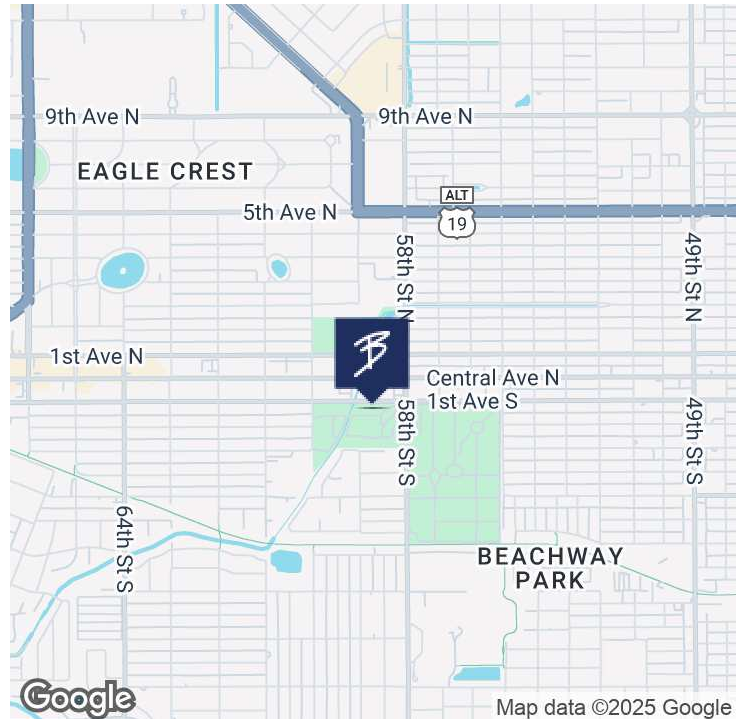


5500 SF OFFICE FOR LEASE IN ST. PETE

5885 CENTRAL AVENUE ST. PETERSBURG, FL 33710

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	5,500 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	5,500 SF
Zoning:	Office
Market:	Office/Medical
Traffic Count Street:	17,500 AADT

PROPERTY OVERVIEW

Centrally located office or medical space for lease in St. Petersburg, located just west of the intersection of 58th St. N & Central Ave. This high-traffic location provides high visibility on both Central Ave. and 1st Ave. N. Beautiful building with contemporary architecture, ample parking, and lush landscaping. Monument and building signage are available. Convenient access from I-275, easy access to downtown and local hospitals. Choose your own flooring. This space has ADA bathrooms, water fountains, a shower room, large open spaces and bright offices with windows. Located between Central Ave and First Ave, and there's a Park and a CVS next door. The tenant in the other side of the building is All Smiles Orthodontics.

PROPERTY HIGHLIGHTS

- Central Location
- Great Parking
- Close to Downtown
- Monument and Building Signage

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

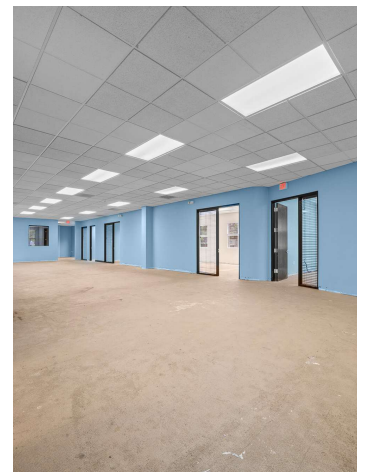


5500 SF OFFICE FOR LEASE IN ST. PETE

5885 CENTRAL AVENUE ST. PETERSBURG, FL 33710

ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

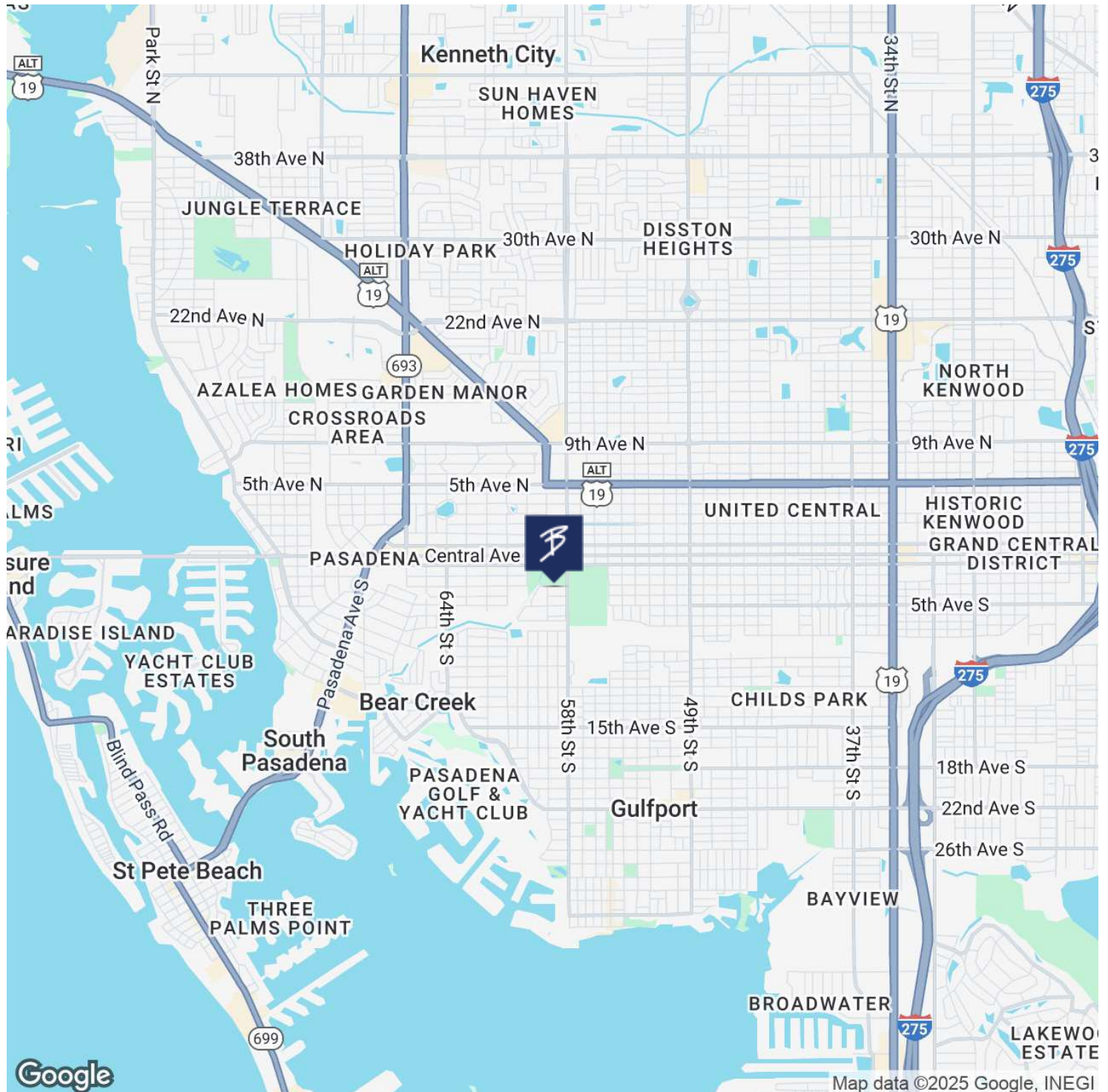


5500 SF OFFICE FOR LEASE IN ST. PETE

5885 CENTRAL AVENUE ST. PETERSBURG, FL 33710

LOCATION MAP

OFFICE BUILDING FOR LEASE



FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

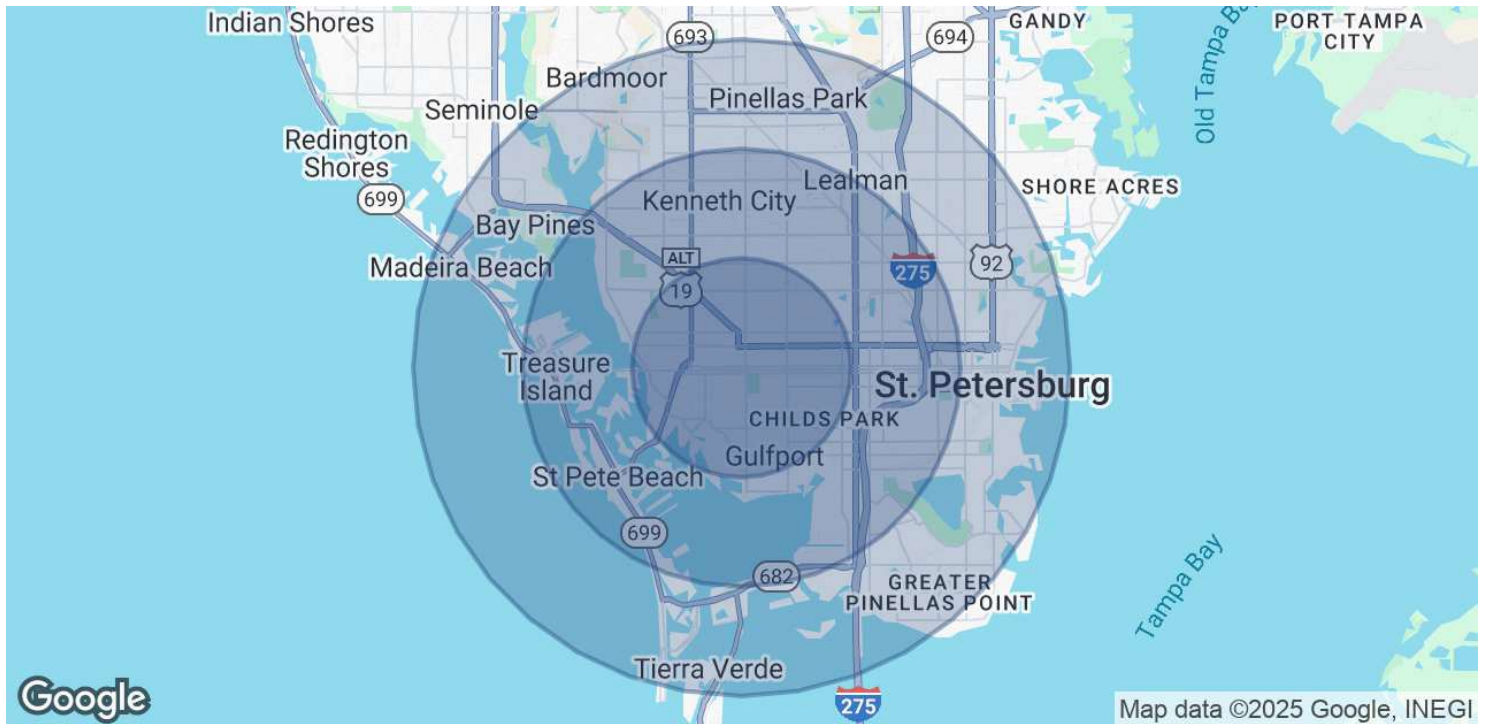


5500 SF OFFICE FOR LEASE IN ST. PETE

5885 CENTRAL AVENUE ST. PETERSBURG, FL 33710

DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	2 MILES	4 MILES	6 MILES
Total Population	55,530	171,830	338,515
Average Age	47	47	47
Average Age (Male)	46	46	46
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	25,809	79,496	158,231
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$89,536	\$90,612	\$94,915
Average House Value	\$363,672	\$375,145	\$409,250

Demographics data derived from AlphaMap

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

