

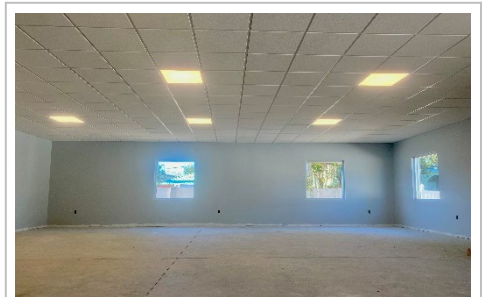
# FOR LEASE

7855 38th Ave N, St. Petersburg, FL 33710

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



- 1,400± SF Office Space
- Dedicated Walkway and Entrance
- Excellent Location with High Visibility
- Zoned CRS-1
- 287± Feet Road Frontage
- 17,900± AADT 38th Ave N
- Lease Price \$26.50 PSF



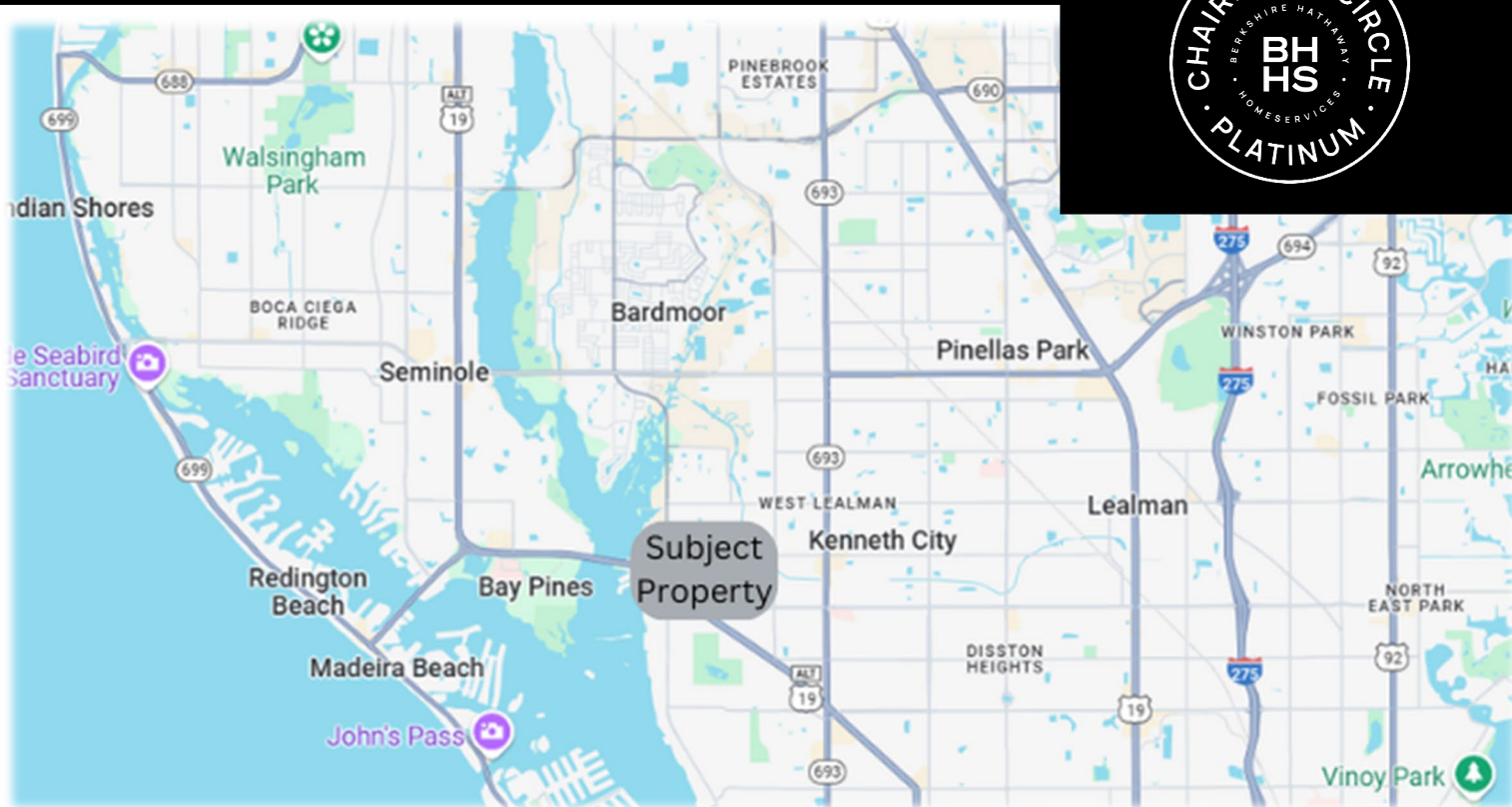
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RENEE  LANDES  
COMMERCIAL REAL ESTATE

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DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	11,201	93,804	244,235
Avg. HH Income	\$77,601	\$102,857	\$100,018
Median Age	52.1	50.5	50
Total Households	5,388	43,141	112,629

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	24,321	134,845	297,574
Avg. HH Income	\$86,388	\$99,276	\$100,590
Median Age	51.4	49.4	49
Total Households	1,902	13,752	41,499

## Medical/Professional Office Space

### Warm Shell | Build to Suit

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Fantastic opportunity to lease a 1,400± SF warm shell build to suit space in a high traffic, highly visible medical complex with ample parking. With 287± feet of frontage on 38th Ave N. and a traffic count of 17,900±, your business will be sure to get noticed.

This fully customizable, blank canvas has its own dedicated walkway and entrance, providing a professional and exclusive atmosphere for your clients. Plus, with its proximity to HCA Florida St. Petersburg Hospital (just a mile away) and Tyrone Square (two miles away), your business will be in the heart of a thriving community.

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