



**FOR LEASE - 909 CENTRAL AVE**

**909 Central Ave, Saint Petersburg, FL 33705**

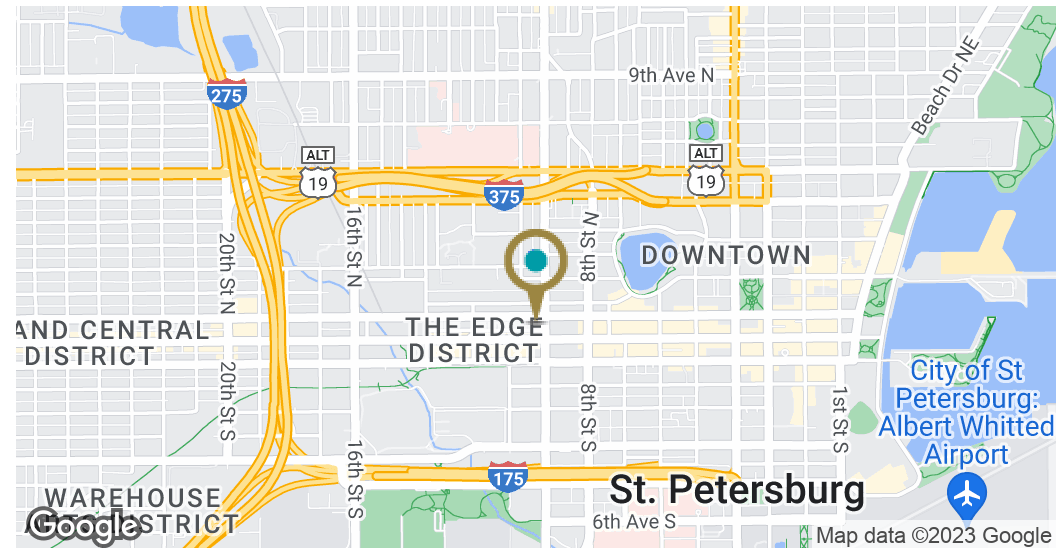
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# Executive Summary 909 Central Ave, Saint Petersburg, FL 33705



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,287 SF
Available SF:	950 - 1900 SF
Lot Size:	5,620 SF
Year Built:	1925
Zoning:	DC-1
Market:	Downtown
Submarket:	Edge District

## PROPERTY OVERVIEW

Perfect opportunity for your concept to be in the heart of all the downtown St. Pete action. This space, presently built out as a retail shop, is perfectly located in the Edge District across the street from 930 Central Flats and less than a half a block from the new ICON Central luxury apartment buildings. It is 1,900 sf with 12 ft ceilings and can be further subdivided into two roughly 950 sf bays.

The Edge District has enjoyed tremendous growth in the past 5 years and is the home of many local shops, eateries, bars, coffee shops as well as being just a half a mile to Tropicana Field and its 86 acre future redevelopment site. Get in now as the district continues to grow.

## PROPERTY HIGHLIGHTS

- Edge District Retail - One of the fastest growing districts in St. Pete
- Close to 930 Central Flats & ICON Central
- 2000+ luxury apartment units within a mile
- Half mile from Tropicana Field
- 950 - 1900 sf



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# Additional Photos 909 Central Ave, Saint Petersburg, FL 33705



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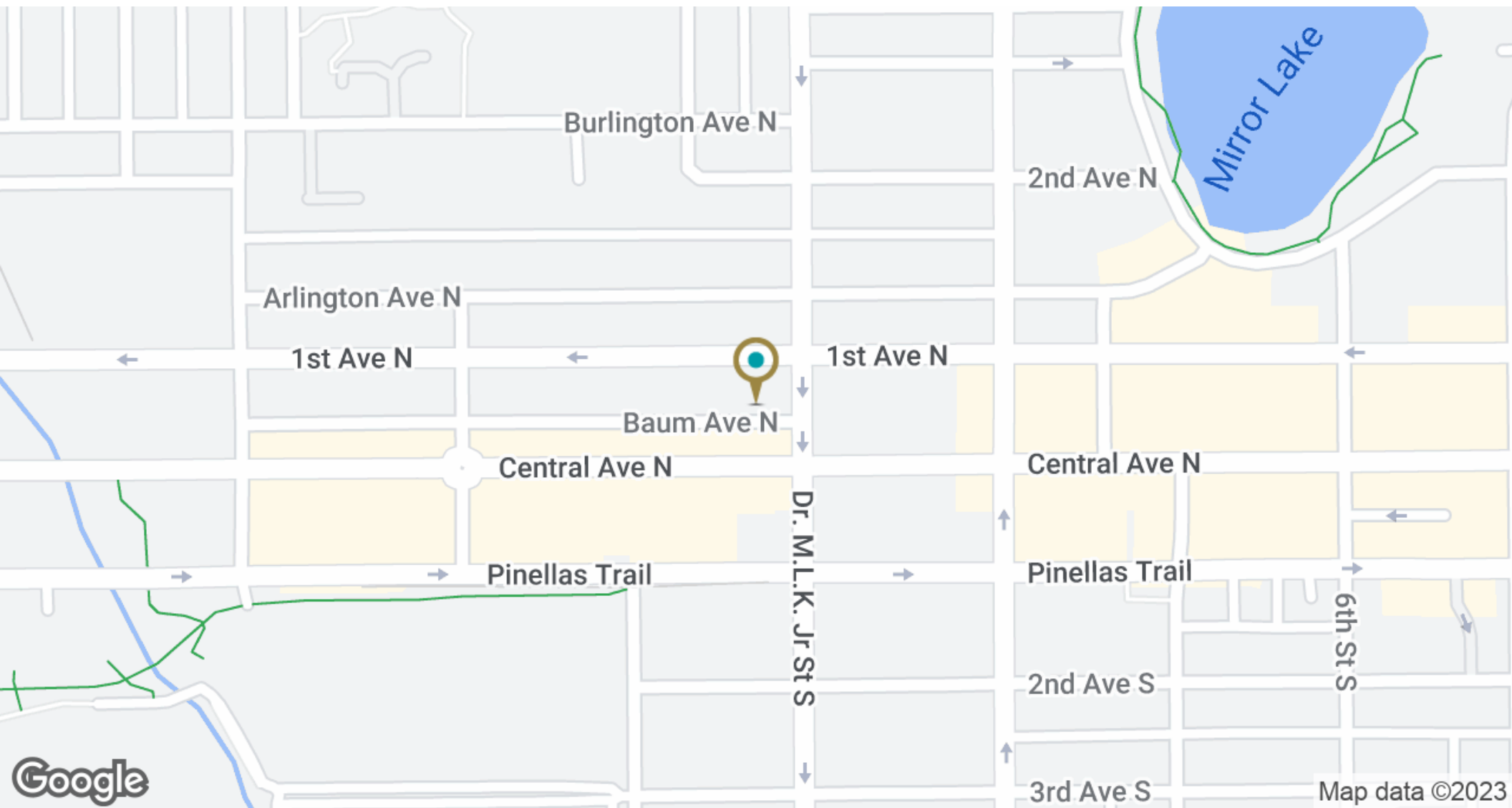


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# Location Maps *909 Central Ave, Saint Petersburg, FL 33705*



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# Demographics Map & Report 909 Central Ave, Saint Petersburg, FL 33705

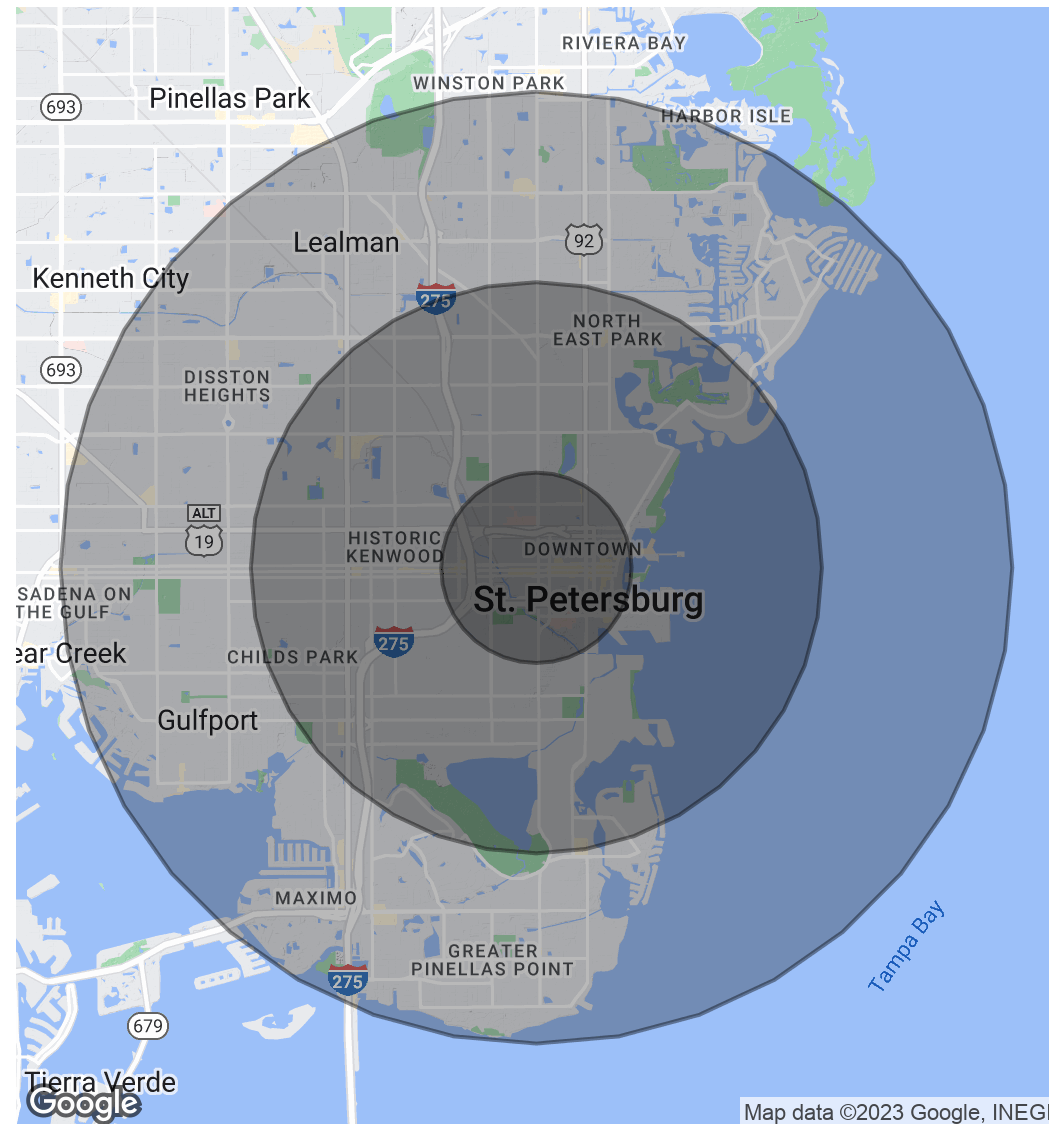
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,901	92,711	228,725
Average age	45.5	40.3	41.0
Average age (Male)	43.6	38.6	39.2
Average age (Female)	46.4	41.0	42.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,856	40,448	97,284
# of persons per HH	1.9	2.3	2.4
Average HH income	\$41,810	\$53,450	\$55,140
Average house value	\$241,277	\$228,254	\$213,220

\* Demographic data derived from 2020 ACS - US Census



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