

554 1ST AVENUE N.

SAINT PETERSBURG, FL 33701



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,444 SF
Market	Tampa Bay
Submarket:	St. Petersburg

PROPERTY DESCRIPTION

Opportunity knocks at 554 1st Avenue N.! This retail space is ideally situated on the 500 Block of 1st Avenue N. which is just around the corner from The Lure, The Floridian Social Club, Book+Bottle, Mangosteen, Pacific Counter, Colony Grill and so much more. 554 1st Avenue N. is close to Mirror Lake, and is surrounded by new residential developments coming on-line in the near future. Come join one of the hottest areas in the heart of Downtown St. Pete!

PROPERTY HIGHLIGHTS

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



METRO
Each office independently owned and operated

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

727.896.1800

JASON SPITZER, JD
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FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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FloorPlanNinja.com



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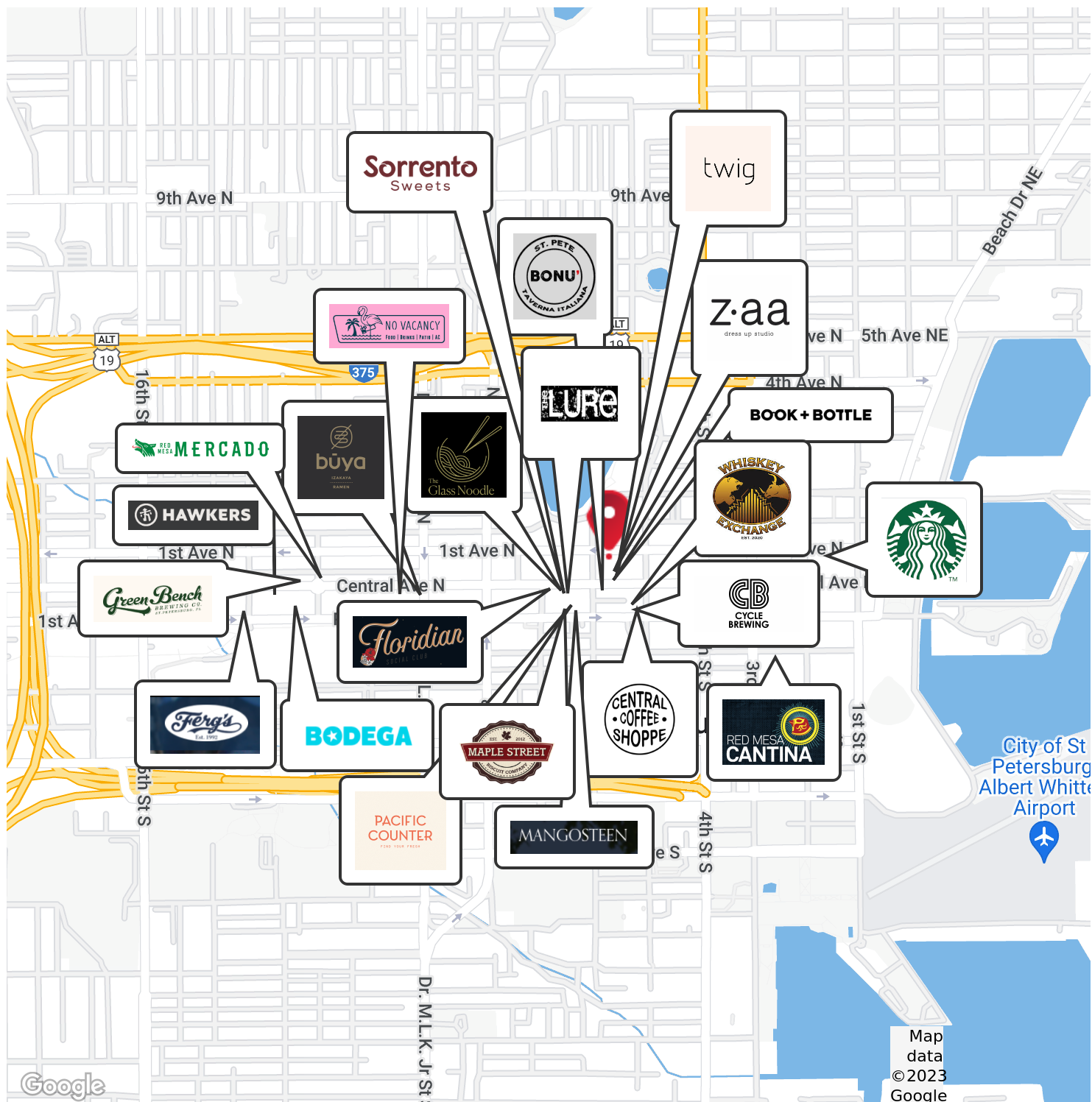
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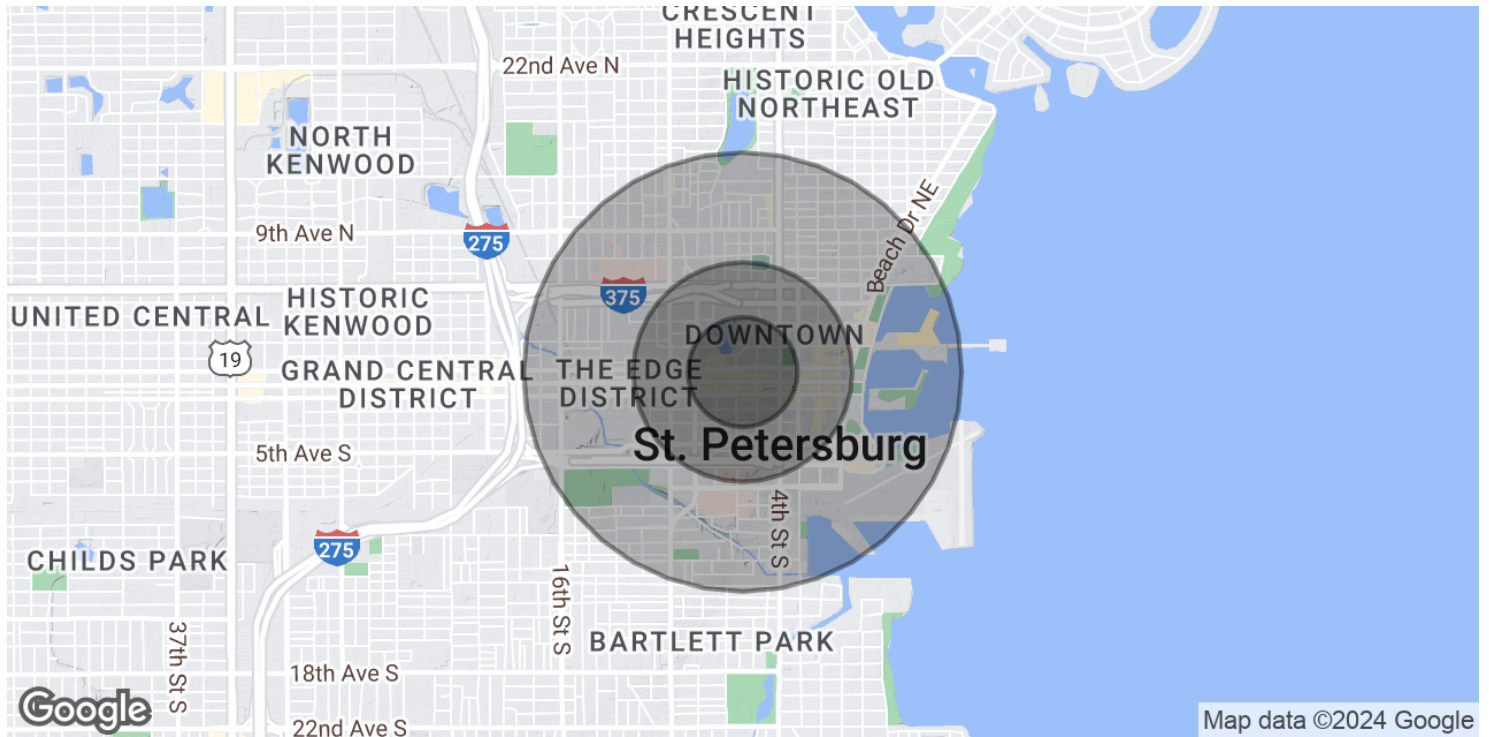
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,422	5,783	17,004
Average Age	55.7	52.7	47.3
Average Age (Male)	51.9	52.2	47.6
Average Age (Female)	56.0	52.5	46.4

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	1,614	5,541	12,890
# of Persons per HH	0.9	1.0	1.3
Average HH Income	\$39,225	\$54,065	\$60,405
Average House Value	\$248,483	\$358,762	\$362,088

* Demographic data derived from 2020 ACS - US Census



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