



FOR SALE | FREESTANDING CENTRAL AVENUE ASSET WITH PARKING + REDEVELOPMENT UPSIDE

1980 Central Avenue, St. Petersburg, FL | 5,050 SF

Property Overview

1980 Central Avenue offers the opportunity to acquire a highly visible freestanding commercial asset totaling 5,050 SF along one of St. Petersburg's most dynamic urban corridors. Positioned on Central Avenue with immediate access to Downtown St. Petersburg, the Grand Central District, and I-275, the property combines corner exposure, on-site parking, sustainability-forward infrastructure, and flexible adaptive reuse potential in a corridor where well-located freestanding product remains limited.

Value-Add / Redevelopment Angle

A key differentiator is the covered rear parking structure and parking field, which may offer future monetization, adaptive reuse, expansion, or redevelopment potential, subject to buyer due diligence, zoning, and municipal approvals. In a corridor where reduced parking requirements and continued redevelopment are reshaping site planning, this area may represent a meaningful land reserve and embedded value-add component.

Potential Uses

The property is suited for an owner-user seeking a flagship location, an investor targeting a strategic urban commercial holding, or a buyer looking to reposition the asset for a higher-value use. Potential uses may include restaurant and hospitality, wellness or fitness, medical or boutique office, creative showroom, technology workspace, or other experiential commercial concepts, subject to zoning and municipal approvals.

Property Highlights

- 5,050 SF total building area
- Grand Central / Central Avenue corridor location
- 12 tandem parking spaces configured as 6 stacked pairs
- 1 EV charging station on site
- Covered parking structure
- LEED Platinum building
- Solar + geothermal infrastructure
- Strong visibility with access to Downtown St. Pete and I-275
- Adaptive reuse potential
- Redevelopment optionality

Ideal Buyer / User Profile

- Owner-user headquarters
- Restaurant / hospitality concept
- Wellness or fitness operator
- Medical / boutique office user
- Creative showroom or studio
- Technology / ESG-focused company
- Investor seeking urban value-add commercial asset

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