



2nd GENERATION RESTAURANT
AVAILABLE IN THE EDGE DISTRICT

1124 CENTRAL AVE | ST. PETERSBURG, FL 33705



1124 CENTRAL AVENUE PRESENTS A COMPELLING FIRST FLOOR, SECOND-GENERATION RESTAURANT OPPORTUNITY IN THE HEART OF ST. PETE'S EDGE DISTRICT. THE SPACE FEATURES EXISTING RESTAURANT INFRASTRUCTURE AND IS POSITIONED ALONG ONE OF THE CITY'S MOST ACTIVE CORRIDORS, SURROUNDED BY A DENSE MIX OF RESIDENTIAL, CREATIVE AND RETAIL USES. LOCATED JUST STEPS FROM TROPICANA FIELD, THE PROPERTY BENEFITS FROM CONSISTENT DAILY ACTIVITY AND EVENT-DRIVEN TRAFFIC, MAKING IT WELL-SUITED FOR A RESTAURANT CONCEPT LOOKING TO PLUG INTO AN ESTABLISHED NEIGHBORHOOD.

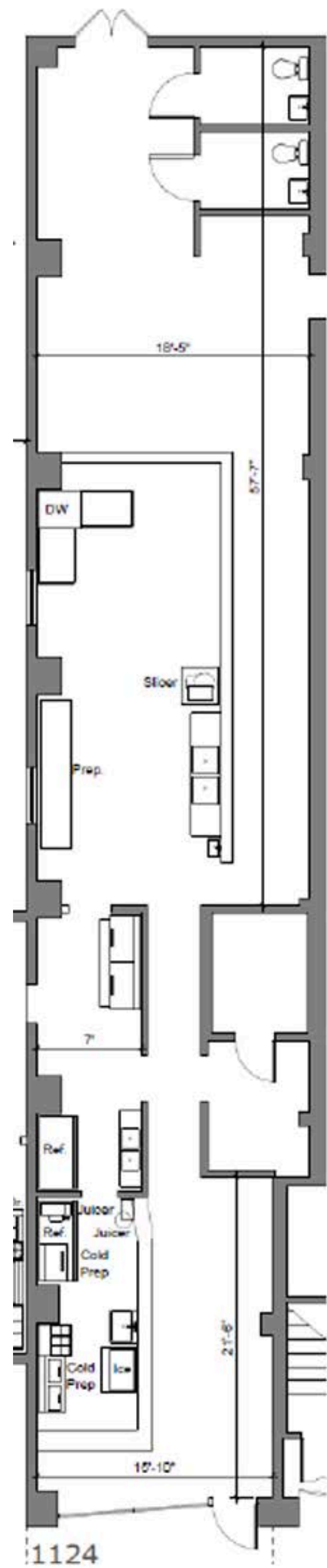
PROPERTY DETAILS

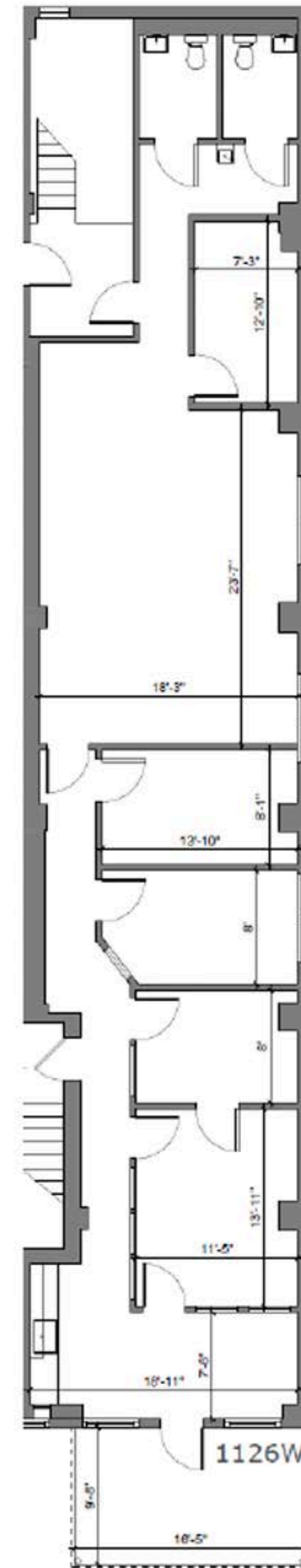
- FIRST FLOOR SPACE: 1,940 SF
 - BUILDING IMPROVEMENTS BEING MADE
 - TI ALLOWANCE AVAILABLE FOR THE RIGHT TENANT
 - NEIGHBORHOOD TENANTS: CANDLE POUR, SWEETGREEN, SOLIDCORE, HAWKERS, GREEN BENCH & INTERMEZZO
 - RATE IS \$65/NNN
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- OPTION TO LEASE THE 2ND FLOOR TO QUALIFY FOR AN SFS LIQUOR LICENSE
 - SECOND FLOOR SPACE: 2,000 SF + PATIO
 - RATE IS \$35/NNN



SITE PLAN

FIRST FLOOR





SITE PLAN

SECOND FLOOR

NEIGHBORHOOD AERIAL

HOME TO THE TAMPA BAY RAYS



PAID PARKING

PINELLAS TRAIL

SUNRUNNER

moxy
HOTELS
163 KEYS

Ferg's
Est. 1992

bosphorous
TURKISH CUISINE

HAWKERS

[solidcore]

FLOYD'S
BARBERSHOP

BODEGA

THE CANDLEPOUR

STREET PARKING

PAID PARKING

SECOND FLOOR

SUBJECT PROPERTY

sweetgreen

1ST AVES

CENTRAL AVE



DEMOGRAPHICS

POPULATION

1 MILE	23,070
3 MILES	109,377
5 MILES	248,458

AVG HH INCOME

1 MILE	\$107,081
3 MILES	\$110,363
5 MILES	\$109,559

DAYTIME POPULATION

1 MILE	43,638
3 MILES	120,991
5 MILES	231,565

MEDIAN AGE

1 MILE	44.2
3 MILES	43.2
5 MILES	45.9



RESTAURANTS

1. RAINING BERRIES
2. THE LOCAL DRAUGHT HOUSE
3. FERG'S SPORTS BAR
4. SPARROW ST. PETE
5. HAWKERS ASIAN STREET FOOD
6. BODEGA
7. GREEN BENCH
8. RED MESA MERCADO
9. THE SOURDOUGH CO.
10. INTERMEZZO
11. BAR MEZZO
12. COPA
13. POPPO'S TAQUERIA
14. GRASSROOTS KAVA HOUSE
15. BAVARO'S PIZZA
16. THE NEON LUNCHBOX
17. PIZZA BOX
18. CELLAR MASTERS
19. ENGINE #9
20. SWEETGREEN
21. DIRTY LAUNDRY
22. THE BURG BAR & GRILL

SURROUNDING AREA

ENTERTAINMENT

23. ST. PETE AXE & ALE
24. CANDLE POUR
25. SOLIDCORE
26. ZUBRICK MAGIC THEATRE
27. VERTICAL VENTURES

HOTELS

28. TRU BY HILTON- 132 KEYS
29. MOXY ST. PETE- 163 KEYS
30. MINT HOUSE ST. PETE- 100 KEYS





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