

OFFICE FOR SALE & LEASE

CENTRAL AVENUE CORRIDOR EXECUTIVE BUILDING

5037 Central Ave, St Petersburg, FL 33710



PROPERTY HIGHLIGHTS

- Investor, Owner-User, or Lease Opportunity
- 50% occupancy, existing cash-flow
- High Traffic Volume
- Ample Parking, with additional lot dedicated for parking (current owner is repaving)
- Potential development opportunity with vacant commercial land
- High visibility and traffic volume
- Great for Law firm, Medical, Tech Company, Salon, or Spa
- Centrally located with easy access to Downtown, Grand Central, Tyrone, and Gulf Beaches

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Rate:	\$21.00 - 30.00 SF/yr (MG)
Available SF:	1,200 - 4,900 SF
Lot Size:	0.7 Acres
Building Size:	10,012 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	548	1,567	6,544
Total Population	1,189	3,478	14,628
Average HH Income	\$83,914	\$81,498	\$83,407

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY DESCRIPTION

Prime Commercial Property in the Heart of St. Petersburg available for lease or sale. This investor or owner-user opportunity is located in the vibrant and growing Central Avenue corridor, the property has high visibility with heavy traffic volume, providing maximum exposure for your business. The 10,000SF building is a 6 tenant building with approximately 50% occupancy. The current vacant space is divided into 1,200SF and 3,700SF with the potential to combine the space for a larger business. The property also has a separate lot with 30 extra parking spaces which is difficult to find on Central, making this location more desirable to potential tenants.

With versatile zoning, the space can accommodate a variety of uses, from medical, retail or office space to service-oriented businesses, such as a salon. The interior boasts an open floor plan and max potential to get creative with the space, as well as ample natural light, while the exterior features convenient parking and signage opportunities. Upgrades include re-paving and striping the parking lot for a fresh new look.

LOCATION DESCRIPTION

Enjoy close proximity to Downtown St. Petersburg, the bustling Grand Central District, Tyrone and the beautiful Gulf Coast beaches, as well as easy access to major highways. This location is also about a 10 minute walk to a SunRunner stop, making access easier. This is a rare opportunity to secure a location in a rapidly developing area with excellent growth potential.



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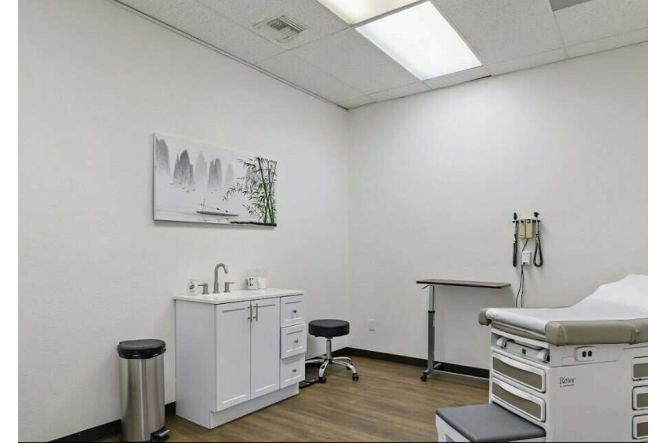
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Suite 1 Lobby



Suite 1 Lobby



Suite 1 Exam Room



Suite 2 Entrance



Suite 2 Reception



Suite 2 Conference Room

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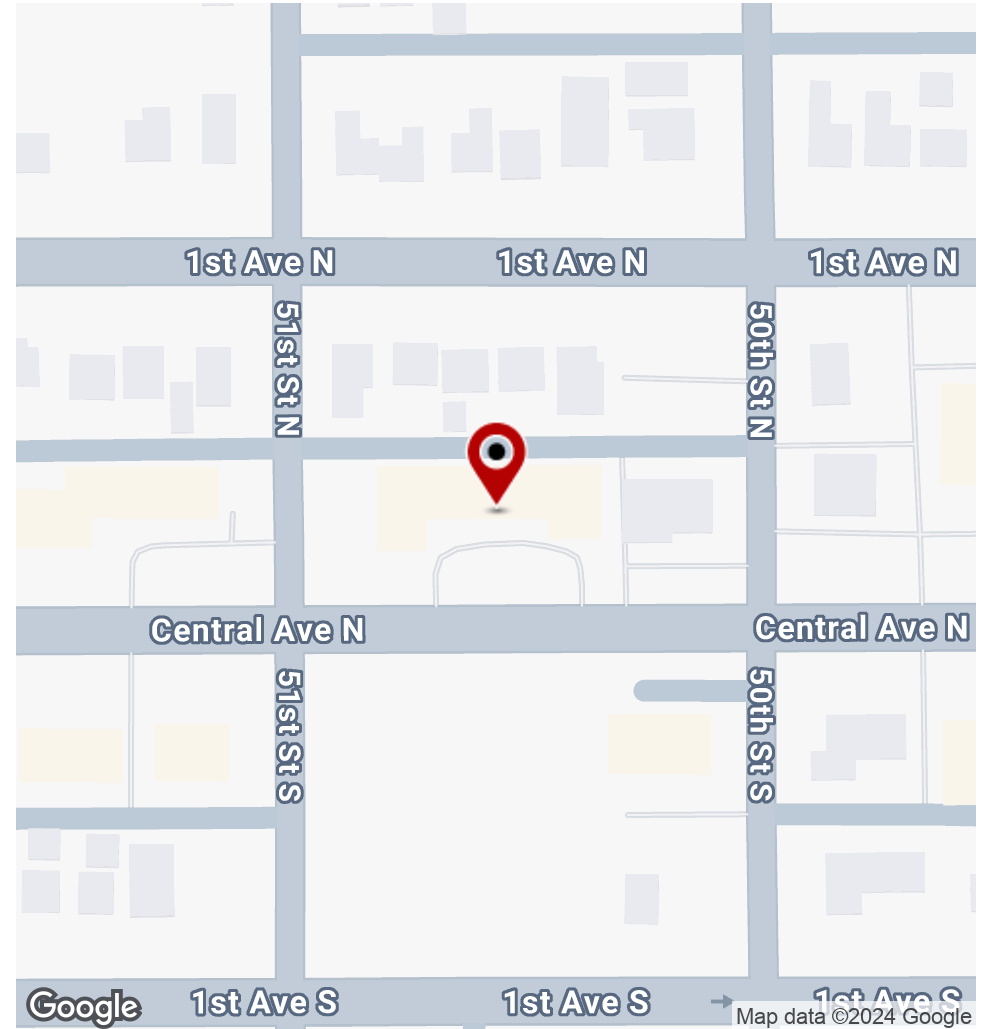
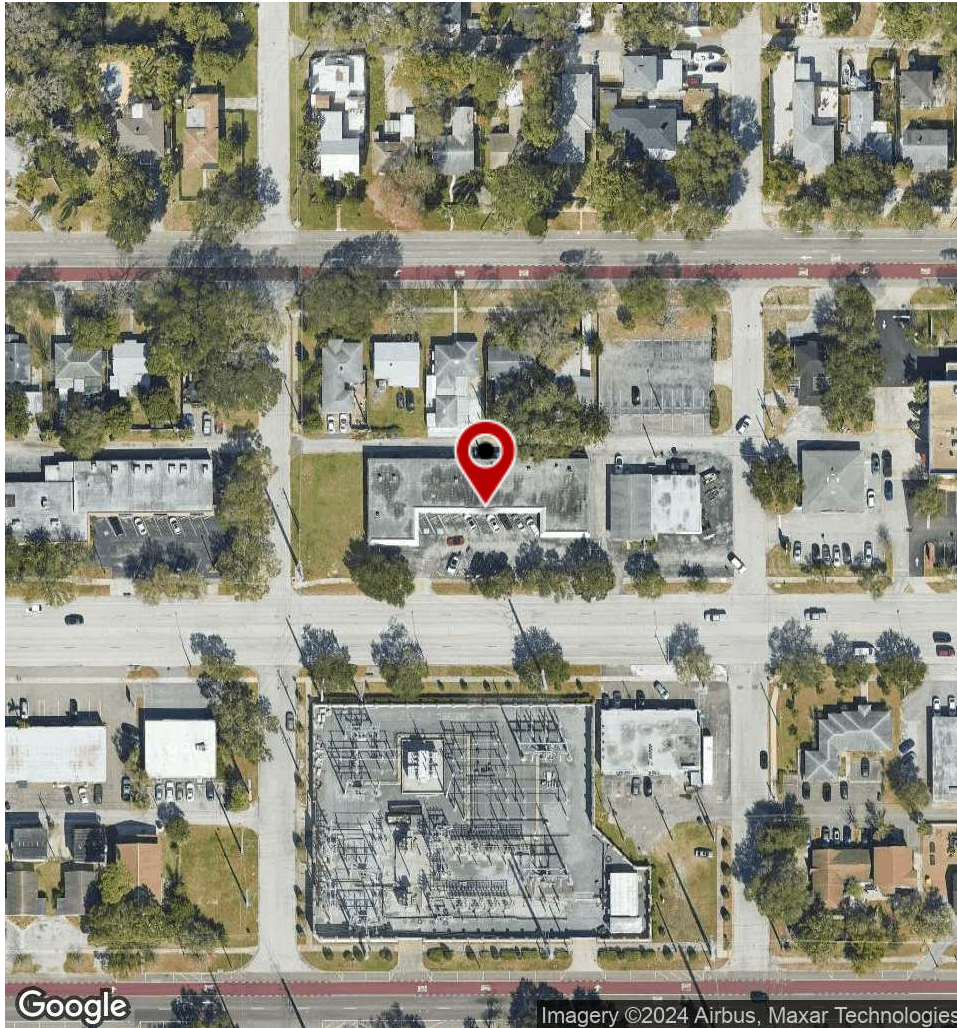
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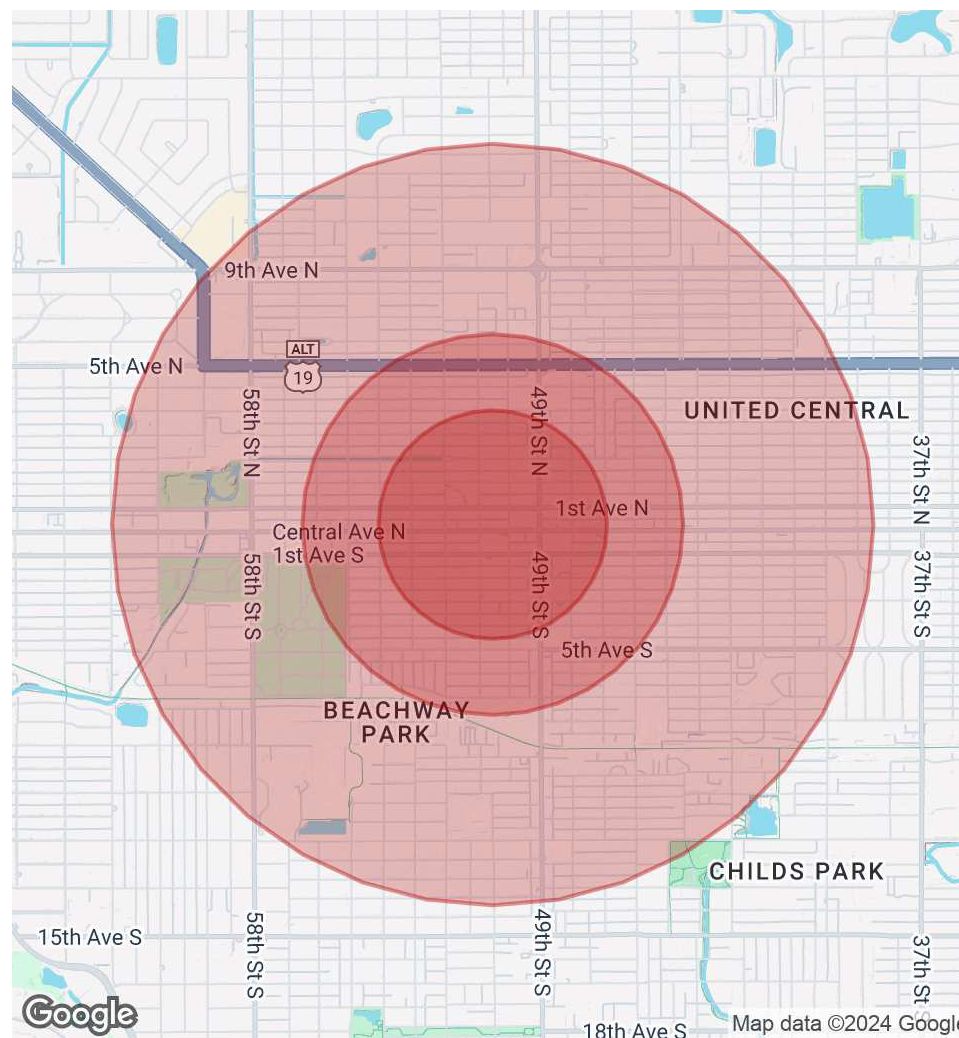
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,189	3,478	14,628
Average Age	43	42	44
Average Age (Male)	42	42	43
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	548	1,567	6,544
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$83,914	\$81,498	\$83,407
Average House Value	\$336,067	\$321,855	\$297,579

Demographics data derived from AlphaMap



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