

FOR SALE | RETAIL OFFICE W. INCOME



1950-1990 CENTRAL AVE, ST PETE, FL



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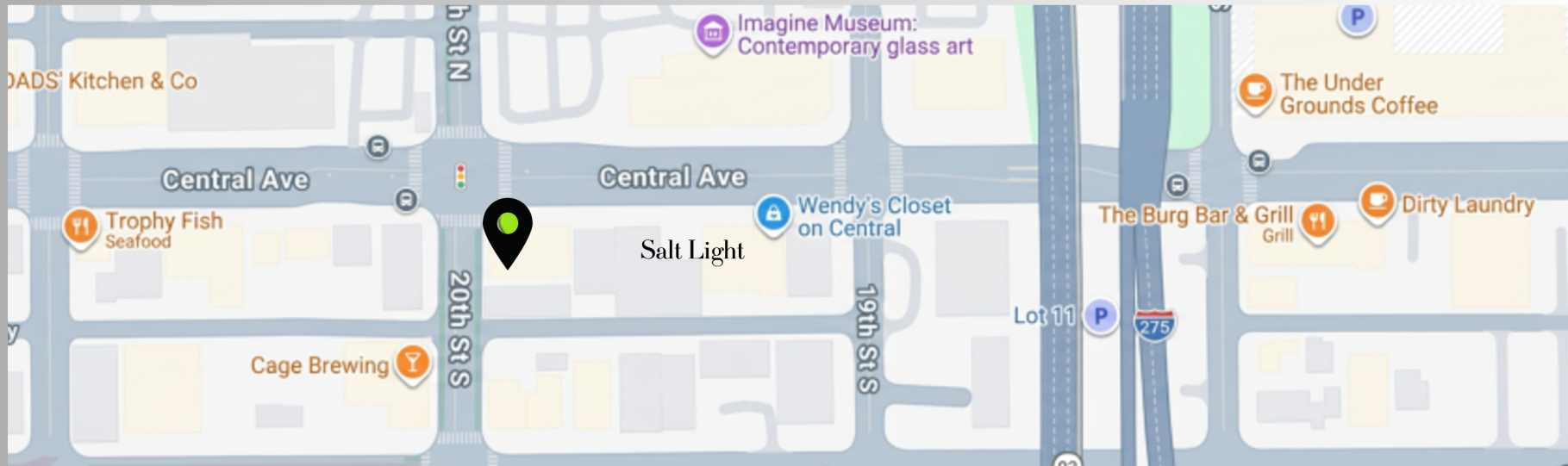
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PROPERTY DETAILS

- 5,050 SF total with options to devise into four (4) plus units for income
- For Sale | Owner-User / Investment
- In-place income + future flexibility
- 16 parking spaces + EV charging
- LEED Platinum / solar / geothermal
- restaurant / office / wellness / tech / med / showroom potential
- Grand Central hard corner with I-275 proximity



I-275 VISIBLE SIGNAGE PRIME CENTRAL AVE CORNER YOUR NAME IN LIGHTS (OR ON A FLAG)

1950-1990 Central Ave.

- Flagpole Visibility from I-275
- 144,000 AADT I-275

Sustainable, high-visibility concrete building with prominent signage opportunities and exposure from Central Ave, 1st Ave S., and 1st Ave N., located in a high-activity corridor with an estimated 2,000-5,000 daily pedestrians.



AXXOS
The Word for Commercial™

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VALUE-ADD OPPORTUNITY THROUGH ADAPTIVE REUSE OF COVERED PARKING AREA

1950-1990 Central Ave.



COVERED PARKING STRUCTURE WITH POTENTIAL FOR FUTURE MONETIZATION, ADAPTIVE REUSE, OR REDEVELOPMENT

INTEGRATED SOLAR & GEOTHERMAL ENERGY SYSTEMS

Powered by 182 Solar Panels & Geothermal HVAC Technology



LEED PLATINUM BUILDING WITH SOLAR & GEOTHERMAL SYSTEMS

- Solar Energy Developer
- Wealth management / ESG financial advisory
- Architect / Engineering Firm
- Environmental Consultants
- Clean-Tech Company
- Cybersecurity Companies
- SaaS Companies
- Data Science & Analytics Firms
- AI Development Companies

RARE & DESIRED PARKING ON CENTRAL

Target Tenant Profile

1950-1990 Central Ave.



RARE ON SITE PARKING

- Restaurant/Bar
- Surgical Professionals
- Optometrist
- Physical Therapist
- Personal Trainer
- Endodontist
- Urgent Care Medical
- Veterinarian
- Medical Spas
- Tech Companies
- Co-Working Operators

ABOUT THE PROPERTY

- **5,050 SF total - Available space now: ±2,750 SF total, divisible to ±1,375 SF**
- **Lease rate: \$45.00/SF NNN**
- **Located along Central Avenue in the Grand Central District**
- **Positioned within the SunRunner corridor / transit-oriented location**
- **Ideal for medical office, professional office, wellness, creative office, boutique showroom, or service-oriented retail use**
- **16 on-site parking spaces, including tandem spaces**
- **EV charging station on site**
- **Strong Central Avenue frontage with convenient access to I-275**
- **Flagpole signage opportunity with visibility from I-275**
- **Net-zero infrastructure including solar panels and geothermal HVAC**
- **LEED Platinum building with modern construction and efficient building systems**
- **Walkable location surrounded by retail, restaurants, residential density, and neighborhood amenities**



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NEIGHBORHOOD - PALMETTO PARK & KENWOOD & GRAND CENTRAL DISTRICT

Positioned between Historic Kenwood, Palmetto Park, and the Grand Central District, the property benefits from immediate access to some of St. Petersburg's most desirable and rapidly evolving urban neighborhoods. The surrounding area offers a unique blend of established residential character, walkable retail and dining corridors, and continued infill development activity, all within minutes of Downtown St. Petersburg. Nearby home values reflect the strength of the surrounding residential base, with median pricing in Palmetto Park around the mid-\$500,000s, Historic Kenwood generally in the \$550,000 to \$650,000 range, and Grand Central / adjacent urban product often pushing into the \$750,000+ range, with select new construction and townhome product exceeding \$1 million. This positioning places the property within a dense, high-demand corridor supported by strong neighborhood demographics, ongoing private investment, and long-term redevelopment momentum.



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FOR SALE | INDUSTRIAL



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.



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