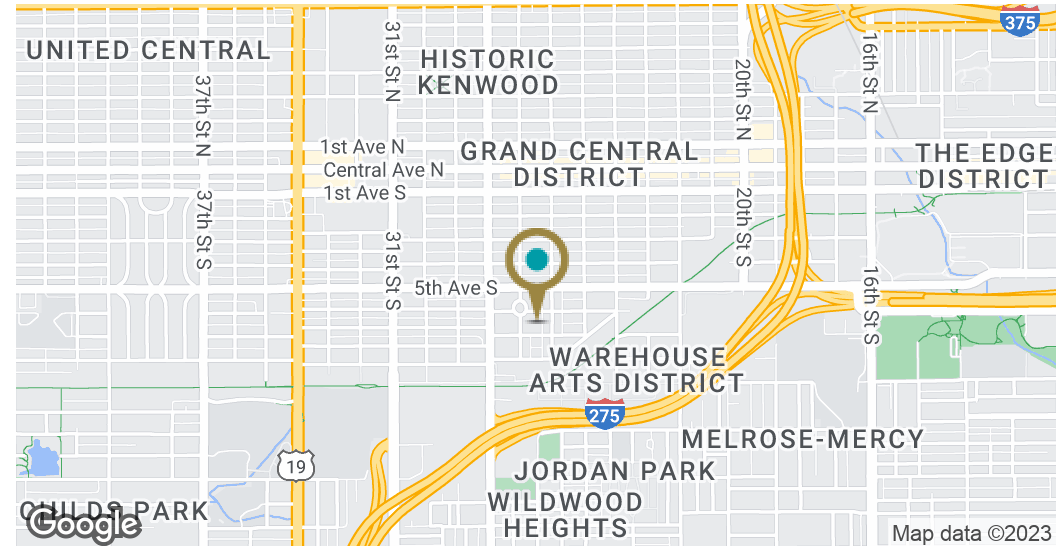




FOR LEASE - MULTI-USE POTENTIAL
2625 6th Ave S, Saint Petersburg, FL 33712
EJ Barkett / 727.388.9500 / ej@barkettrealty.com / barkettrealty.com

Executive Summary 2625 6th Ave S, Saint Petersburg, FL 33712



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,055 SF
Available SF:	Fully Leased
Lot Size:	6,261 SF
Year Built:	1976
Zoning:	IT

PROPERTY OVERVIEW

We are now offering a 3,055 SF of insulated warehouse space in the burgeoning Warehouse Arts District. It is less than a half a mile from the Interstate 275 on and off ramps, just south of 5th Ave S and in the heart of excessive commercial growth, including the Factory on Fairfield Ave S, galleries, multiple breweries, restaurants, and fitness concepts among others. Many local and out of town investors have been supporting this growth and are going to continue to as the market expands. The Landlord installed a brand-new HVAC unit in October of 2021 and a new roof in December of 2021, and it has a mechanized roll up door, high ceilings, with a roughly 250 SF front office space.

PROPERTY HIGHLIGHTS

- 3055 sf of well insulated space
- Newer A/C
- Mixed use permitted
- Well located in the WADA district of St Pete



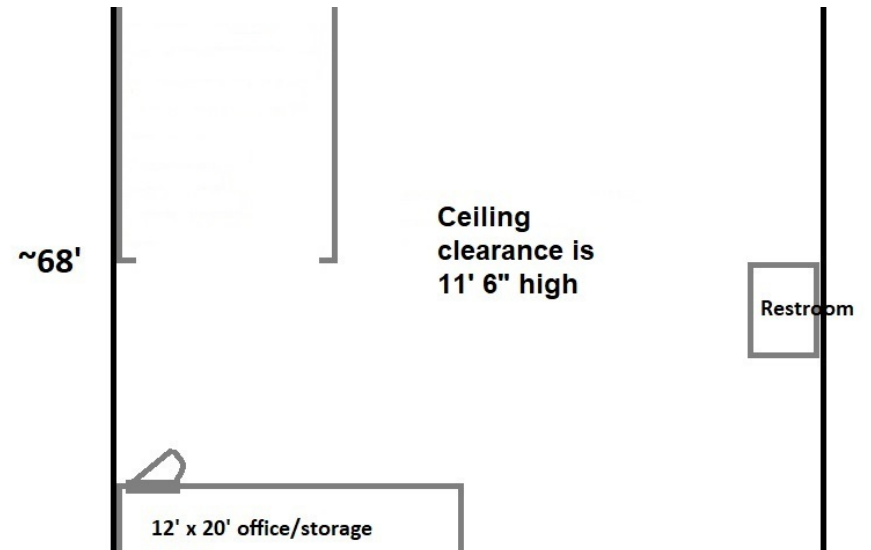
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Additional Photos 2625 6th Ave S, Saint Petersburg, FL 33712



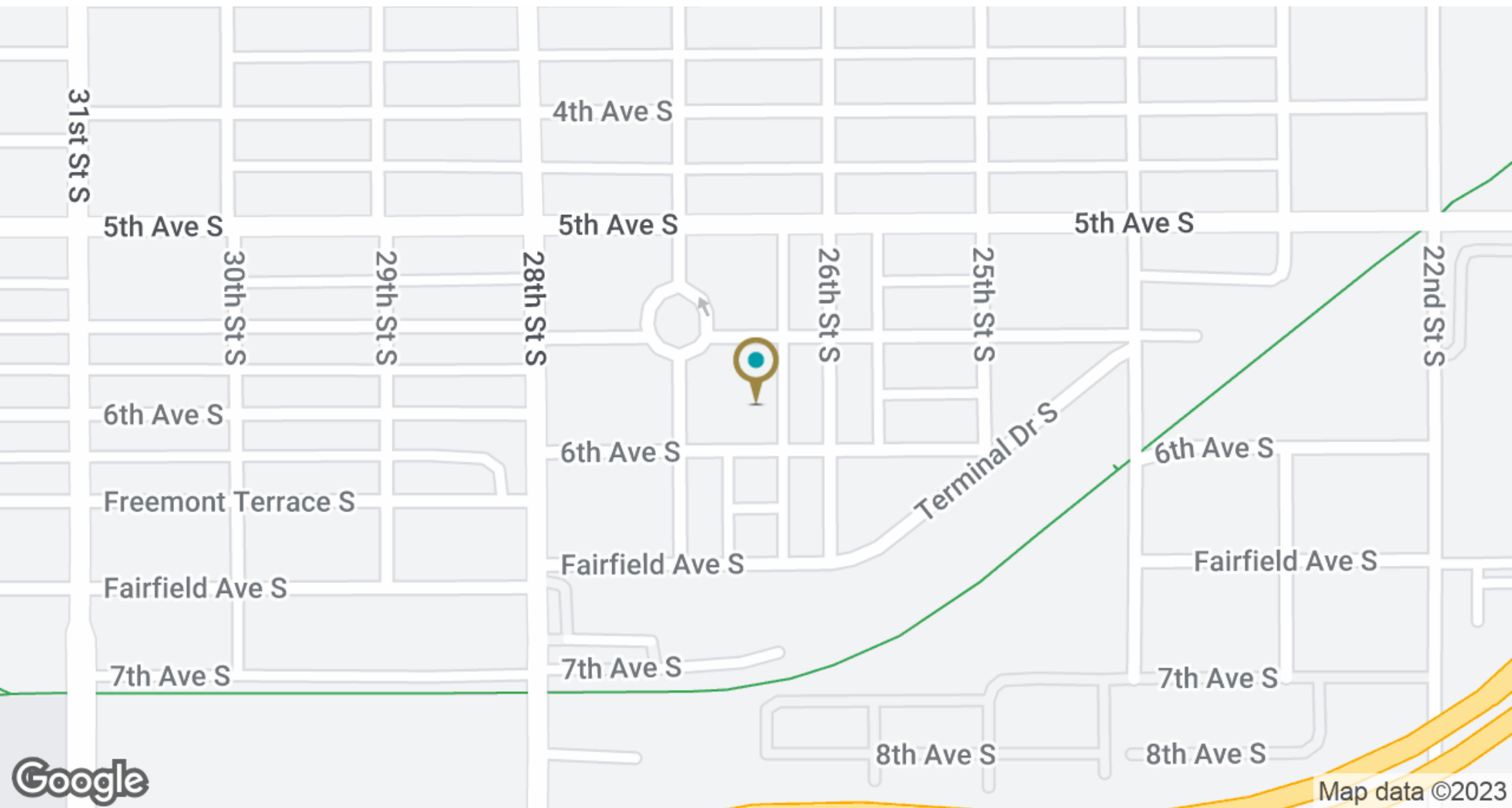
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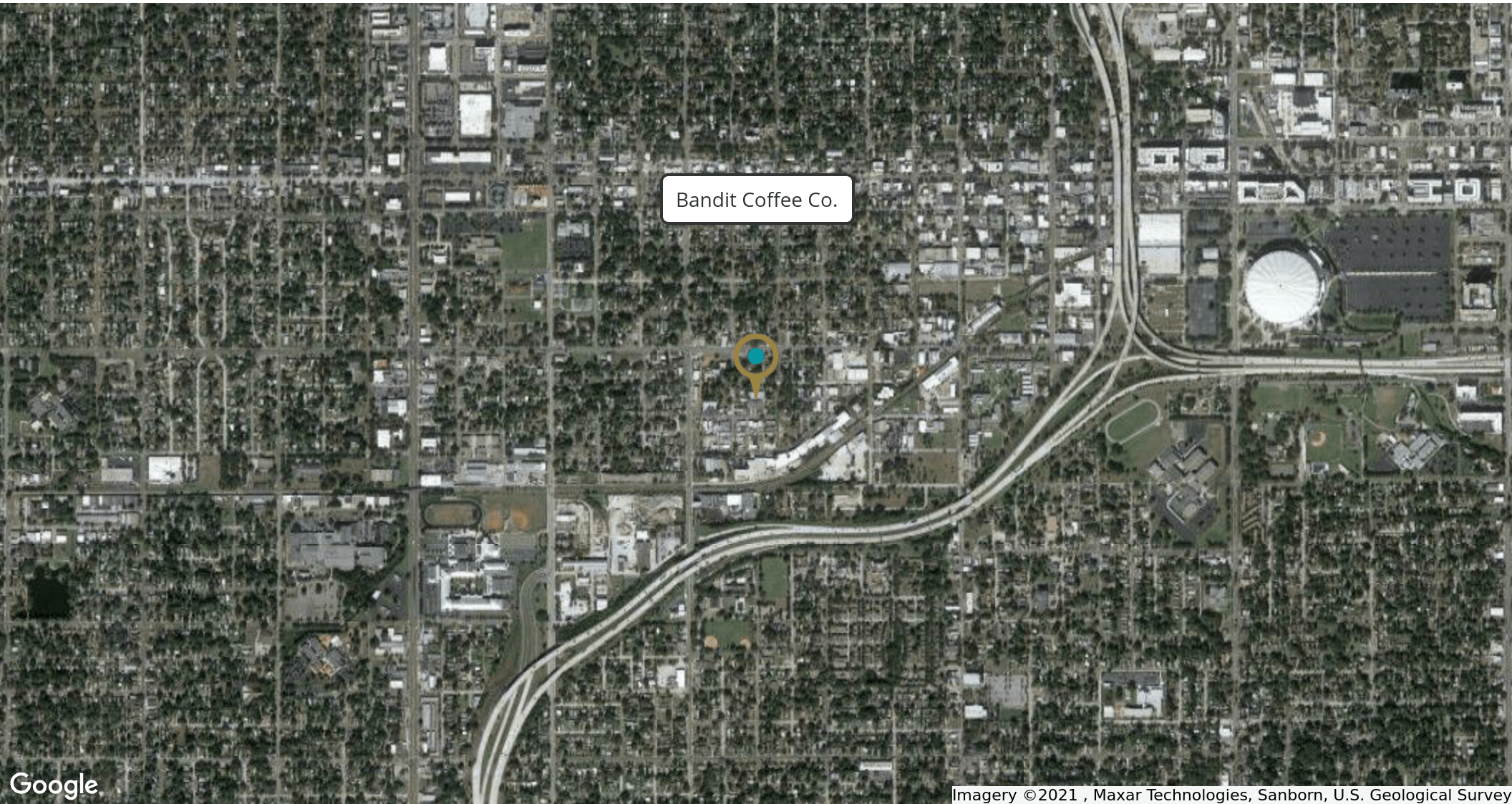
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Location Maps *2625 6th Ave S, Saint Petersburg, FL 33712*



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Retailer Map *2625 6th Ave S, Saint Petersburg, FL 33712*



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Demographics Map & Report 2625 6th Ave S, Saint Petersburg, FL 33712

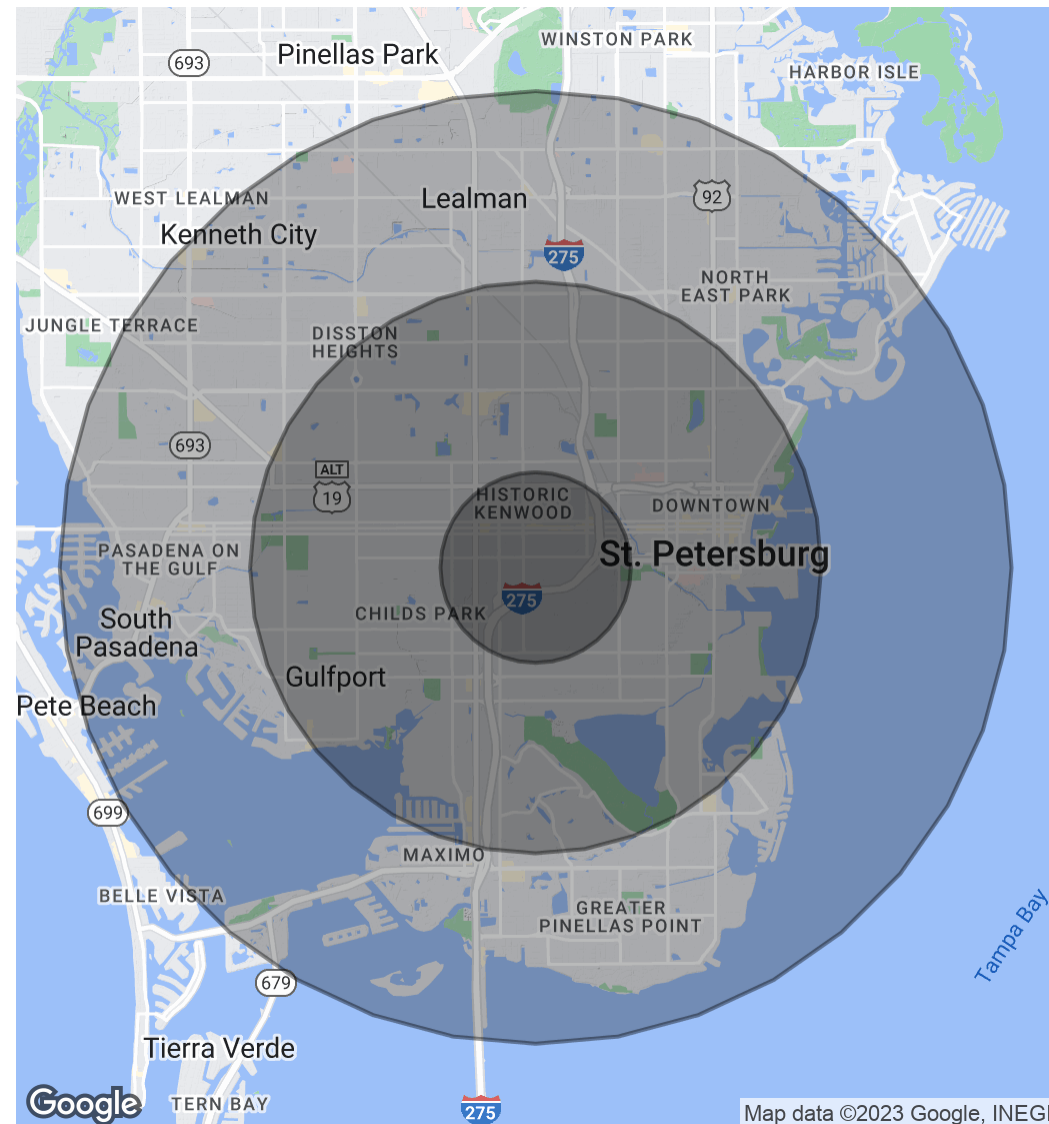
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,837	113,064	249,814
Average age	37.4	39.1	42.0
Average age (Male)	35.5	37.5	40.2
Average age (Female)	38.2	40.0	43.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,572	47,311	107,969
# of persons per HH	2.6	2.4	2.3
Average HH income	\$43,482	\$50,280	\$55,254
Average house value	\$135,743	\$192,806	\$206,041

* Demographic data derived from 2020 ACS - US Census



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