

4TH Street Retail for Sale or Lease

8520 4th St N., Saint Petersburg, FL 33702

EXECUTIVE SUMMARY



Summary:

Asking Sale Price::	\$1,800,000 (If closing in 2025)
Lease Rate:	\$7,400/Month +/- \$30 PSF NNN plus \$15 PSF in CAM(Est)
Total SF:	1,960 SF
Year Built:	1985
Construction:	Concrete Block/Stucco
Total Land Size:	0.66 Acre+/-
Zoning:	CCS-1/NS-2
FDOT Traffic Count	32,500 Counts (AADT)
Potential Uses:	Retail/Office
Folio Numbers:	19-30-17-25435-001-0011, 19-30-17-25435-001-0010
Location:	City of Saint Petersburg
Taxes (2024):	\$16,582.83
Utilities:	Water/Sewer City of St Petersburg Electric: Duke
Flood Zone:	"A"

Overview:

This deal would include the vacant parcel to the west: **424 86th Ave N Saint Petersburg FL.**

This is an opportunity for a 1,960 square foot retail building with an adjacent lot totaling 0.66-acre and located directly on the highly desirable 4th Street North in Saint Petersburg FL. The property has corner location and has good visibility with more than 32,000 cars per day (AADT). The front/east property is zoned CCS/Commercial Corridor Suburban with a Future Land Use of PR-MU/Planned Redevelopment Mixed Use. The back/west property is zoned NS-2 and has a future land use of RU/Residential Urban for the west property. The property has been used as a retail store for several years. City of Saint Petersburg supplies water and sewer to the site. Duke Energy supplies the electricity to the property. The property is located across the street from a Wawa Convenience Store. There is a law office to the north. Residential neighborhood is located to the west and there is a veterinarian office to the south. There are stoplights on 4th Street to the north at 87th Avenue and to the south at 83rd Ave. Interstate 275 is located just to the west.

This property is a great opportunity for any business looking for an excellent location with good visibility.

Owner is in the process of making improvements to the building including a new roof, a HVAC system, replacing drywall, new paint and replacing the floor. The building did have some water damage from the hurricanes.

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PICTURES



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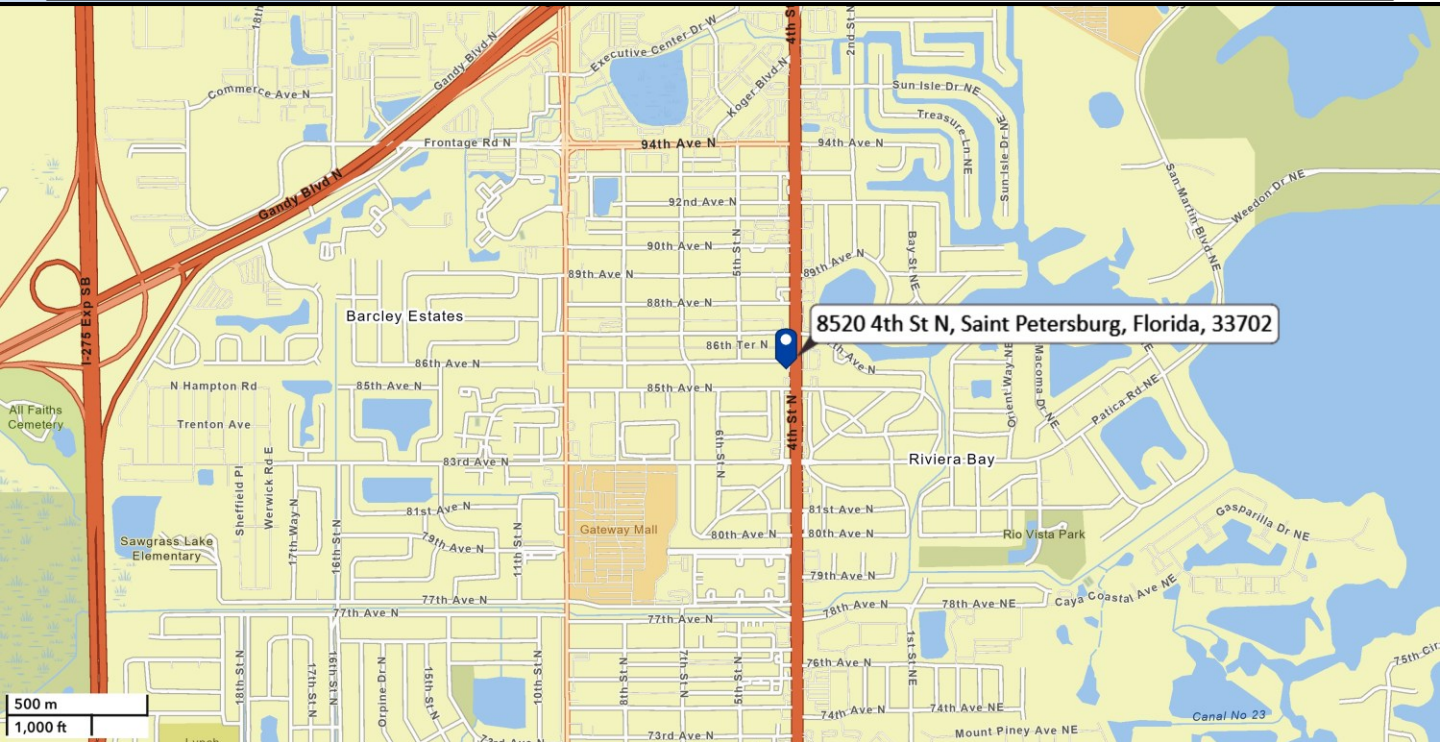
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AERIAL & AREA MAP



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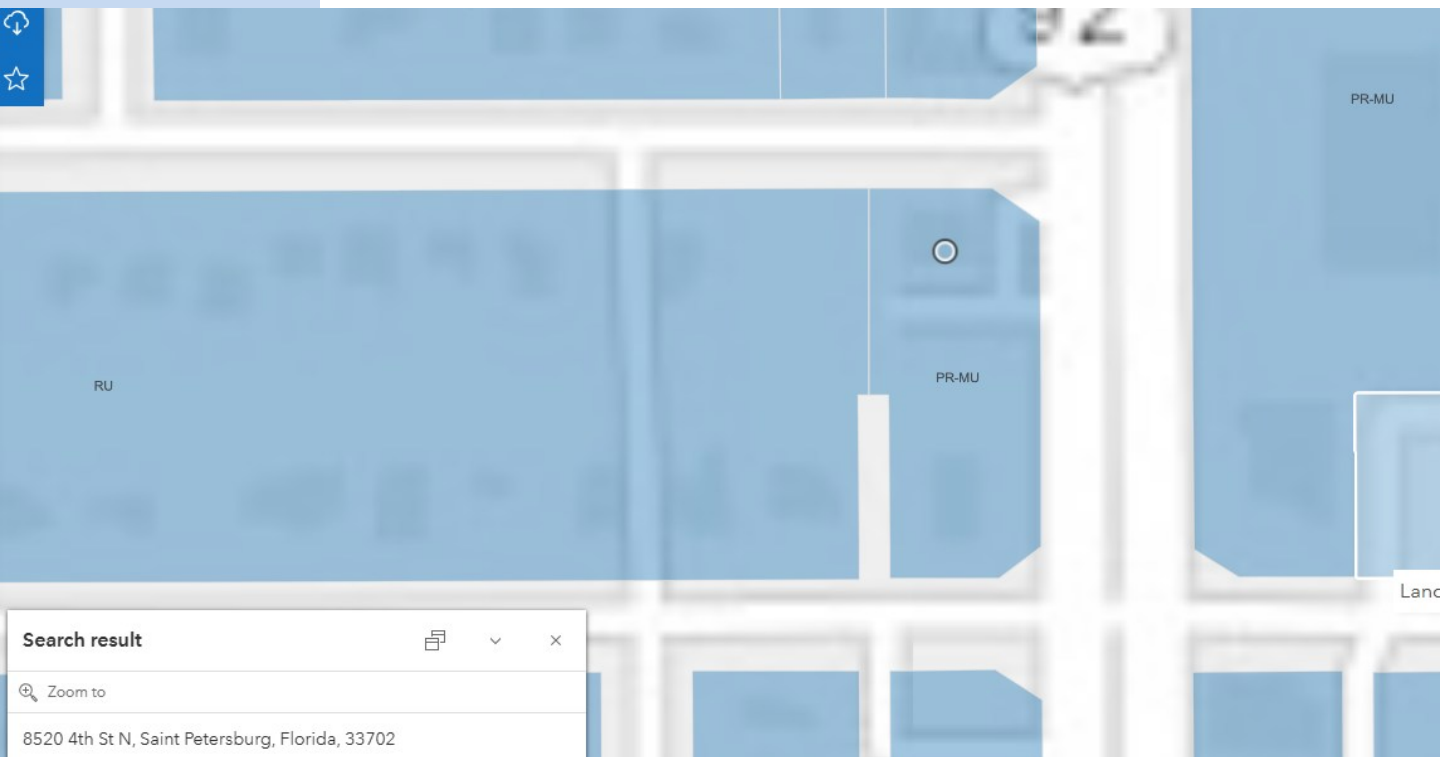
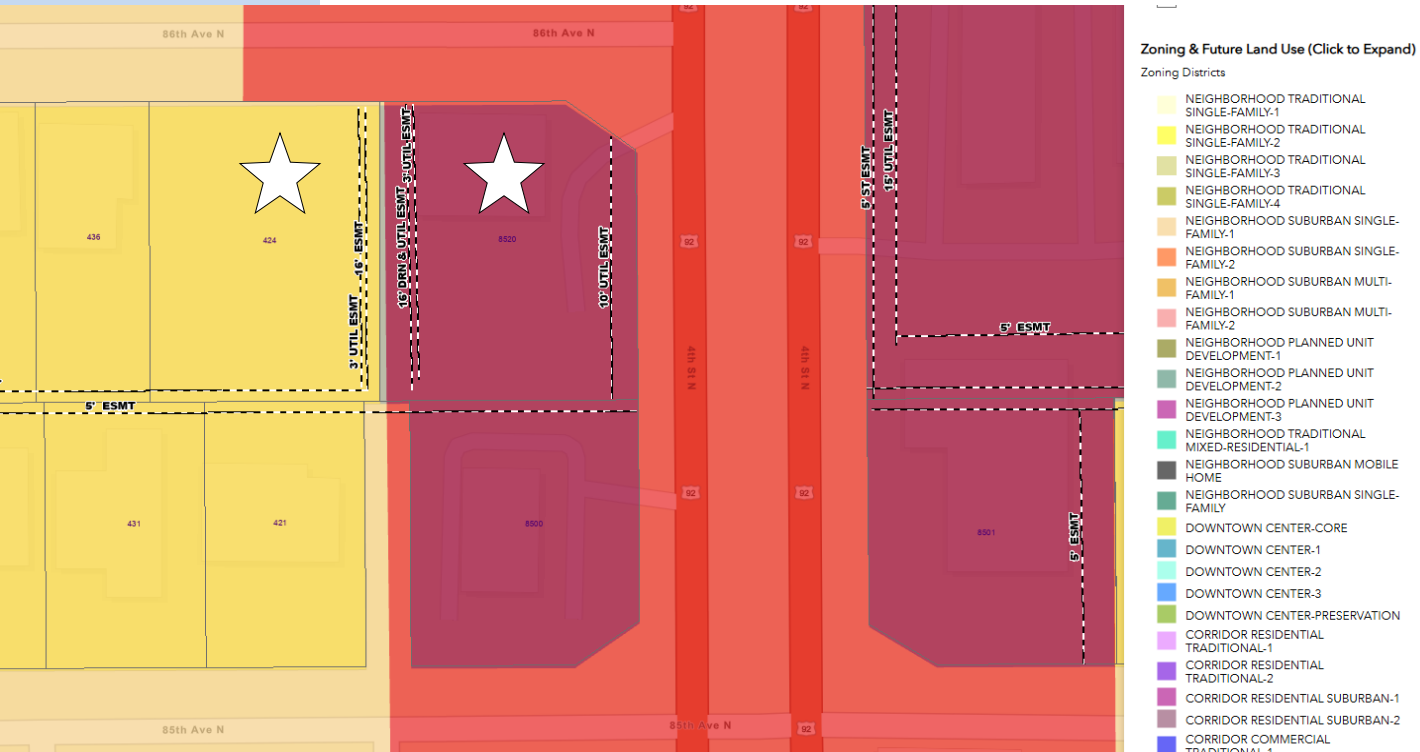
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ZONING & FUTURE LAND USE MAP



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