

FOR LEASE

Retail Space



**2610 4th Street N.
ST. PETERSBURG, FL 33704**



Montana Massa
MMassa@Vectorrealty.com
(386) 295-2989



VECTOR
COMMERCIAL REAL ESTATE

www.VectorRealty.com
125 5th Street South Suite 201
Staint Petersburg, Florida 33704
727-823-1230

Vector Commercial Real Estate Services, LLC is a Licensed Real Estate Brokerage. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to omissions, change of price, rental or other conditions, withdrawal without notice, and to any other limitations imposed by our principals. No warranties or representations, express or implied, are made

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Prime Retail Corridor: Opportunity to occupy space along one of St. Petersburg's most sought-after retail destinations.

High Visibility & Signage: Prominent pylon and façade signage available for maximum brand exposure. 32,000 vehicles per day.

Exceptional Location: Just minutes from Downtown St. Pete, surrounded by dense residential neighborhoods and strong daytime population

Desirable Demographics: High-income trade area with steady year-round traffic from locals and tourists alike.

Easy Access: Convenient ingress/egress for customers and employees.



LEASE RATE

\$32/SF NNN



LOCATION

2610 4th St. N.
St. Petersburg, FL 33704



SIZE

Building: 1,250 - 2,500 SF



USE

Retail



PARKING

3.5 / 1,000



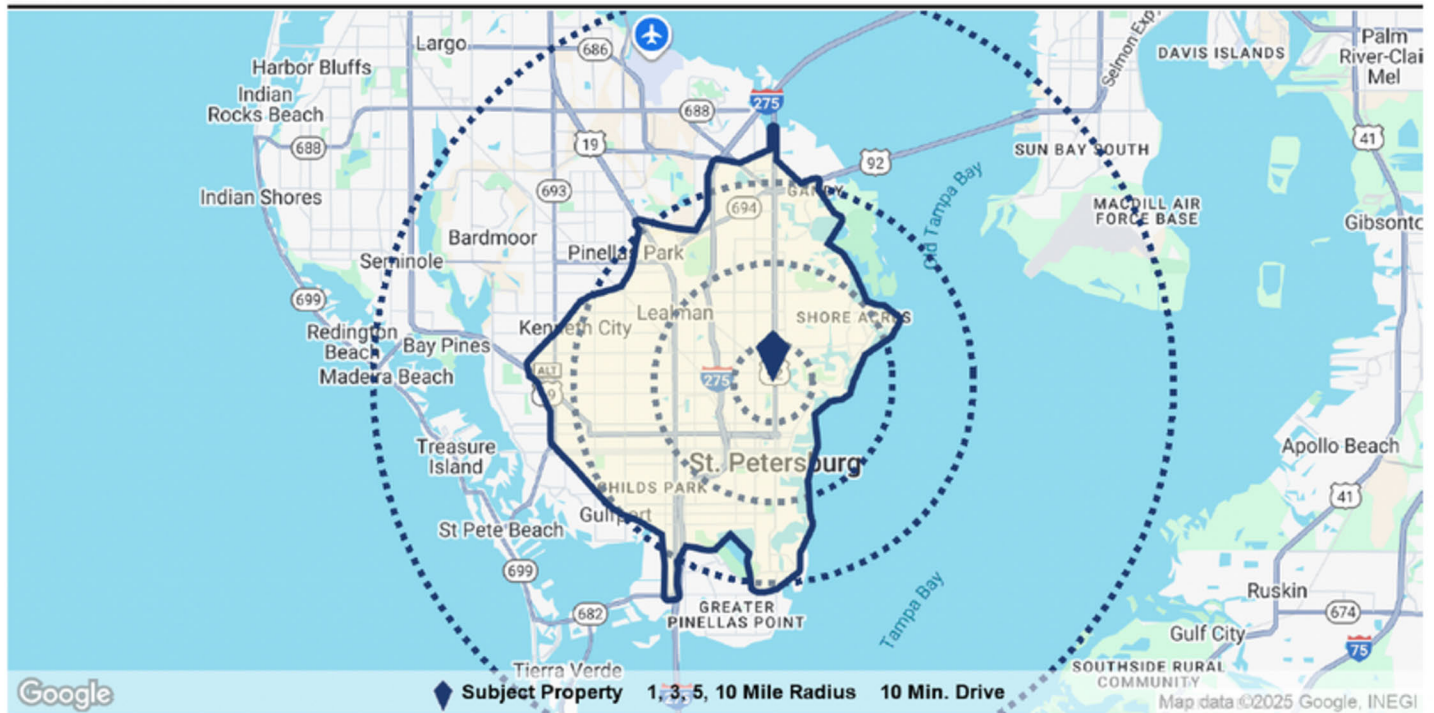
ZONING

CCT-1



2610 4th Street North

Demographics



	1 MILE	3 MILE	5 MILE	10 MILE	10 MIN DRIVE
POPULATION	14,772	108,092	221,154	496,490	238,350
EMPLOYMENT	6,484	71,430	122,820	287,168	122,476
BUYING POWER	\$603.9M	\$3.4B	\$6.2B	\$14.8B	\$7.7B
HOUSEHOLDS	7,205	51,956	100,879	231,676	108,868
AVG HOUSEHOLD INCOME	\$122,318	\$94,369	\$85,613	\$87,886	\$95,451

2610 4th Street North



2610 4th Street North

