



FOR LEASE - RENOVATED HISTORIC RETAIL BUILDING 501 9th St N, Suites 101 & 102 , Saint Petersburg, FL 33701

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Executive Summary 501 9th St N, Suites 101 & 102 , Saint Petersburg, FL 33701



OFFERING SUMMARY

Lease Rate:	\$25.00 - 28.00 SF/yr (NN)
Building Size:	3,820 SF
Available SF:	Fully Leased
Lot Size:	6,840 SF
Number Of Units:	3
Year Built:	1922
Renovated:	2019
Zoning:	CCT-1
Market:	St Petersburg
Submarket:	Historic Uptown

PROPERTY OVERVIEW

The City has approved and planned to begin construction on April 1, 2021 of an open (on-leash dog) park with lit public mural art, upgraded landscaping, solar lighting, and a shaded/covered parking lot directly south across the street (5th Ave N) that will further enhance the property and neighborhood as well as allow access to local business' customers, clients, visitors, or staff! This Historic Uptown building is ripe for a multitude of potential business uses INCLUDING retail, food & beverage, service, or office space and is going to be configured as 2 individual spaces or remain as a single unit. It is located in the Historic Uptown District on the northeast corner of lit intersection formed by 9th St N and 5th Ave N, just a couple hundred yards from the on and off ramps of I-375 which leads directly to I-275. Come join neighboring Tenants such as PMN Financial Associates, Gypsy Souls Coffee Shop/Roastery, Sea Salt Flotation Therapy Spa, Nova 535, Lash Addict, SunState Yoga, Uptown Eats, Barkett Realty, Wax & Hive, Amethyst Tattoo, Liberty Health and the Mize Gallery. Note that this listing is across the street (west) of St. Anthony's Hospital campus.

PROPERTY HIGHLIGHTS

- CITY PARKING LOT AND PARK TO BEGIN CONSTRUCTION APRIL 1, 2021 just across 5th Ave N
- Units 101 & 102 are 2,800 SF can be further subdivided into 2,100 SF and 700 SF
- Located in the Historic Uptown District at lit intersection of MLK Jr. St N and 5th Ave N
- 200 yards from I-375 ramp 5 blocks from EDGE District and Central Avenue
- Excellent Corner with amazing visibility & access with a lit pylon signage
- Across street from St. Anthony's Hospital



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Additional Photos 501 9th St N, Suites 101 & 102 , Saint Petersburg, FL 33701

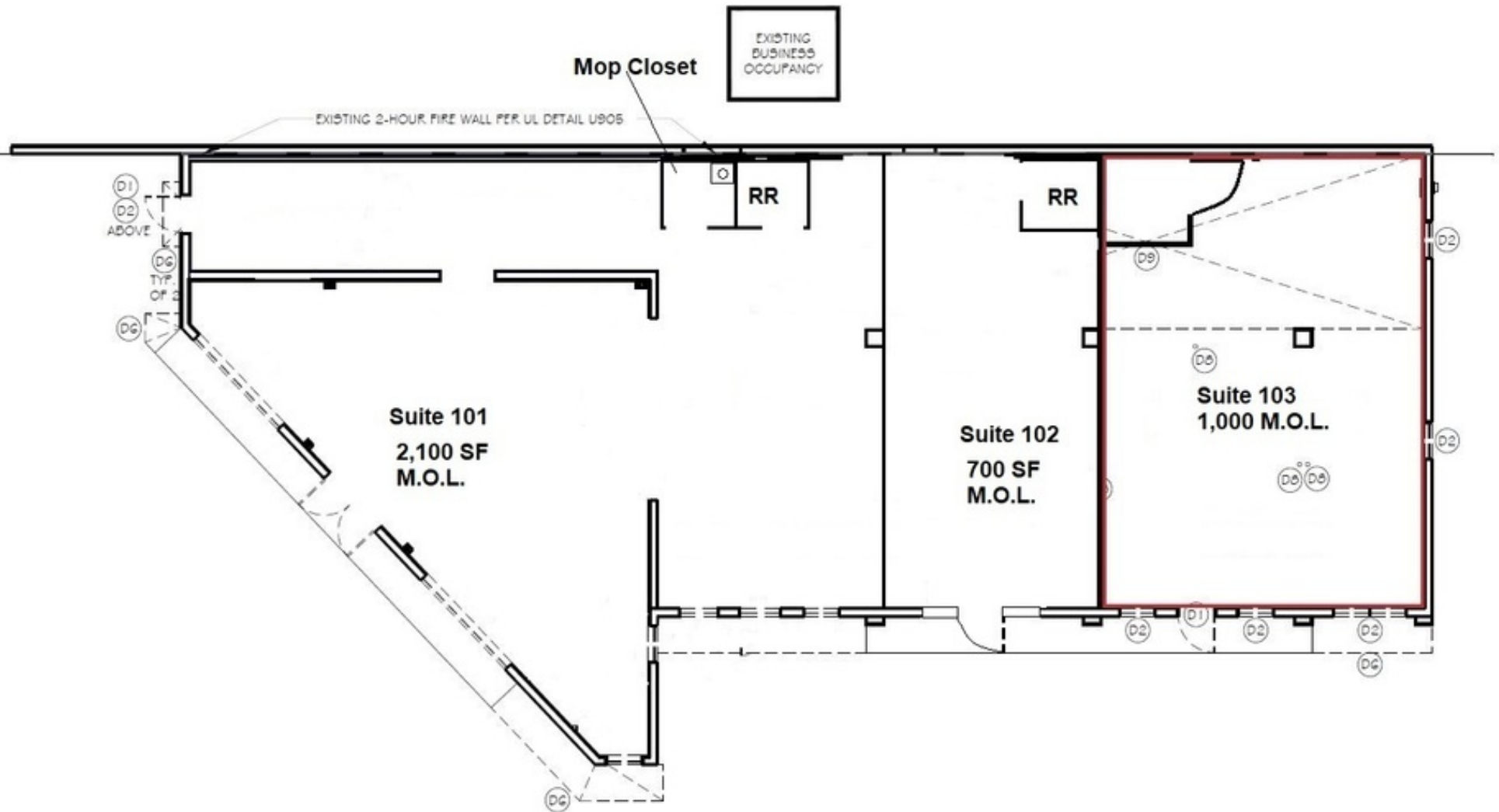


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Floor Plans 501 9th St N, Suites 101 & 102 , Saint Petersburg, FL 33701

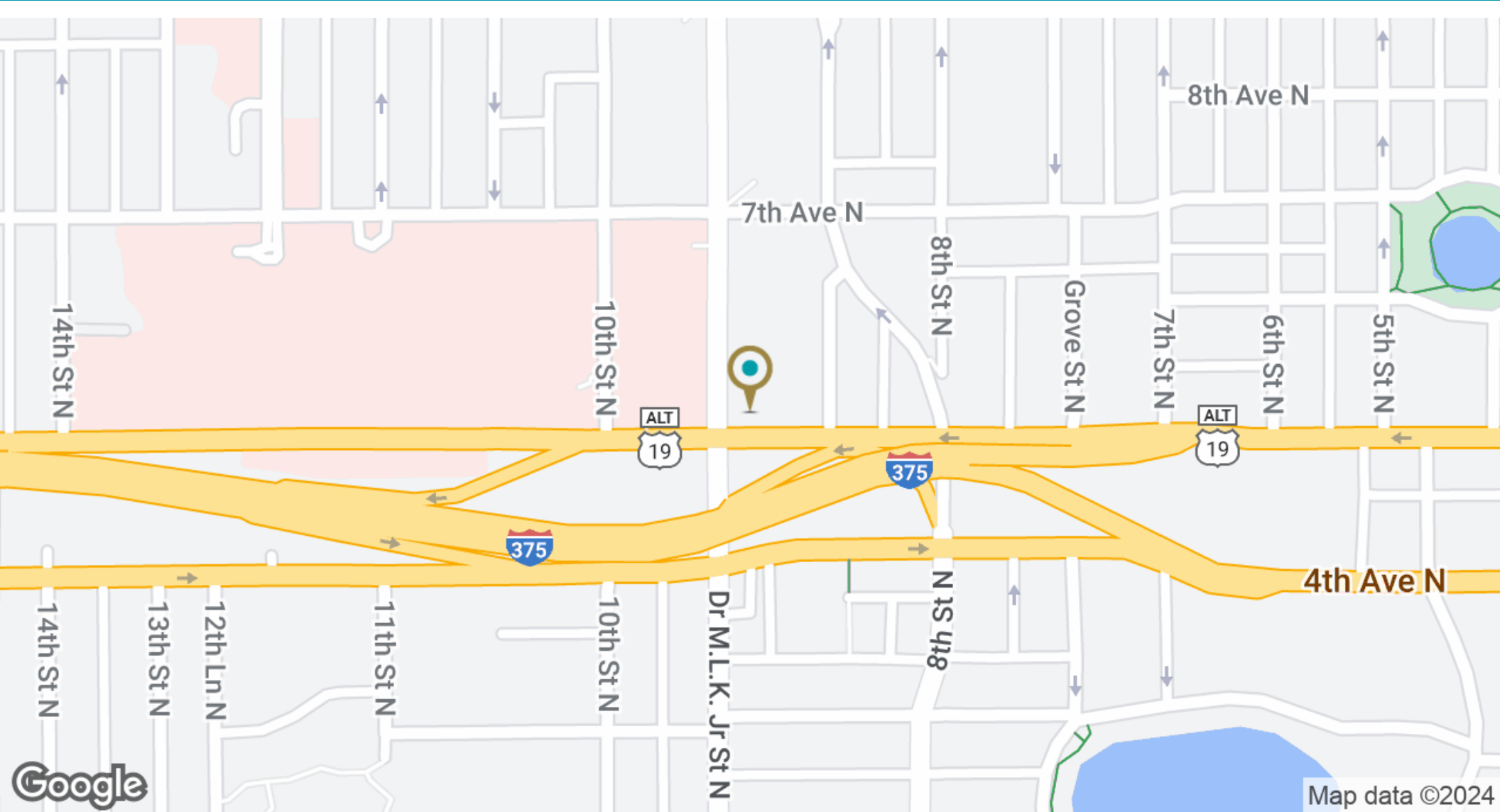


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Location Maps *501 9th St N, Suites 101 & 102 , Saint Petersburg, FL 33701*

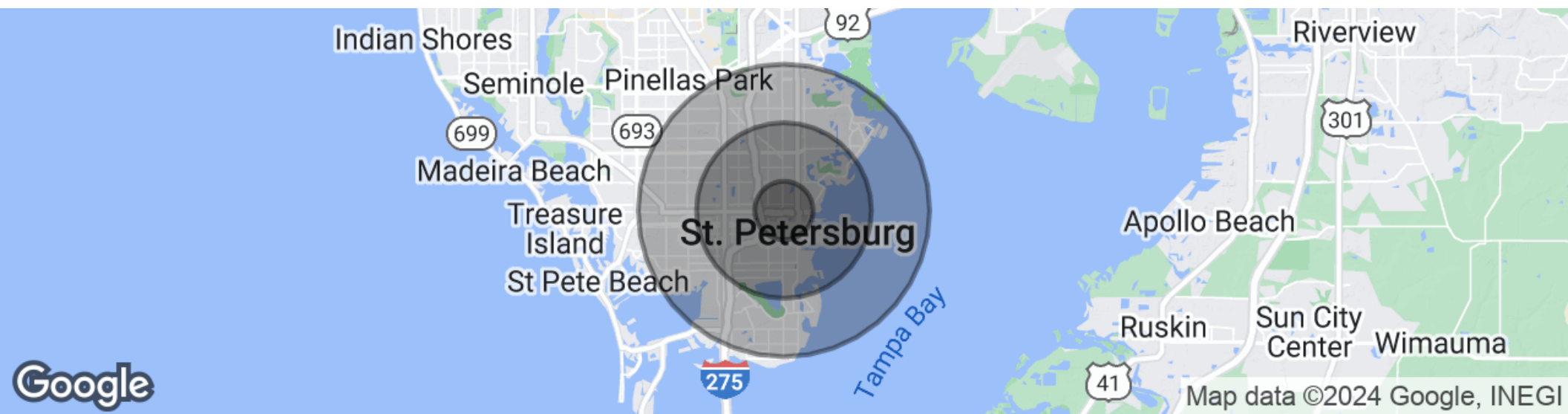


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Demographics Map & Report 501 9th St N, Suites 101 & 102 , Saint Petersburg, FL 33701



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,147	97,767	232,797
Median age	45.9	40.6	41.1
Median age (Male)	43.7	39.3	39.4
Median age (Female)	46.8	41.2	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,821	43,243	99,429
# of persons per HH	1.8	2.3	2.3
Average HH income	\$45,349	\$54,154	\$55,215
Average house value	\$267,933	\$227,385	\$214,407

* Demographic data derived from 2020 ACS - US Census



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