



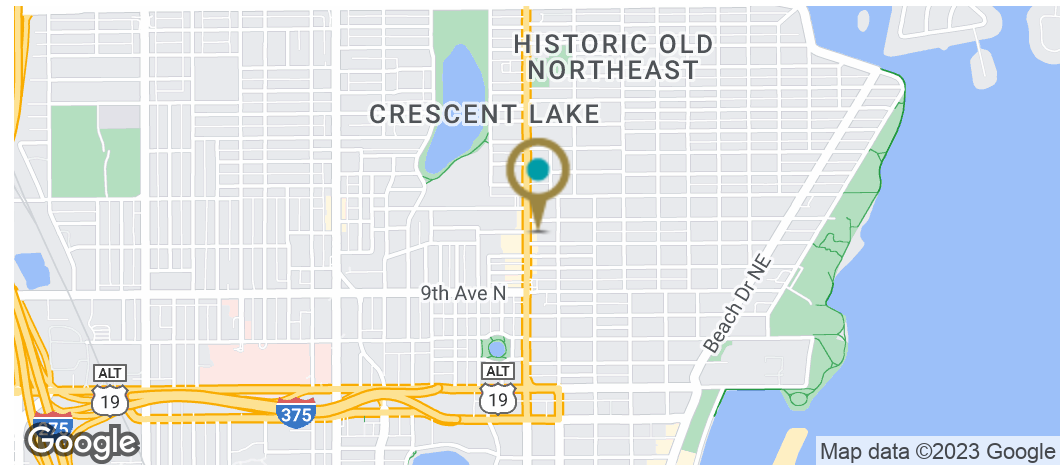
## FOR SALE - P.S. ONE - TROPHY RETAIL/OFFICE

### 327 11th ave N, Saint Petersburg, FL 33701

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# Executive Summary 327 11th ave N, Saint Petersburg, FL 33701



## OFFERING SUMMARY

Sale Price:	\$5,250,000
Building Size:	13,071 SF
Available SF:	
Lot Size:	33,715 SF
Number Of Units:	12
Price / SF:	\$401.65
Cap Rate:	6.7%
NOI:	\$352,000
Year Built:	1928
Renovated:	2017
Zoning:	CCT-1
Submarket:	DTSP

## PROPERTY OVERVIEW

Great investment opportunity with the possibility of increased development on the property. P.S. ONE is a 100 year old brick schoolhouse, painstakingly redeveloped into a retail/office center including a newly constructed 3,000 SF restaurant with additional 900 SF covered outdoor dining area. This is the best of the old and new, while keeping the character of the original schoolhouse including restored 100 year old heart of pine floors, super wide common halls, gallery space and monumental staircase as well as large ADA compliant wheelchair lift. Excellent signage and visibility from 4th Street North as well as parking for 40+ vehicles. Potentially could allow owner/user to have offices on 2nd floor while profiting from excellent rent roll. It is 100% leased, generating \$352,000 in annual income.

## PROPERTY HIGHLIGHTS

- Trophy retail/office property
- Potential for additional residential add on in the rear of the lot which could increase NOI significantly
- Newly designed/built 3,000 SF restaurant
- Covered 900 SF outdoor dining area
- Excellent signage
- On-site parking for 40+ vehicles
- 0.77 AC corner lot on east side of 4th St N
- Only 11 blocks from Central Ave



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# Additional Photos 327 11th ave N, Saint Petersburg, FL 33701



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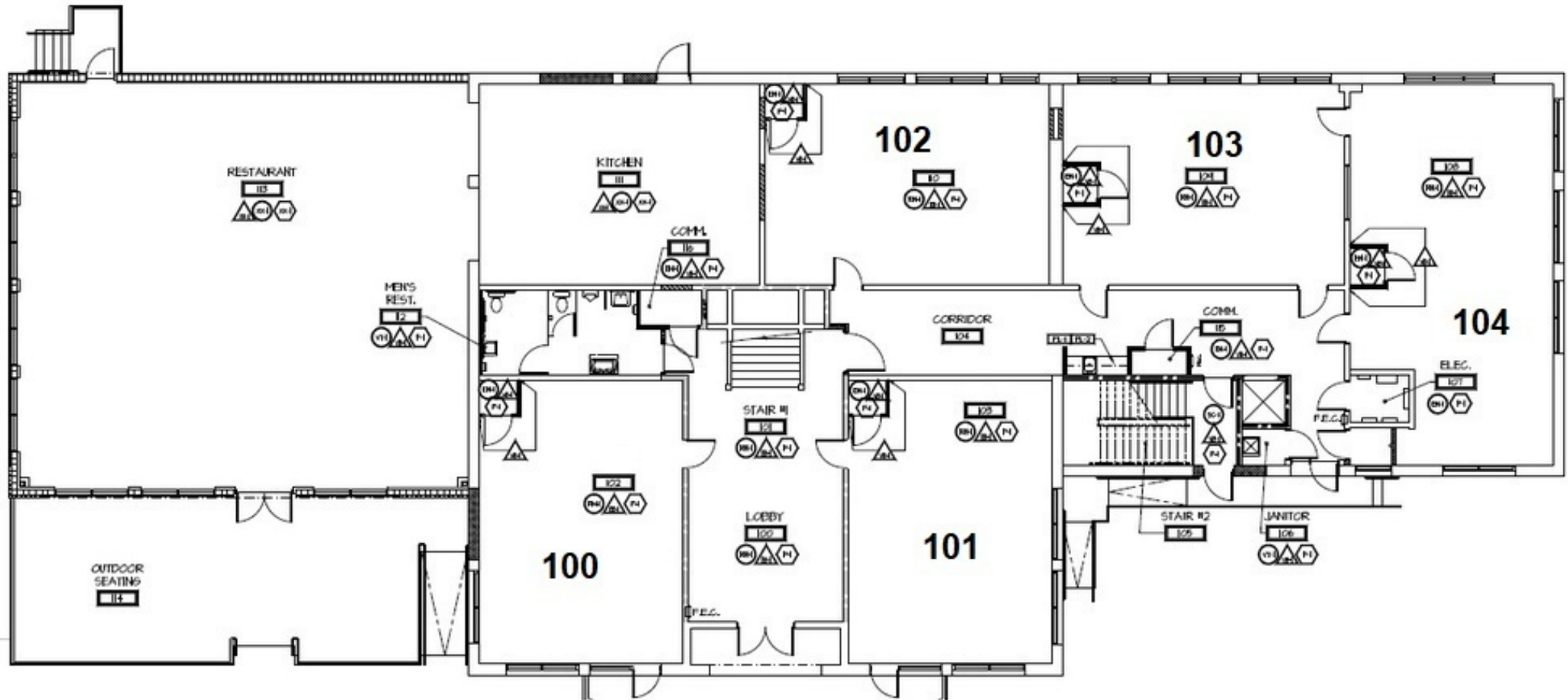


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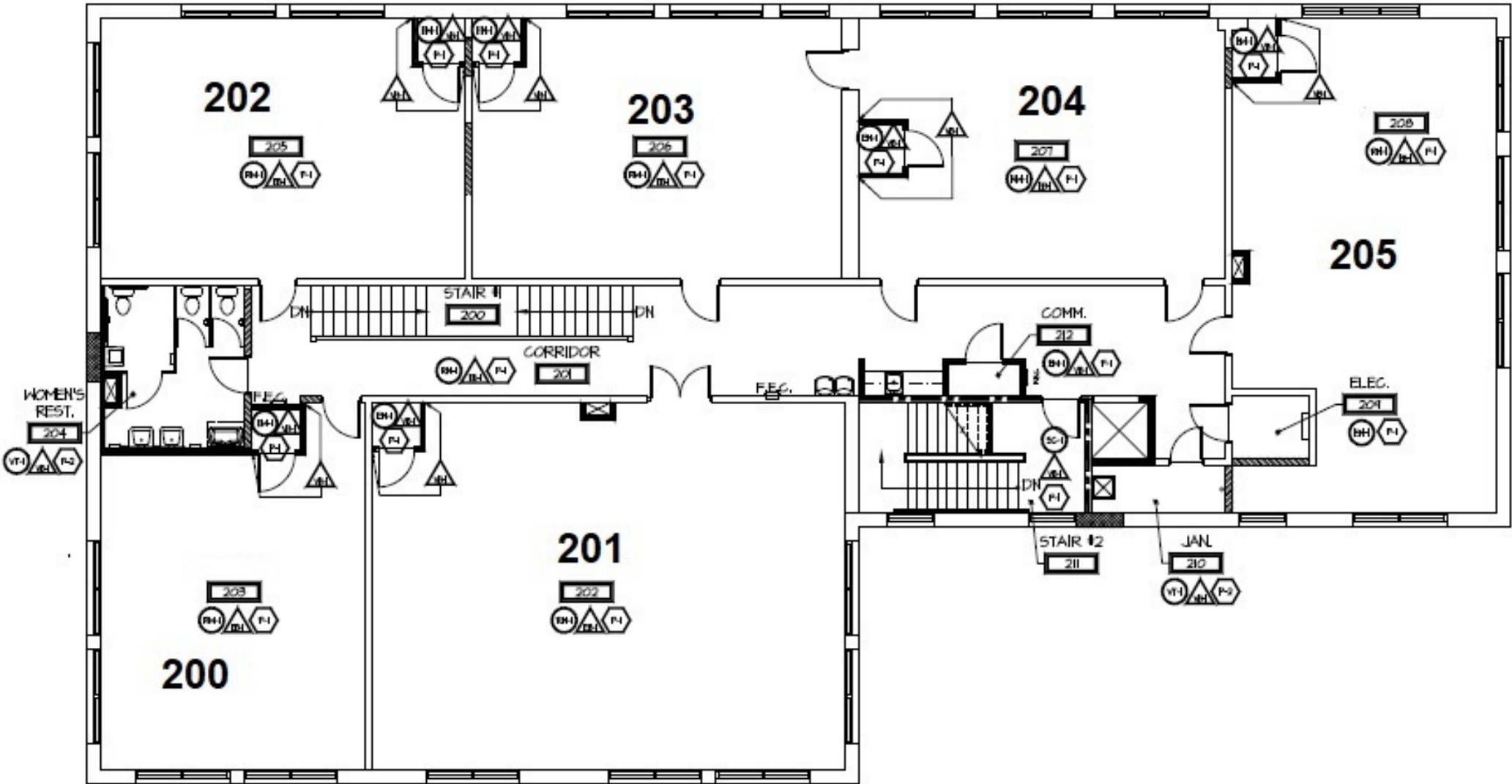


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# Floor Plans 327 11th ave N, Saint Petersburg, FL 33701

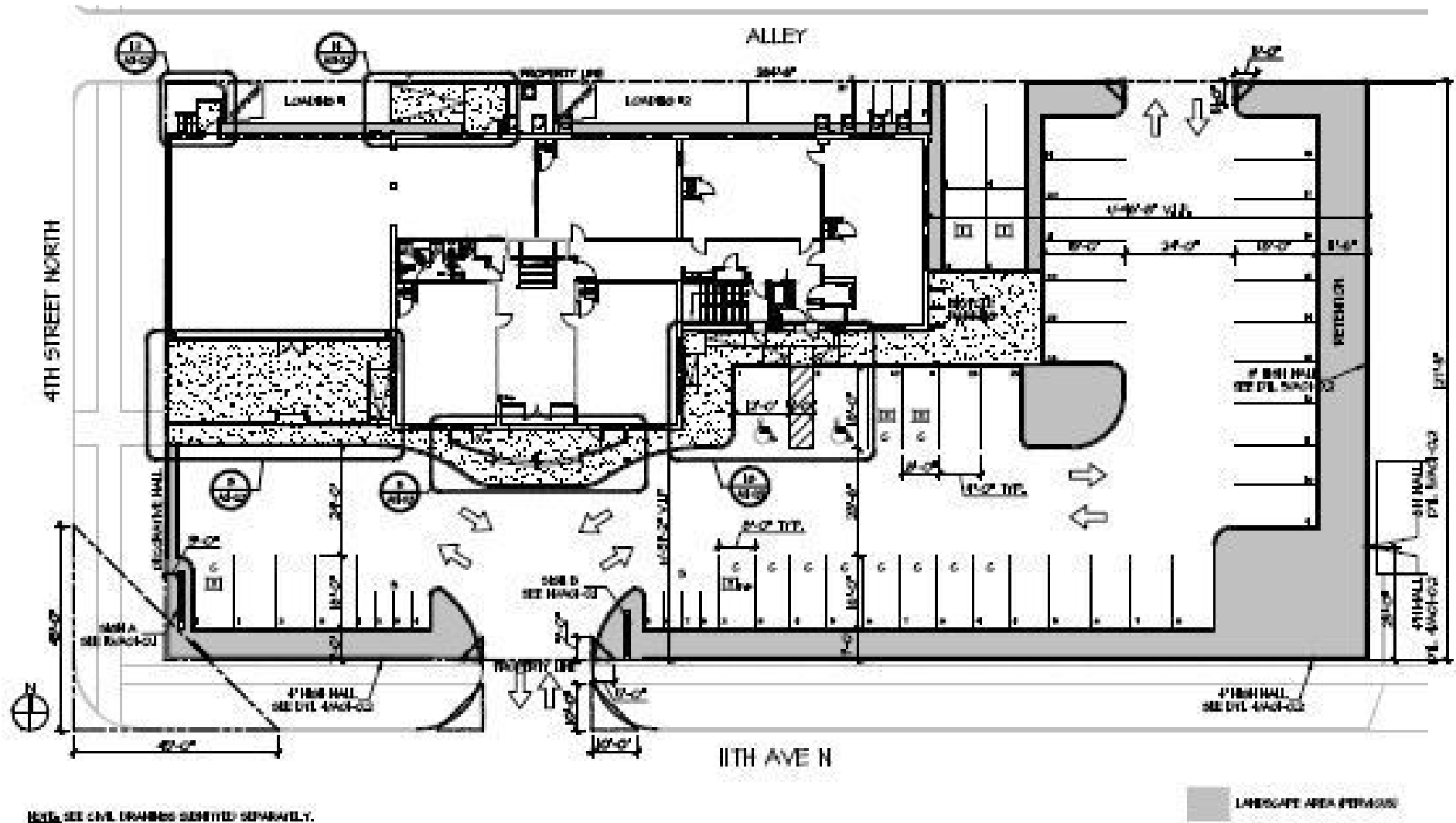


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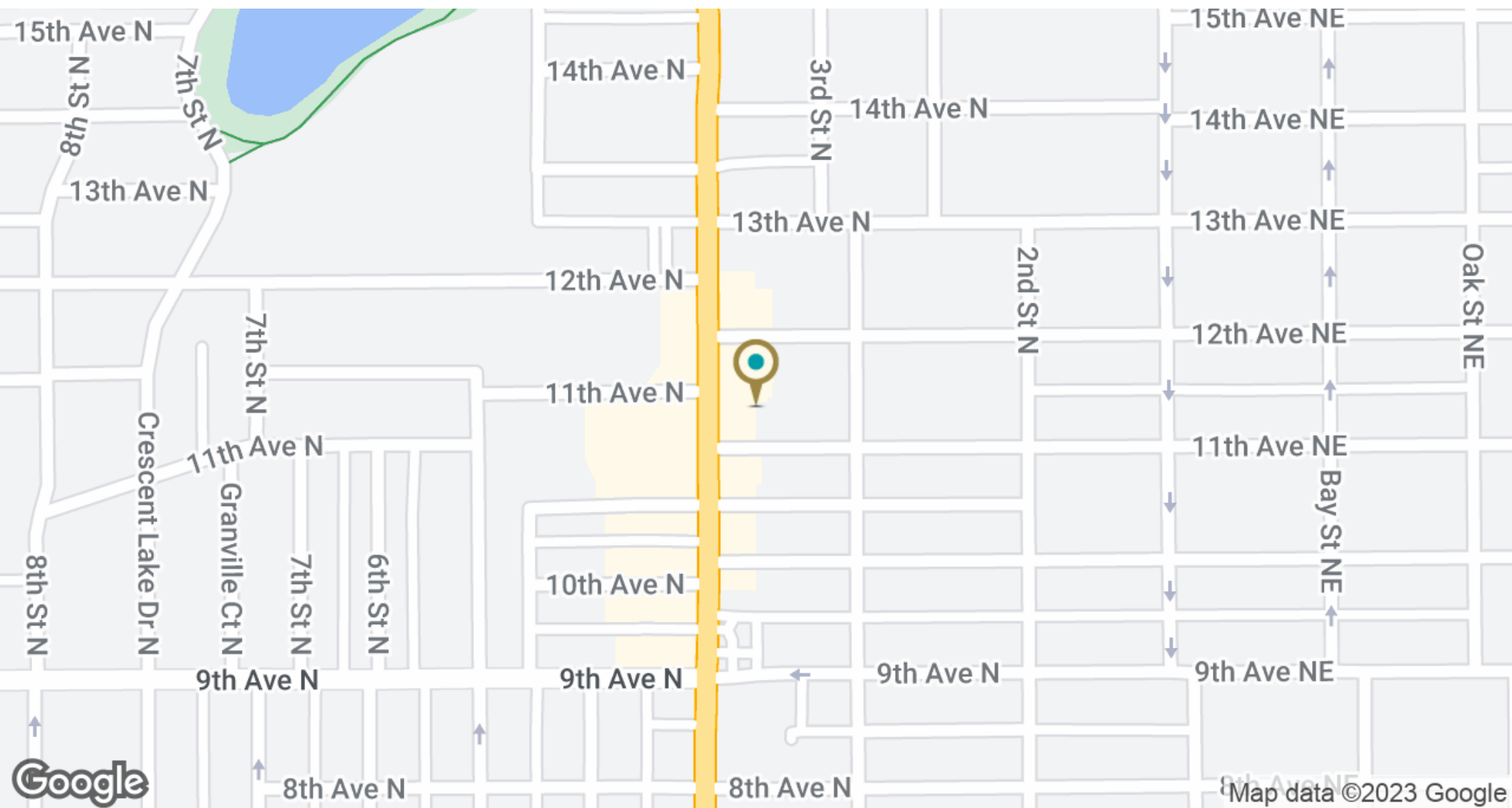




# Site Plan 327 11th ave N, Saint Petersburg, FL 33701



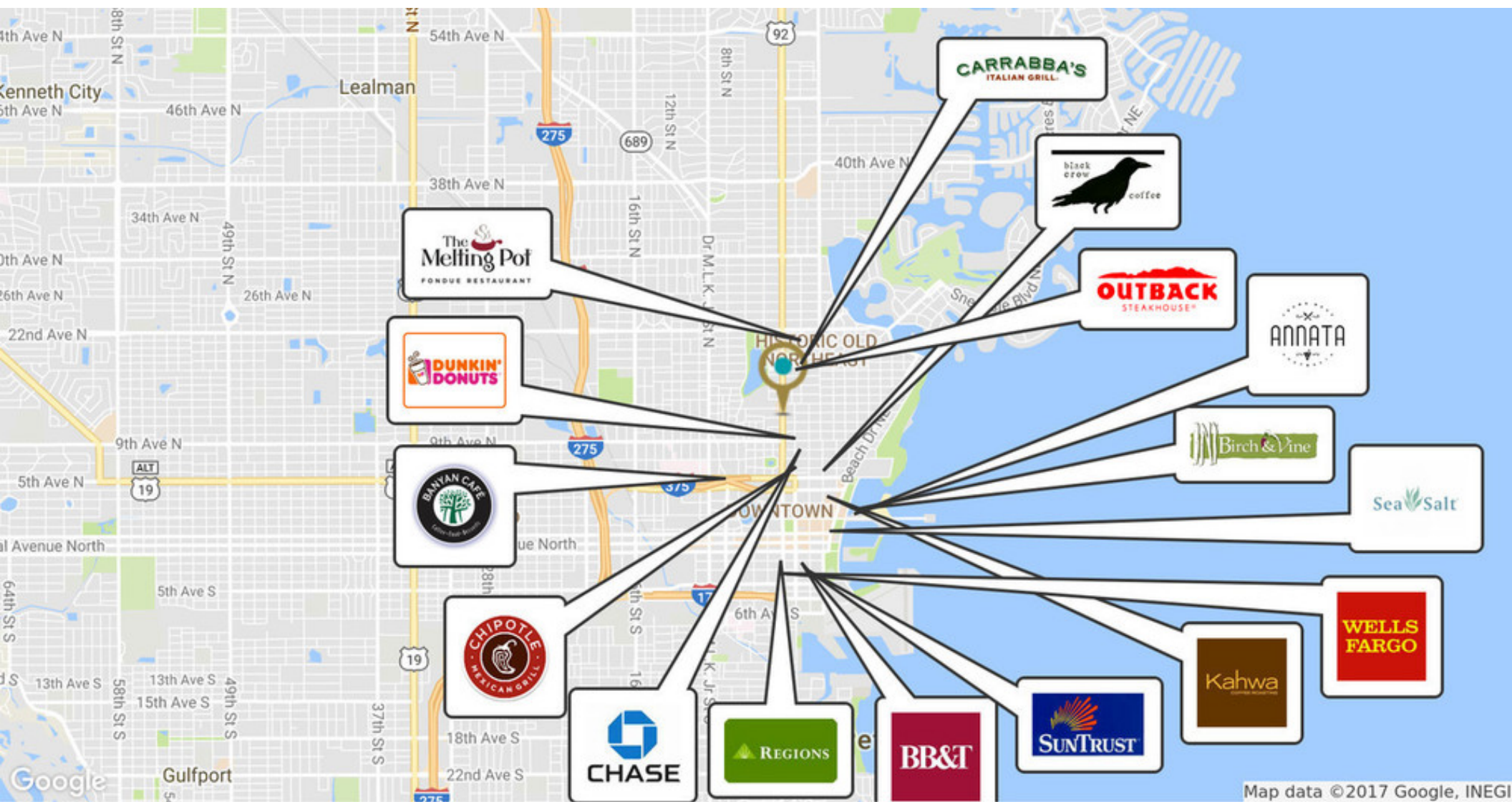
# Location Maps *327 11th ave N, Saint Petersburg, FL 33701*



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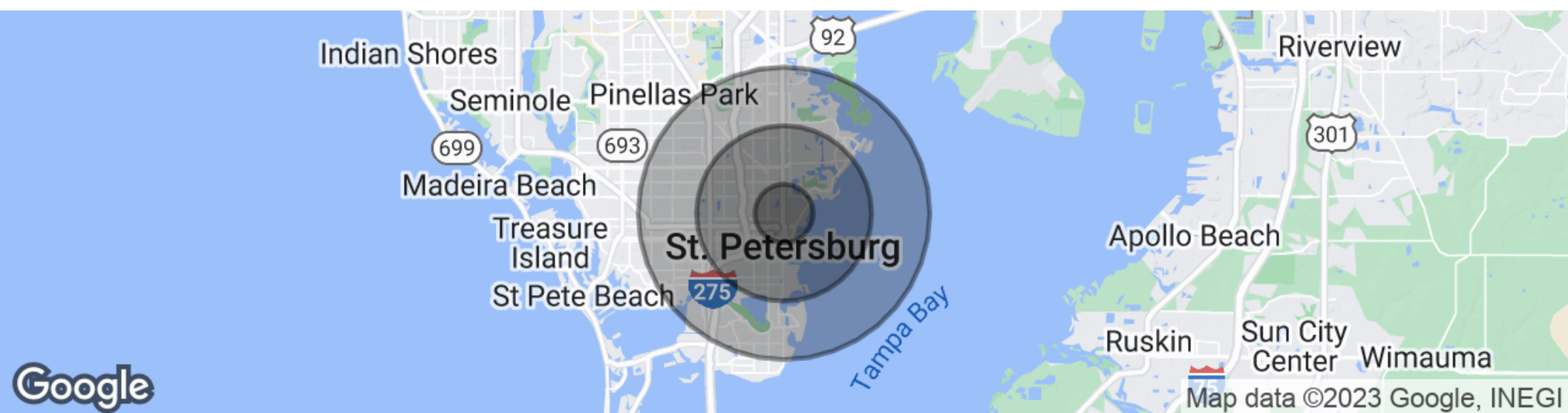


# Retailer Map 327 11th ave N, Saint Petersburg, FL 33701



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# Demographics Map & Report 327 11th ave N, Saint Petersburg, FL 33701



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,958	89,500	213,365
Median age	45.7	41.6	41.0
Median age (Male)	44.2	40.2	39.4
Median age (Female)	45.8	42.2	42.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,781	40,340	91,295
# of persons per HH	1.8	2.2	2.3
Average HH income	\$62,843	\$56,458	\$54,890
Average house value	\$296,084	\$249,395	\$213,958

\* Demographic data derived from 2020 ACS - US Census



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