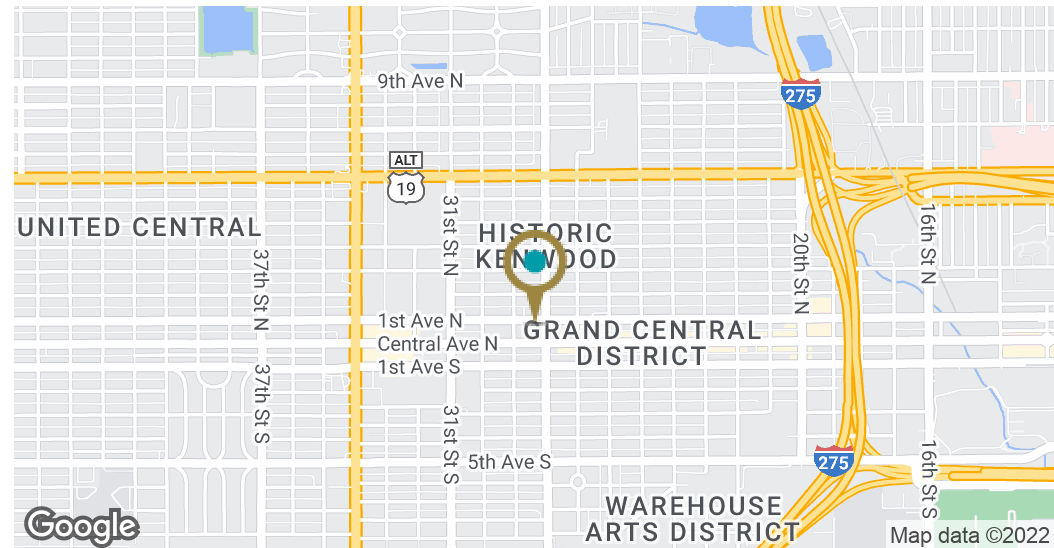




FOR LEASE - 2820 1ST AVE N
2820 1st Ave N, Saint Petersburg, FL 33713
EJ Barkett / 727.388.9500 / ej@barkettrealty.com / barkettrealty.com

Executive Summary 2820 1st Ave N, Saint Petersburg, FL 33713



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Building Size:	1,729 SF
Available SF:	1,729 SF
Lot Size:	6,000 SF
Number of Units:	1
Year Built:	1926
Zoning:	CRT-2
Market:	St Petersburg
Submarket:	Grand Central

PROPERTY OVERVIEW

This 1,729 SF converted retail/office building is located on the highly travelled east to west 1st Ave N in the Grand Central District of St Pete. It is one parcel west of a lit intersection and has 5 parking spaces in the rear of the building as well as street parking in the front. There is a mixture of office and retail buildings surrounding this listing, and many different uses are permitted, including neighborhood scale café, general office, medical office, retail sales and service, neighborhood scale retail, service office, personal services, and many more. There aren't many similar spaces available, and this won't last long.

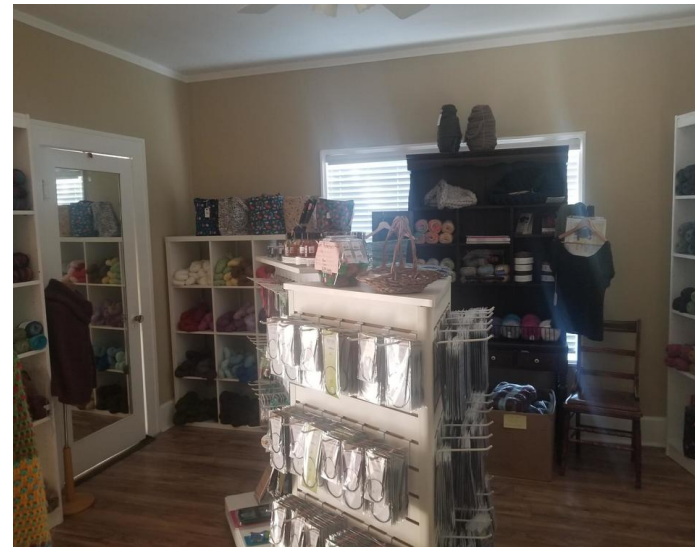
PROPERTY HIGHLIGHTS

- Grand Central Retail
- Many permitted uses
- Located on a heavily travelled east/west thoroughfare
- Onsite parking available
- CRT-2 Zone



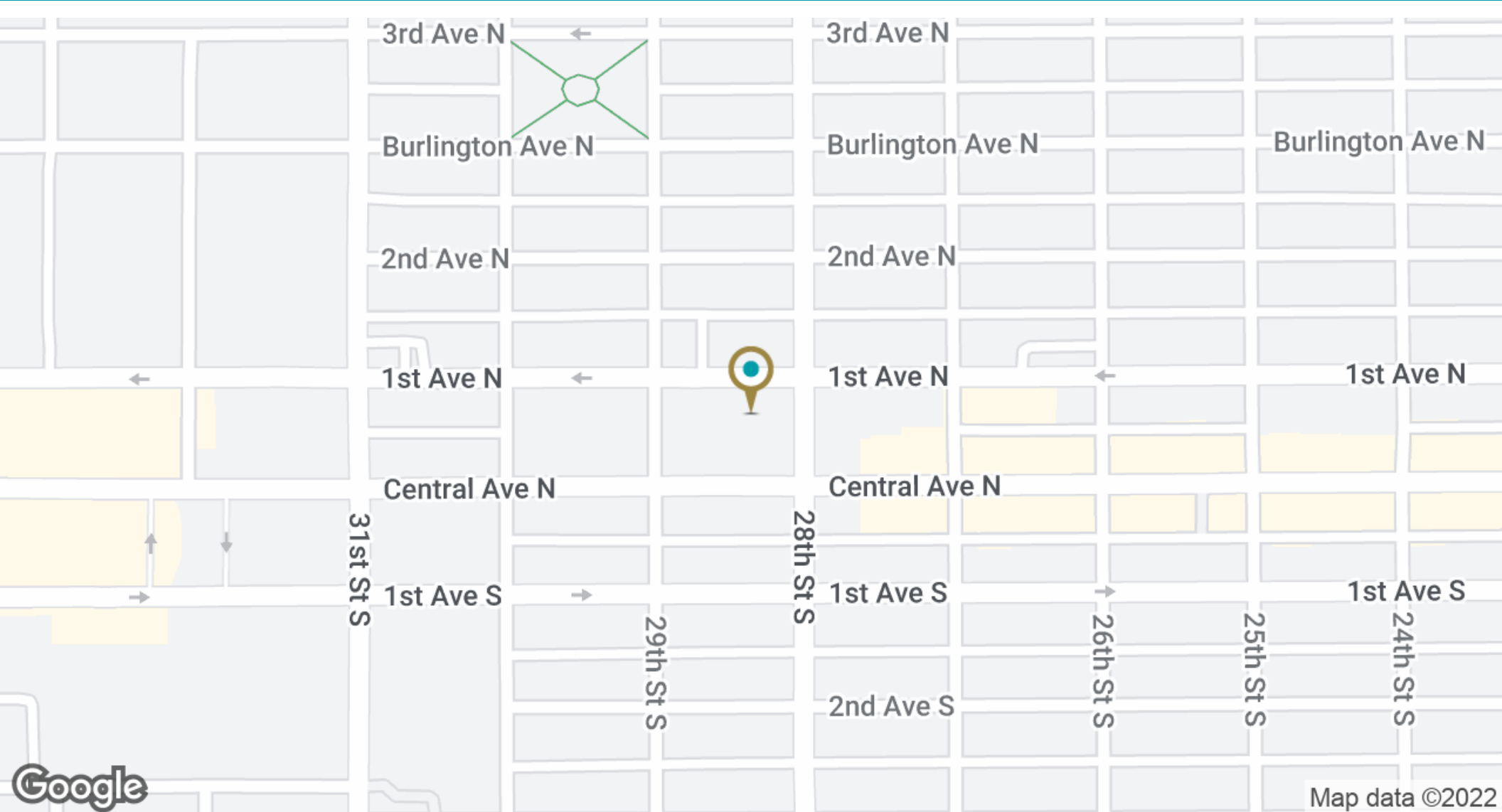
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615 9th Street N, St. Petersburg, FL 33701

Additional Photos 2820 1st Ave N, Saint Petersburg, FL 33713



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

Location Map *2820 1st Ave N, Saint Petersburg, FL 33713*



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Demographics Map & Report 2820 1st Ave N, Saint Petersburg, FL 33713

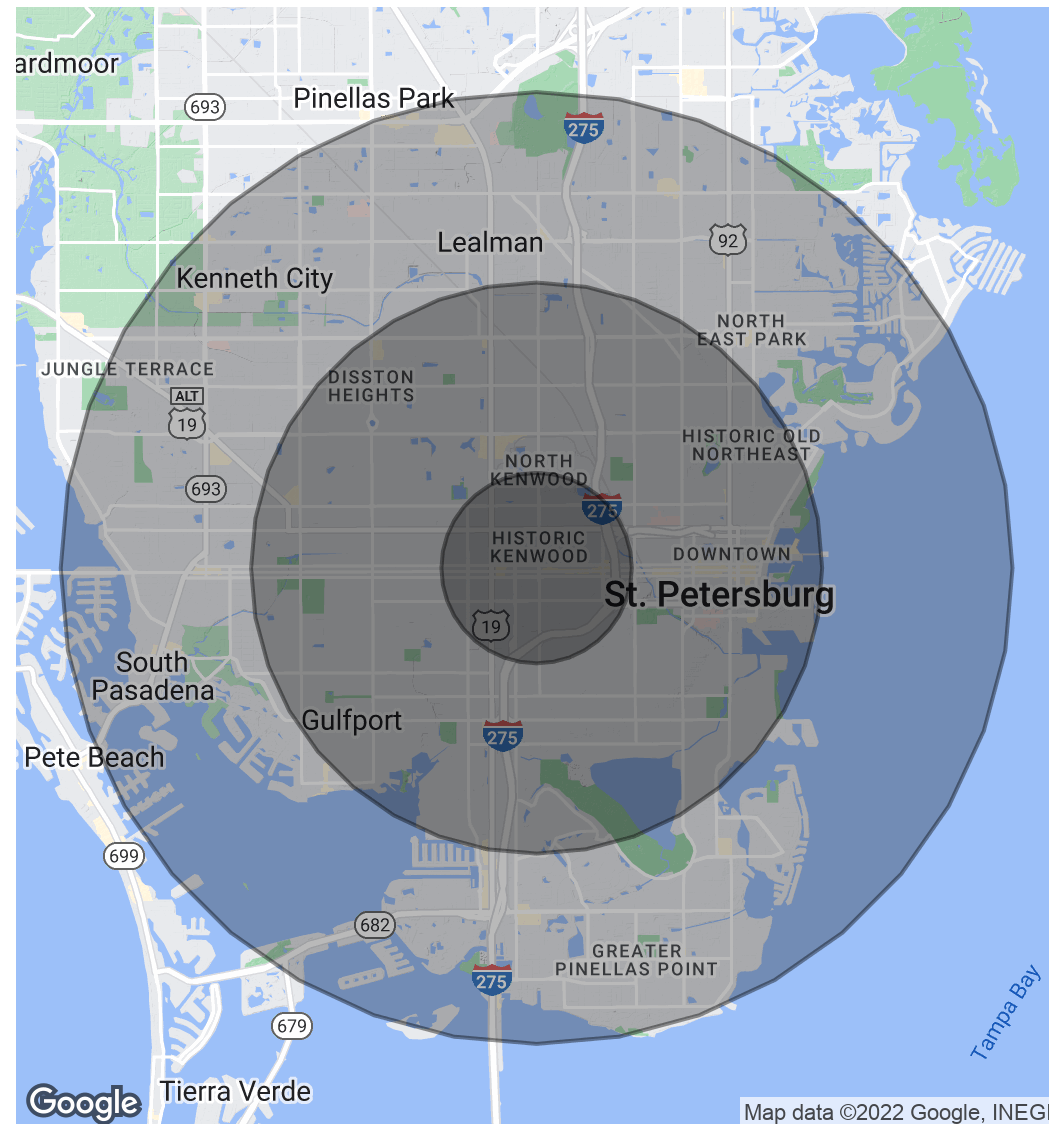
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,560	120,712	267,488
Average Age	37.8	39.3	42.0
Average Age (Male)	36.9	38.0	40.3
Average Age (Female)	37.7	40.1	43.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,632	51,027	114,982
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$48,314	\$50,071	\$54,897
Average House Value	\$135,524	\$185,321	\$200,155

* Demographic data derived from 2020 ACS - US Census



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