

# 560-562 1ST AVENUE N.

SAINT PETERSBURG, FL 33701



## OFFERING SUMMARY

Lease Rate:	\$44.00 SF/yr (NNN)
Building Size:	6,000 SF
Available SF:	2,953 SF
Market:	Tampa Bay
Submarket:	St. Petersburg

## PROPERTY OVERVIEW

Retail space available on the 500 Block of 1st Avenue N. Come join one of the hottest areas in the heart of Downtown St. Pete. This space is just around the corner from The Lure, The Floridian Social Club, Book+Bottle, Mangosteen, Pacific Counter and so much more. 560-562 1st Avenue N. is in the heart of downtown, close to Mirror Lake, and is surrounded by new residential developments coming on-line in the near future.

## PROPERTY HIGHLIGHTS

- Prime location in the heart of downtown St. Petersburg
- Excellent pedestrian traffic
- Located in-line with other retail & hospitality
- Lease rate does not include utilities, property expenses or building services



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150 Second Avenue North Suite 100  
St. Petersburg, FL 33701

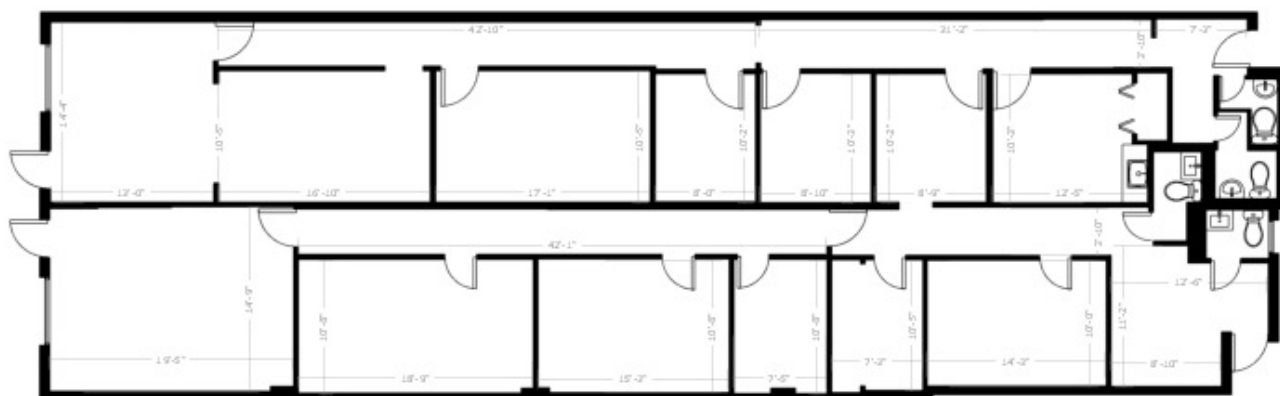
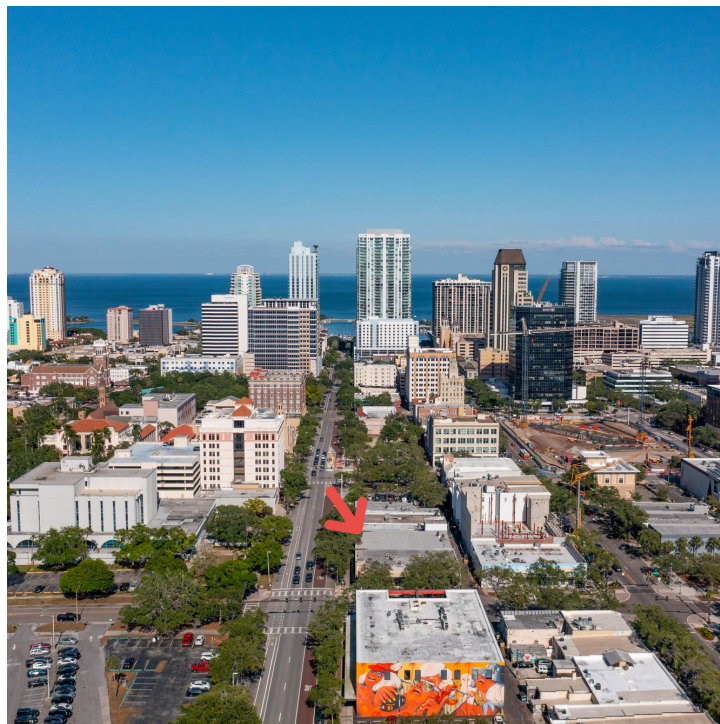
727.896.1800

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## RETAIL PROPERTY

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FloorPlanNinja.com



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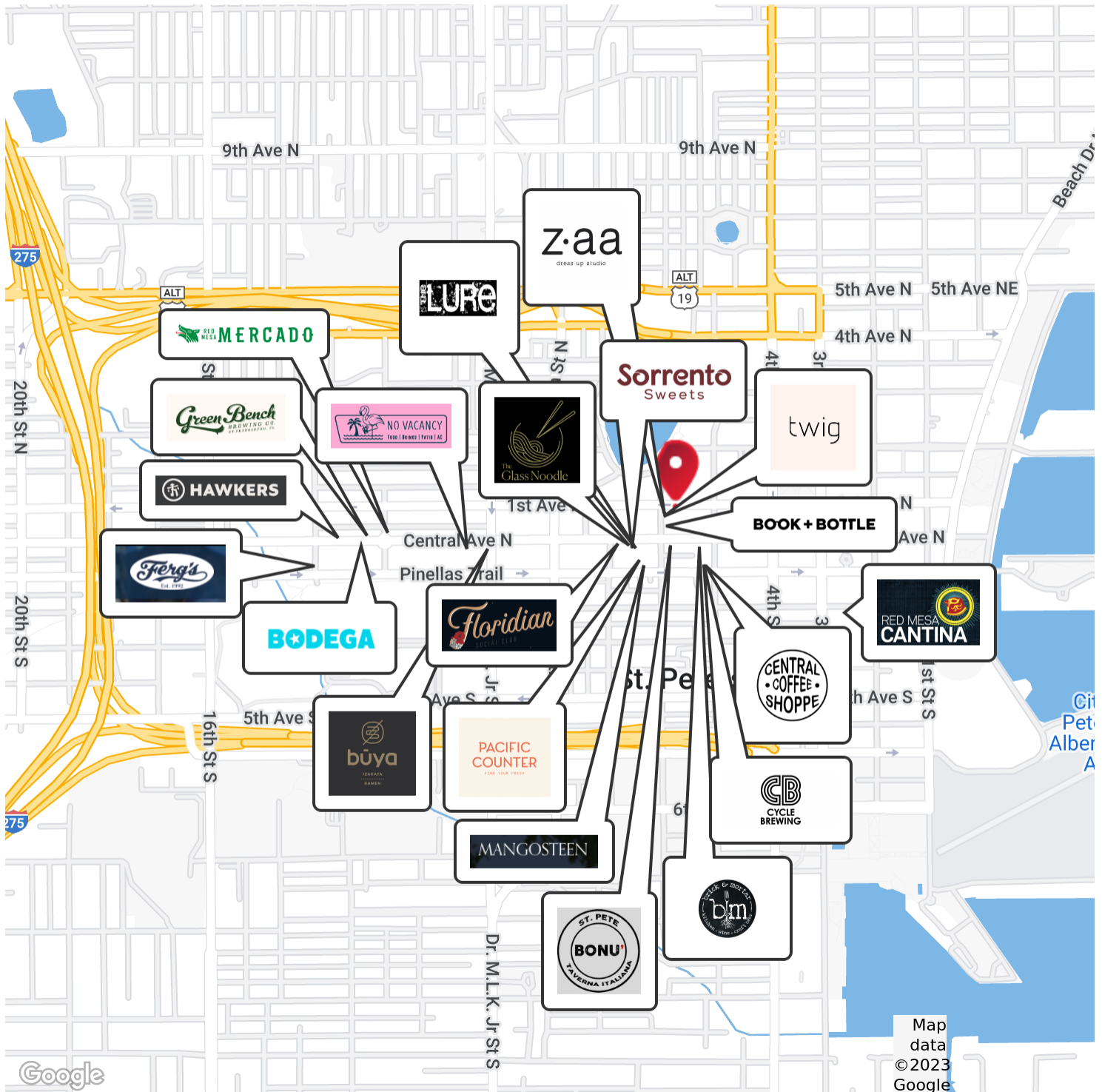
FOR LEASE

RETAIL PROPERTY

LOCATION MAP

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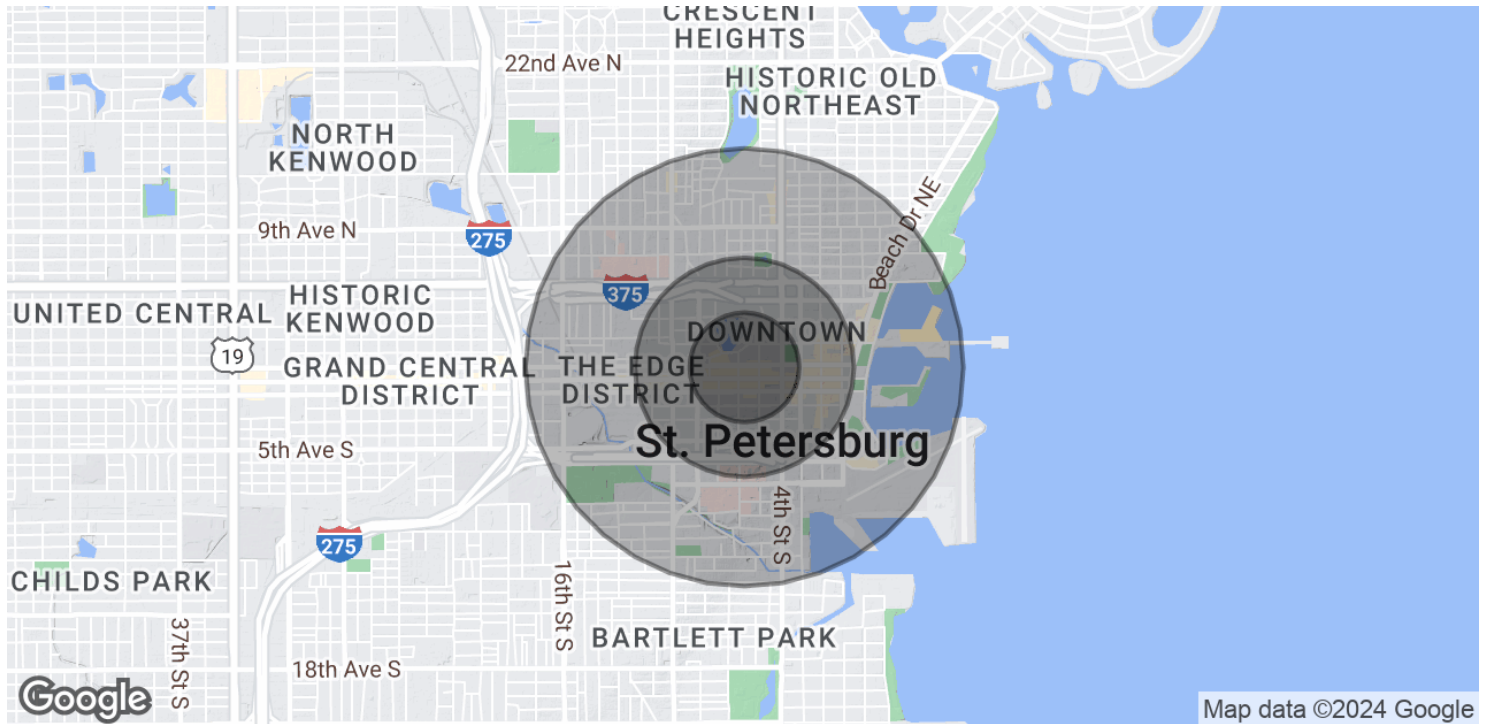
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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	1,399	5,807	17,020
Average Age	55.7	52.6	47.4
Average Age (Male)	51.9	52.1	47.6
Average Age (Female)	56.0	52.4	46.5

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	1,587	5,548	12,915
# of Persons per HH	0.9	1.0	1.3
Average HH Income	\$38,821	\$53,981	\$60,459
Average House Value	\$244,652	\$358,466	\$362,529

\* Demographic data derived from 2020 ACS - US Census



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