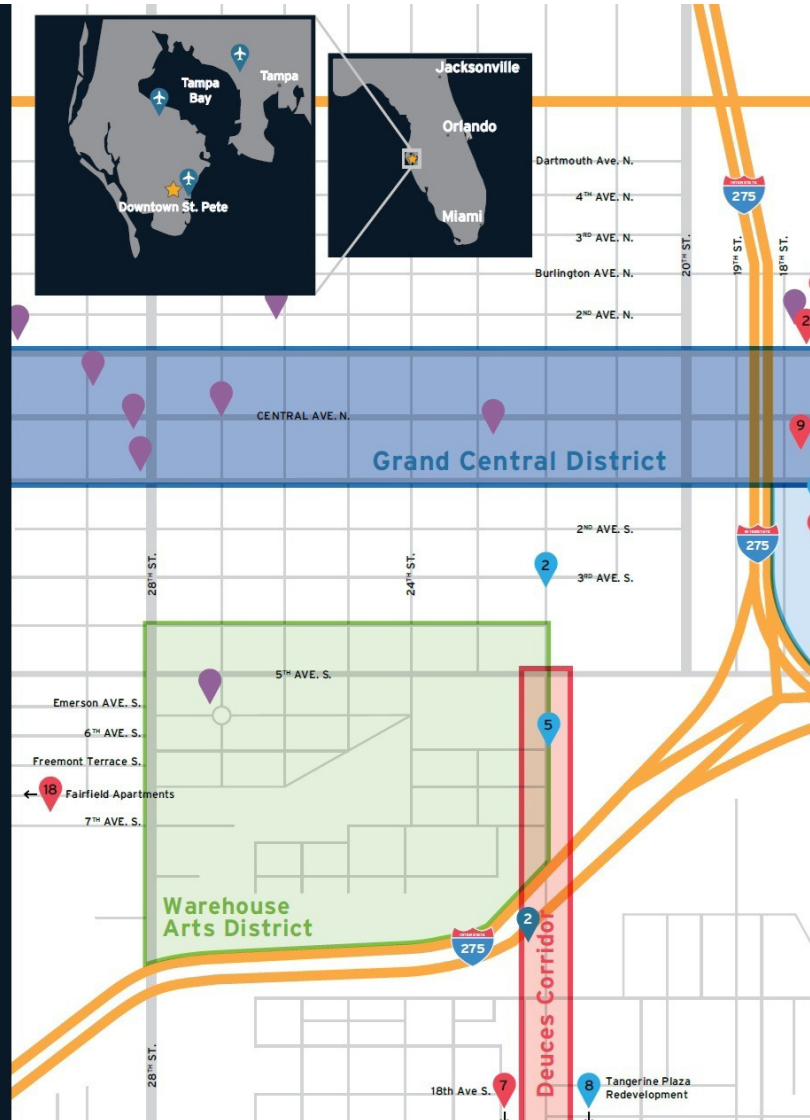
MIXED USE

- 1: Historic Gas Plant District
- 2: I-Mix
- 3: Modera St. Petersburg
- 4: Orange Station
- 5: Sankofa on the Deuces
- 6: 450 1st Ave. N.
- 7: 699 1st Ave. N.
- 8: Tangerine Plaza
- 9: The Residences at 400 Central
- 10: 3rd Ave. N. & 5th St. N.
- 11: 900 Central
- 12: EDGE Collective II

RESIDENTIAL (OVER 50 UNITS)

- 1: Art House
- 2: 1735 1st Ave. N.
- 3: 234 3rd Ave. N.
- 4: Trails Edge
- 5: 1641 1st Ave. N.
- 6: 235 3rd St. S.
- 7: 18th Ave. S.
- 8: 747 4th Ave. N.
- 9: Alexan 1700
- 10: 1663 1st Ave. S.
- 11: Valor Capital Condo Hotel
- 12: METRO
- 13: 333 3rd Ave. N.
- 14: Evo
- 15: Reflection
- 16: Kettler EDGE Development
- 17: Tuxedo Court
- 18: Fairfield Apartments
- 19: Innovare
- 20: Sky St. Pete
- 21: Tomlinson Building
- 22: Ellington Place Downtown
- 23: Ellington Place EDGE District
- 24: Camden Pier District Expansion
- 25: 511, 533, 543, 551 3rd Ave. S.
- 26: Viv Apartments
- 27: Abacus Capital Tower
- 28: Ray/Hines Affordable

RESIDENTIAL (UNDER 50 UNITS)



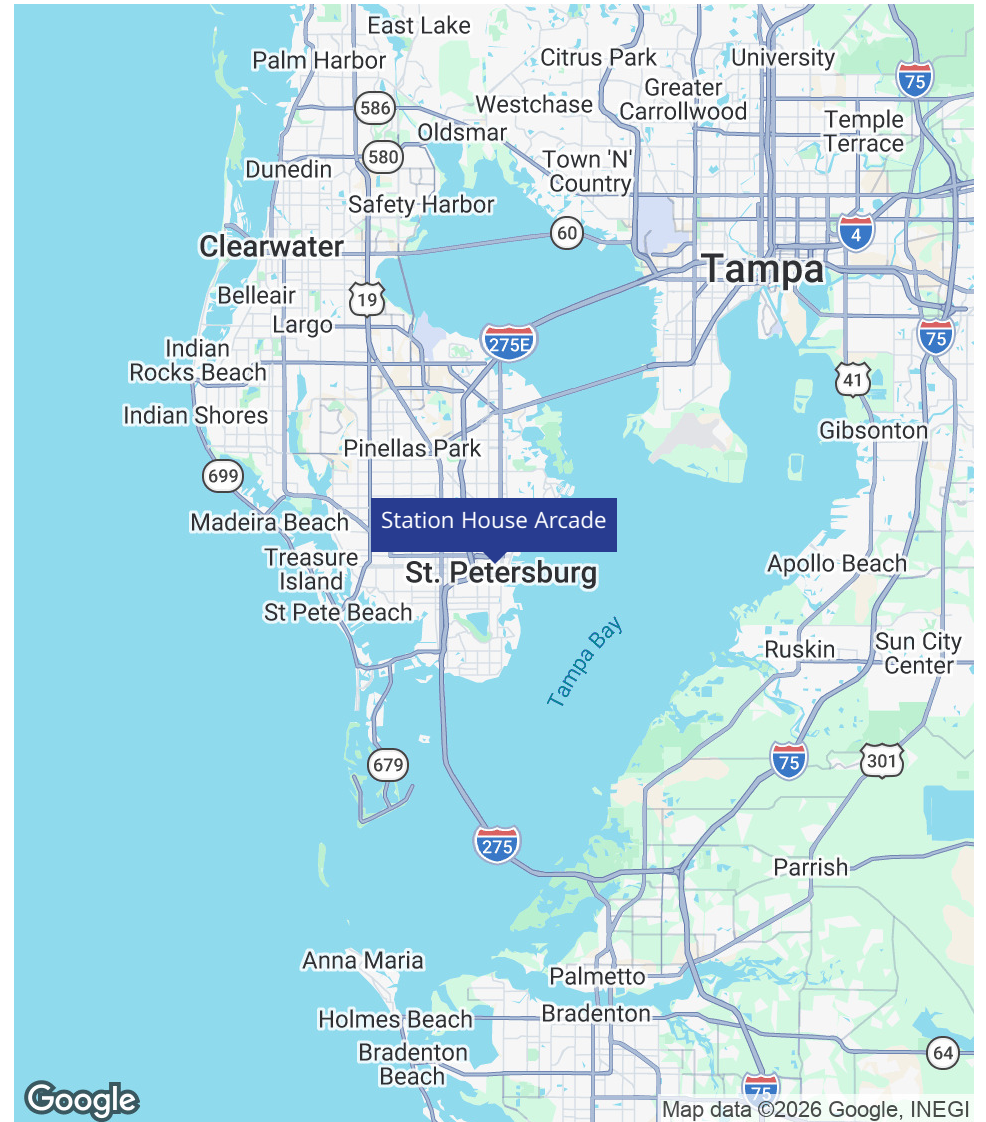
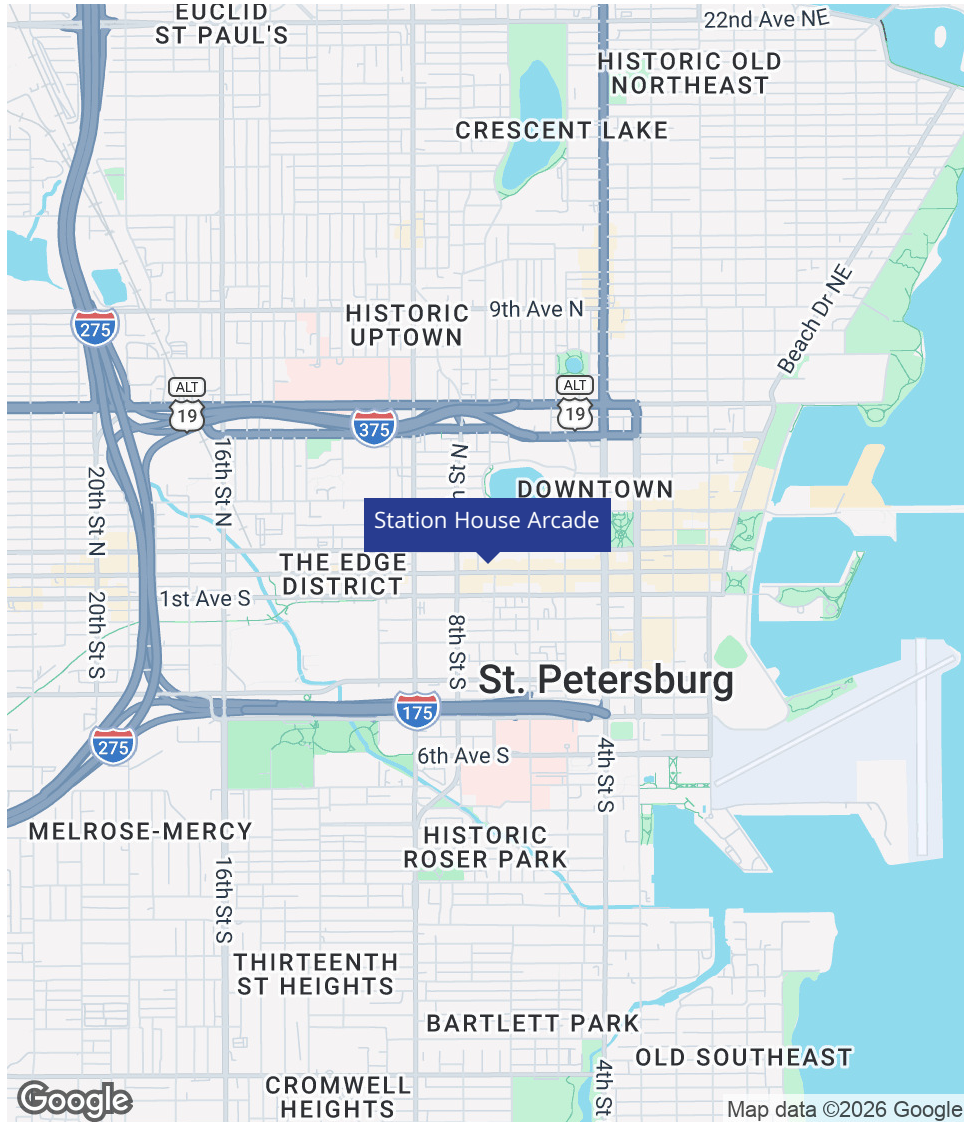


DTSP Development Guide





Location Map



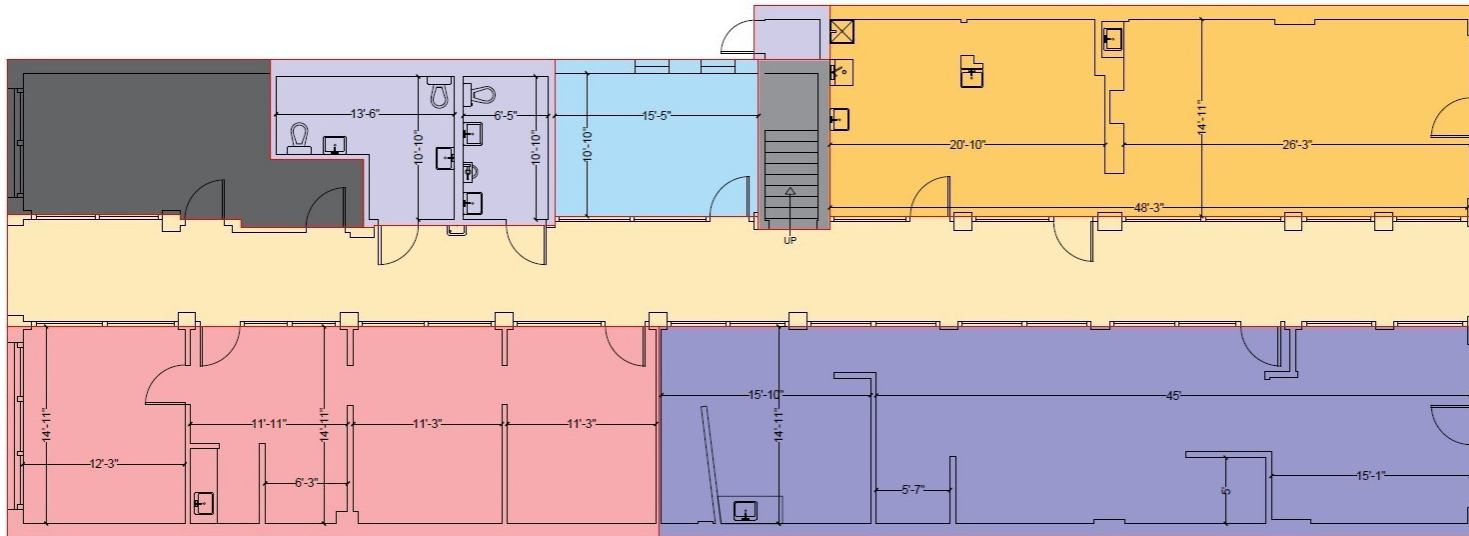


Section 3

FLOOR PLANS



1st Floor Plan

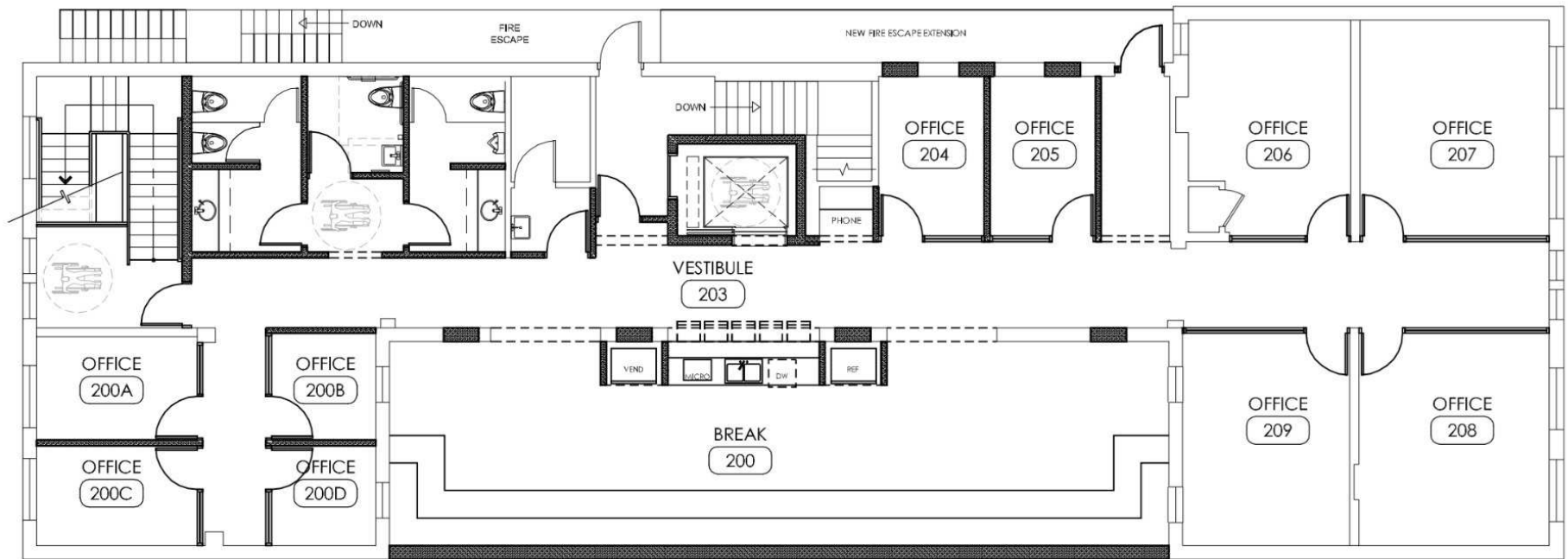


External Gross Area: 7,518 Square Feet
 ANSI/BOMA Z65.1 (2010) Office Standard
 *interior square footage is estimated due to lack of access

- | | |
|---|---|
| Suite 100: 787 Square Feet | Suite I : 273 Square Feet |
| Suite 101: 993 Square Feet | Building Circulation: 907 Square Feet |
| Suite K : 182 Square Feet | Building Service: 259 Square Feet |
| Suite J : 785 Square Feet | Vertical Penetration: 180 Square Feet |
| Second Floor: 3,152 Square Feet | |



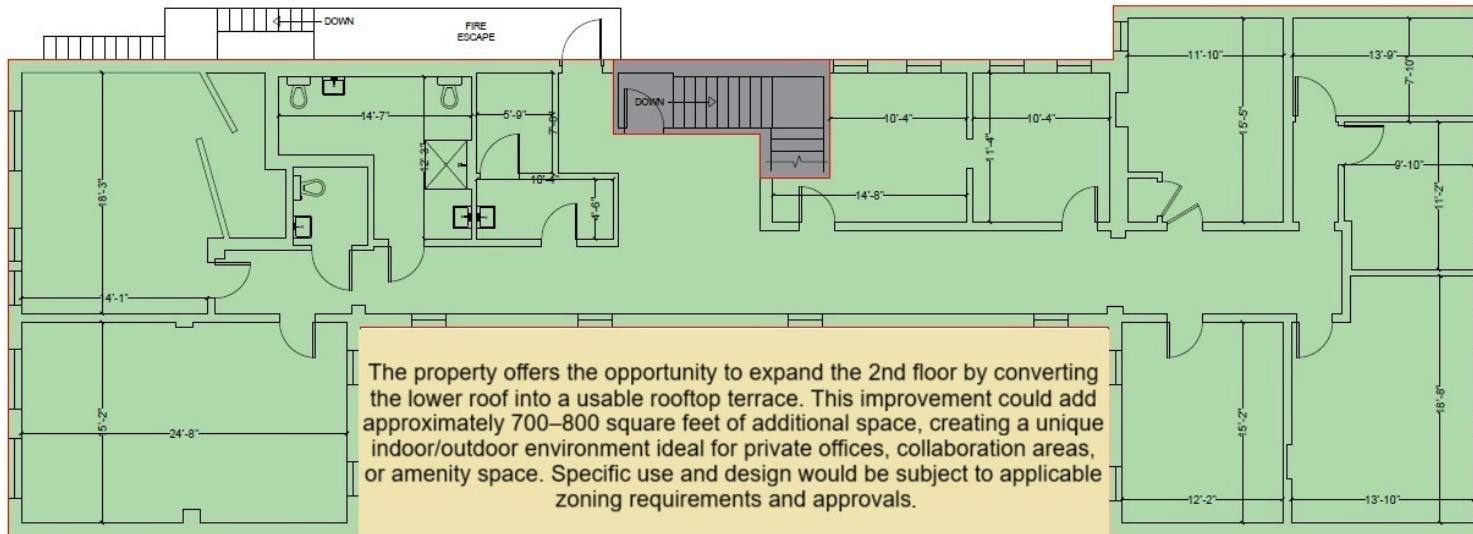
2nd Floor Plan - Concept Plan



LEVEL TWO PLAN



2nd Floor Plan



External Gross Area: 7,518 Square Feet
 ANSI/BOMA Z65.1 (2010) Office Standard
 *interior square footage is estimated due to lack of access

Second Floor: 3,152 Square Feet



Section 4

DEMOGRAPHICS



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,041	93,160	233,674
Average Age	46.3	43.5	44.3
Average Age (Male)	47.0	43.9	43.7
Average Age (Female)	46.4	43.4	44.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,500	42,880	102,640
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$105,760	\$111,080	\$102,400
Average House Value	\$687,126	\$487,629	\$398,803

2023 American Community Survey (ACS)

