

RETAIL, RESTAURANT, INCUBATOR OFFICE FOR LEASE

THE HEART OF DOWNTOWN SAINT PETE - MASONIC BUILDING

114 4th Street S, Saint Petersburg, FL 33701



AVAILABLE SF: 13,000 SF

LEASE RATE: \$35.00 - 42.00 SF/Yr (NNN)

BUILDING SIZE: 13,000 SF - 18,000 SF

MARKET: Downtown Saint Petersburg

SUB MARKET: Tampa Bay

CROSS STREETS: 2nd Avenue S And 4th Street S

PROPERTY OVERVIEW

Located within the highest density of residential, multifamily, and office in Downtown Saint Petersburg. Property sits across from Hofbrauhaus and adjacent to a hip bar and creative office scene.

Dramatic second floor with 2 story ceiling height. Perfect for restaurant, food hall, or incubator office space.

Property can accommodate users up to 18,000sf with the addition of a rooftop lounge. Once in a generation opportunity to create a flagship retail or office presence in the heart of downtown.

KW COMMERCIAL
360 Central Avenue #600
St. Petersburg, FL 33701

JONNY RENO LA BUDDE
Licensed Agent
O: 727.510.1921
labuddereno@aol.com

JAKE WOLLMAN
CRE Advisor
O: 727.280.5592
C: 239.272.7006
jwollman@kwcommercial.com
FL #SL3237174

JON WITTNER
Director
O: 813.610.9777
wittner@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL, RESTAURANT, INCUBATOR OFFICE FOR LEASE

THE HEART OF DOWNTOWN SAINT PETE - MASONIC BUILDING

114 4th Street S, Saint Petersburg, FL 33701



KW COMMERCIAL
360 Central Avenue #600
St. Petersburg, FL 33701

JONNY RENO LA BUDDE
Licensed Agent
O: 727.510.1921
labuddereno@aol.com

JAKE WOLLMAN
CRE Advisor
O: 727.280.5592
C: 239.272.7006
jwollman@kwcommercial.com
FL #SL3237174

JON WITTNER
Director
O: 813.610.9777
wittner@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL, RESTAURANT, INCUBATOR OFFICE FOR LEASE

THE HEART OF DOWNTOWN SAINT PETE - MASONIC BUILDING

114 4th Street S, Saint Petersburg, FL 33701



KW COMMERCIAL
360 Central Avenue #600
St. Petersburg, FL 33701

JONNY RENO LA BUDDÉ
Licensed Agent
O: 727.510.1921
labuddereno@aol.com

JAKE WOLLMAN
CRE Advisor
O: 727.280.5592
C: 239.272.7006
jwollman@kwcommercial.com
FL #SL3237174

JON WITTNER
Director
O: 813.610.9777
wittner@kwcommercial.com

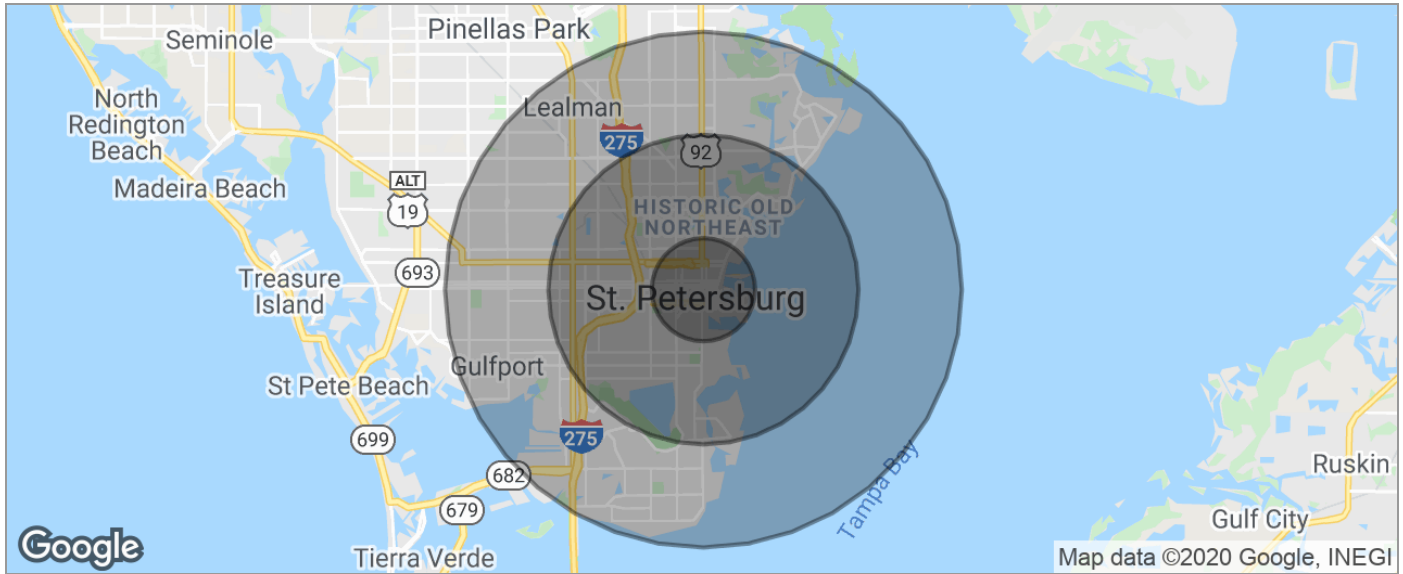
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL, RESTAURANT, INCUBATOR OFFICE FOR LEASE

THE HEART OF DOWNTOWN SAINT PETE - MASONIC BUILDING

114 4th Street S, Saint Petersburg, FL 33701



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,987	78,986	205,638
MEDIAN AGE	47.9	40.9	40.7
MEDIAN AGE (MALE)	45.0	39.2	39.0
MEDIAN AGE (FEMALE)	48.3	41.6	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,409	35,160	87,425
# OF PERSONS PER HH	1.7	2.2	2.4
AVERAGE HH INCOME	\$48,289	\$54,446	\$55,591
AVERAGE HOUSE VALUE	\$303,311	\$237,917	\$225,196
RACE	1 MILE	3 MILES	5 MILES
% WHITE	68.0%	57.4%	63.2%
% BLACK	28.6%	36.8%	29.4%
% ASIAN	1.8%	2.5%	3.7%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	0.5%	0.8%	1.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.1%	4.9%	5.9%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
360 Central Avenue #600
St. Petersburg, FL 33701

JONNY RENO LA BUDDE
Licensed Agent
O: 727.510.1921
labuddereno@aol.com

JAKE WOLLMAN
CRE Advisor
O: 727.280.5592
C: 239.272.7006
jwollman@kwcommercial.com
FL #SL3237174

JON WITTNER
Director
O: 813.610.9777
wittner@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com