



PREMIER RETAIL OPPORTUNITY
AVAILABLE IN THE EDGE DISTRICT

1126 CENTRAL AVE | ST. PETERSBURG, FL 33705

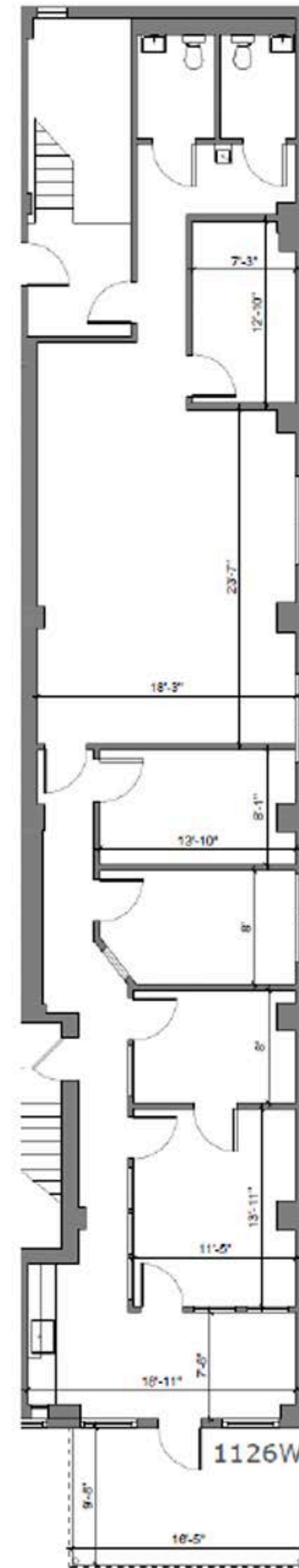


1126 CENTRAL AVENUE IS A VERSATILE SPACE IN THE HEART OF ST. PETE'S EDGE DISTRICT, WELL-SUITED FOR MEDICAL, BEAUTY, CREATIVE OFFICE, PRIVATE OFFICE OR RETAIL USES. THE LAYOUT OFFERS FLEXIBILITY FOR CONCEPTS SUCH AS BOUTIQUE FITNESS, WELLNESS OR SERVICE-ORIENTED RETAIL, WHILE STILL ACCOMMODATING OFFICE USERS SEEKING CHARACTER AND VISIBILITY ALONG CENTRAL AVENUE. BUILDING IMPROVEMENTS ARE PLANNED, WHICH WILL FURTHER ENHANCE THE FUNCTIONALITY AND LONG-TERM APPEAL OF THE PROPERTY.

PROPERTY DETAILS

- SECOND FLOOR SPACE: 2,000 SF + PATIO
- BUILDING IMPROVEMENTS BEING MADE
- TI ALLOWANCE AVAILABLE FOR THE RIGHT TENANT
- SPACE IS AVAILABLE IMMEDIATELY
- NEIGHBORHOOD TENANTS: CANDLE POUR, SWEETGREEN, SOLIDCORE, HAWKERS, GREEN BENCH & INTERMEZZO
- RATE IS \$35/NNN





SITE PLAN

NEIGHBORHOOD AERIAL

HOME TO THE TAMPA BAY RAYS



PAID PARKING

PINELLAS TRAIL

SUNRUNNER

SUBJECT PROPERTY

moxy
HOTELS
163 KEYS

Ferg's
Est. 1992

bosphorous
TURKISH CUISINE



[solidcore]



BODEGA

THE CANDLEPOUR

STREET PARKING

1ST AVES

PAID PARKING

sweetgreen

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





LAUREN CAMPBELL

FOUNDER + MANAGING BROKER
LAUREN@ARCHERGROUPRE.COM
813-777-6258

KYLE MASTERSON

CO-FOUNDER + PRINCIPAL
KYLE@ARCHERGROUPRE.COM
727-656-8337

WWW.ARCHERGROUPRE.COM | INFO@ARCHERGROUPRE.COM | 813.463.0163

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