



FOR SALE - SECOND GENERATION RESTAURANT

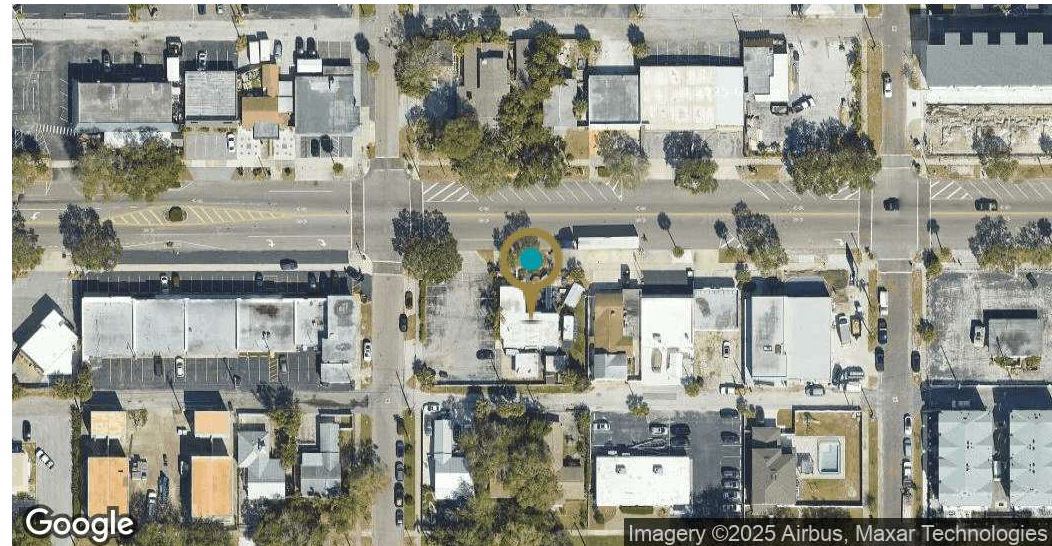
2950 Central Ave, St Petersburg, FL 33712

John Barkett, MAI / 727.388.9500 / john@barkettrealty.com / barkettrealty.com

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Executive Summary 2950 Central Ave, St Petersburg, FL 33712



OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	1,320 SF
Lot Size:	14,500 SF
Number of Units:	1
Price / SF:	\$1,590
Year Built:	1953
Zoning:	CCT-2

PROPERTY OVERVIEW

For sale is this second generation restaurant with covered outdoor seating and plenty of onsite parking. This property will be delivered vacant and could be used as a restaurant or, it being a prime site in the Grand Central District, could be redeveloped.

PROPERTY HIGHLIGHTS

- Prime Central Ave Location
- Corner Lot
- Existing Restaurant
- Plenty of Parking
- Located in an Opportunity Zone



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615 9th Street N, St. Petersburg, FL 33701

Property Description *2950 Central Ave, St Petersburg, FL 33712*



PROPERTY DESCRIPTION

For sale is this second generation restaurant with covered outdoor seating and plenty of onsite parking. This property will be delivered vacant and could be used as a restaurant or, it being a prime site in the Grand Central District, could be redeveloped.

LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property at 2950 Central Ave in St. Petersburg, Florida. Located in the heart of the thriving Grand Central District, this area is known for its eclectic mix of restaurants, nightlife, galleries, studios, and creative businesses. Just minutes away from downtown St. Petersburg, tenants of the property will have access to a wide array of dining, entertainment, and cultural experiences. The location is also in close proximity to Tropicana Field, and the Historic Gas Plant Redevelopment Site. With a bustling arts scene and dynamic business environment, the area offers an exciting opportunity for office investors looking to be a part of this vibrant community.



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GRAND CENTRAL DISTRICT

RESTAURANTS, BARS, COFFEE/TEA HOUSES, & MORE



22+



10+



4+

Additional Photos 2950 Central Ave, St Petersburg, FL 33712



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Vibrant Area 2950 Central Ave, St Petersburg, FL 33712



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Demographics Map & Report 2950 Central Ave, St Petersburg, FL 33712

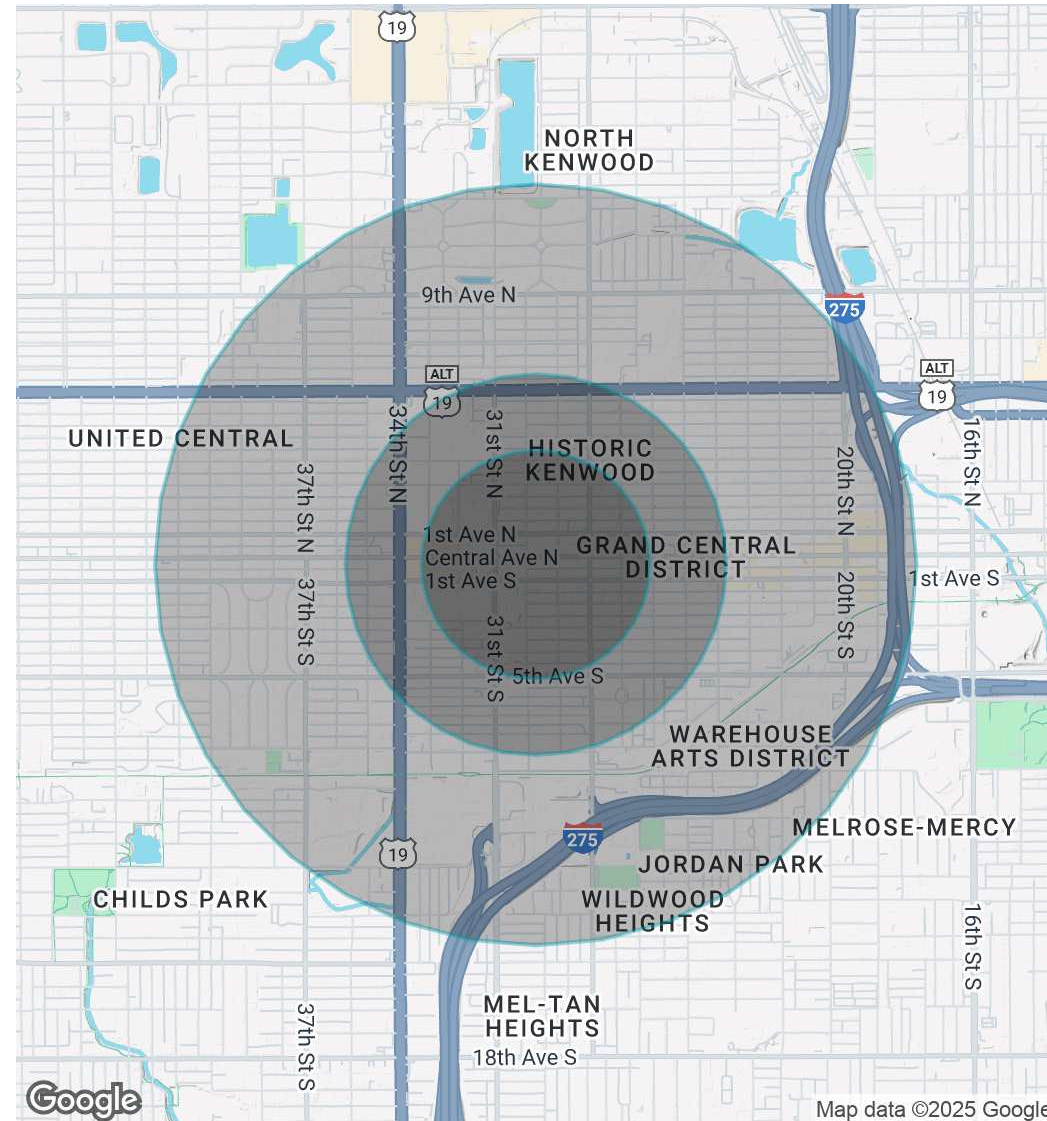
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	986	3,396	12,541
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	514	1,671	5,773
# of Persons per HH	1.9	2	2.2
Average HH Income	\$92,202	\$87,690	\$90,462
Average House Value	\$455,453	\$427,210	\$364,414

Demographics data derived from AlphaMap



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615 9th Street N, St. Petersburg, FL 33701

Broker 2950 Central Ave, St Petersburg, FL 33712



JOHN BARKETT, MAI

Broker/Owner

john@barkettrealty.com

Direct: **727.388.9500** | Cell: **727.510.7106**

PROFESSIONAL BACKGROUND

As an established Tampa Bay area real estate specialist for nearly two decades, John Barkett, MAI has personally been involved in numerous transactions of office buildings, retail centers, warehouses, hotels/motels, apartment complexes and vacant land as well as a multitude of residential properties from bungalows to mansions. He assists Sellers and Buyers as well as Landlords and Tenants with real estate sales and leasing concerns from simple to complex by leveraging his three decades of both commercial and residential real estate experience (including 10 years in NYC) as well as by utilizing his vast connections and interpersonal skills. His passion for and extensive knowledge of local and surrounding real estate markets blends with his high regard for the basic principle of time and effort. Some things just require more of it and he is willing to do what it takes to make his clients successful. His analytical background and ongoing valuation business including expert testimony in both district and federal courts provides valuable information allowing the presentation of an extensive view of the current market. John's differentiator is his ability to assess commercial properties, understanding their current value, development potential and long term value. These skills afford John the opportunity to develop long-term relationships while growing and managing his clients' portfolios

Barkett Realty

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Agent 2950 Central Ave, St Petersburg, FL 33712



TIM BUTLER

Agent

tim@barkettrealty.com

Direct: **727.592.8163**

FL #SL3321584

PROFESSIONAL BACKGROUND

Tim Butler is our Senior Agent that brings his investment banking background to his real estate clients. He spent fifteen years in NYC and London working with institutional clients before moving to Florida in 2010. Tim's clients include buyers, sellers, landlords and tenants and cover the region from St Pete to Lakeland, and Sarasota to Spring Hill. He has his State Certified General Appraisal license for commercial properties and is currently pursuing his MAI designation which gives him insight and analytical skills few realtors have. Tim is also owns commercial real estate which adds another layer of real world understanding. Tim is a former 2-time President of the St Petersburg Lions Club and Vice Chair of the Treasure Island Planning and Zoning Board. He enjoys coaching his son's soccer and baseball teams.

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