



# ST PETE RETAIL FOR LEASE

2300 Dr Martin Luther King Jr St S, St Petersburg, FL 33705

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: \$3,000.00 per month (NNN)

Building Size: 3,028 SF

Renovated: 2024

### AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
2300 DR MLK ST S	\$3,000 per month		2,000 SF

### George William

727.482.2818

george@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



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## PROPERTY DESCRIPTION

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Exclusive retail spaces available for lease just minutes from Downtown St Petersburg and Central Ave. Each space will be thoughtfully designed to provide a modern ambiance, making it the perfect canvas for your business to thrive. With a prime location that offers convenience and accessibility, these retail spaces present an unparalleled opportunity to elevate your brand in the heart of the city. Don't miss the chance to be part of this premier retail destination.

### LOCATION DESCRIPTION

Momentum is building in the unique districts along St Petersburg as increased connectivity and improved urban design allow businesses and neighborhoods to thrive. Cranes, scaffoldings and fenced off lots boasting "coming soon" signs seem to line every block. In just the past five years, the city of St. Petersburg has approved at least 32 major multi-family projects. According to city data, 36,800 permits were issued in fiscal year 2022 bringing in \$9.3 million in permit revenue and \$1.3 billion in construction value.



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## PROPERTY DETAILS

Lease Rate	<b>\$3,000.00 PER MONTH</b>
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### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Lot Size	0.42 Acres
APN #	31-31-17-95976-001-0210

### LOCATION INFORMATION

Building Name	ST PETE RETAIL FOR LEASE
Street Address	2300 Dr Martin Luther King Jr St S
City, State, Zip	St Petersburg, FL 33705
County	Pinellas

### BUILDING INFORMATION

Building Size	3,028 SF
Building Class	A
Number of Floors	1
Year Last Renovated	2024
Number of Buildings	1

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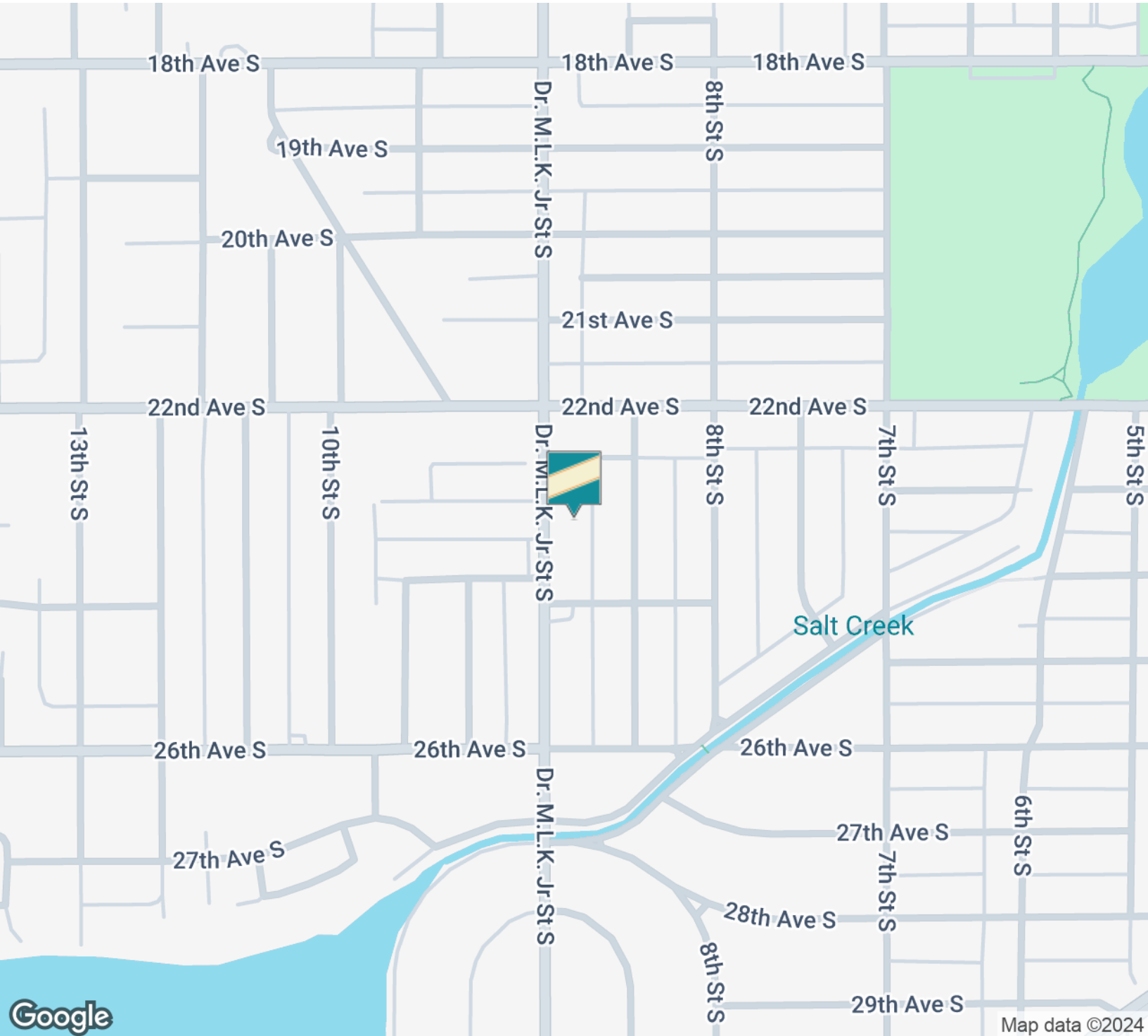
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## LOCATION MAP



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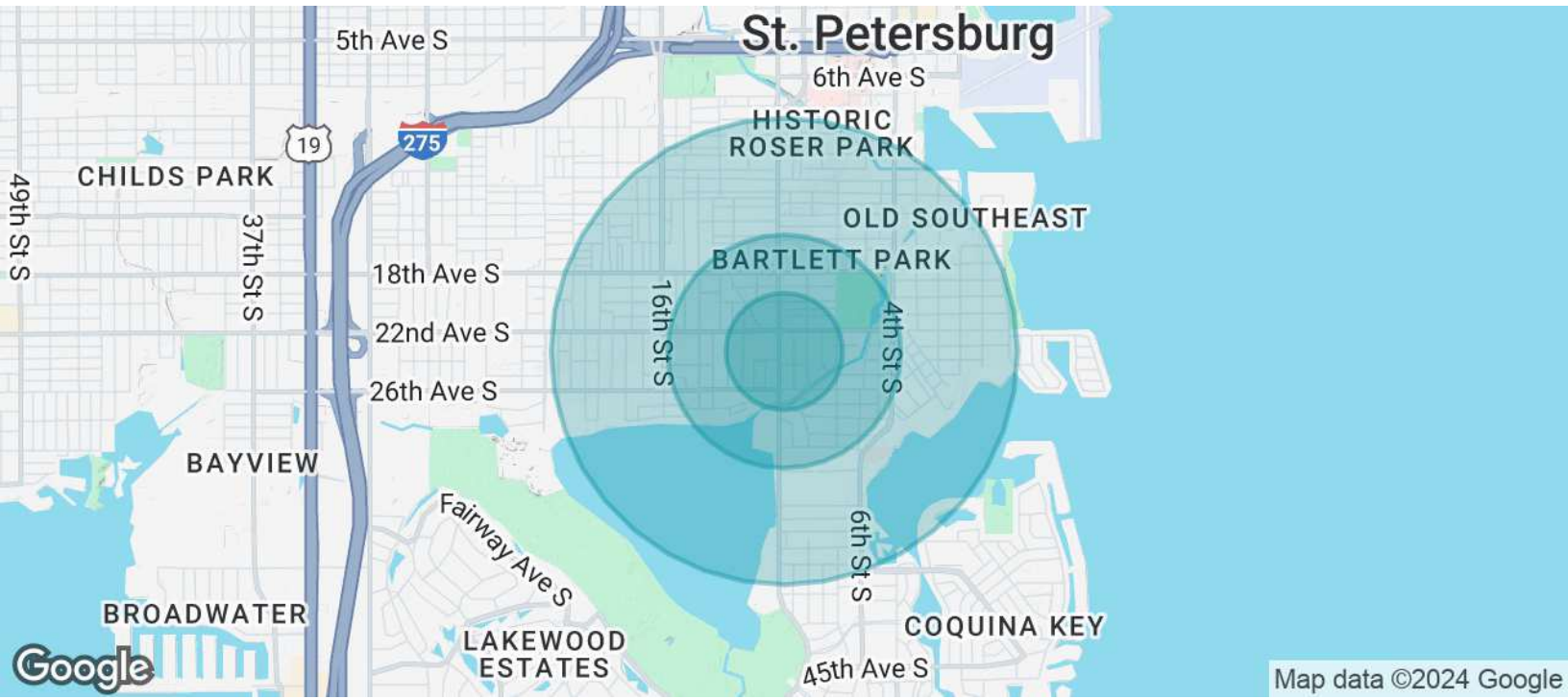
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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,668	5,155	14,381
Average Age	33.2	34.9	38.8
Average Age (Male)	34.3	36.3	36.6
Average Age (Female)	34.3	34.6	40.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	669	2,311	7,237
# of Persons per HH	2.5	2.2	2.0
Average HH Income	\$41,291	\$38,690	\$42,936
Average House Value	\$133,872	\$141,358	\$168,038

2020 American Community Survey (ACS)

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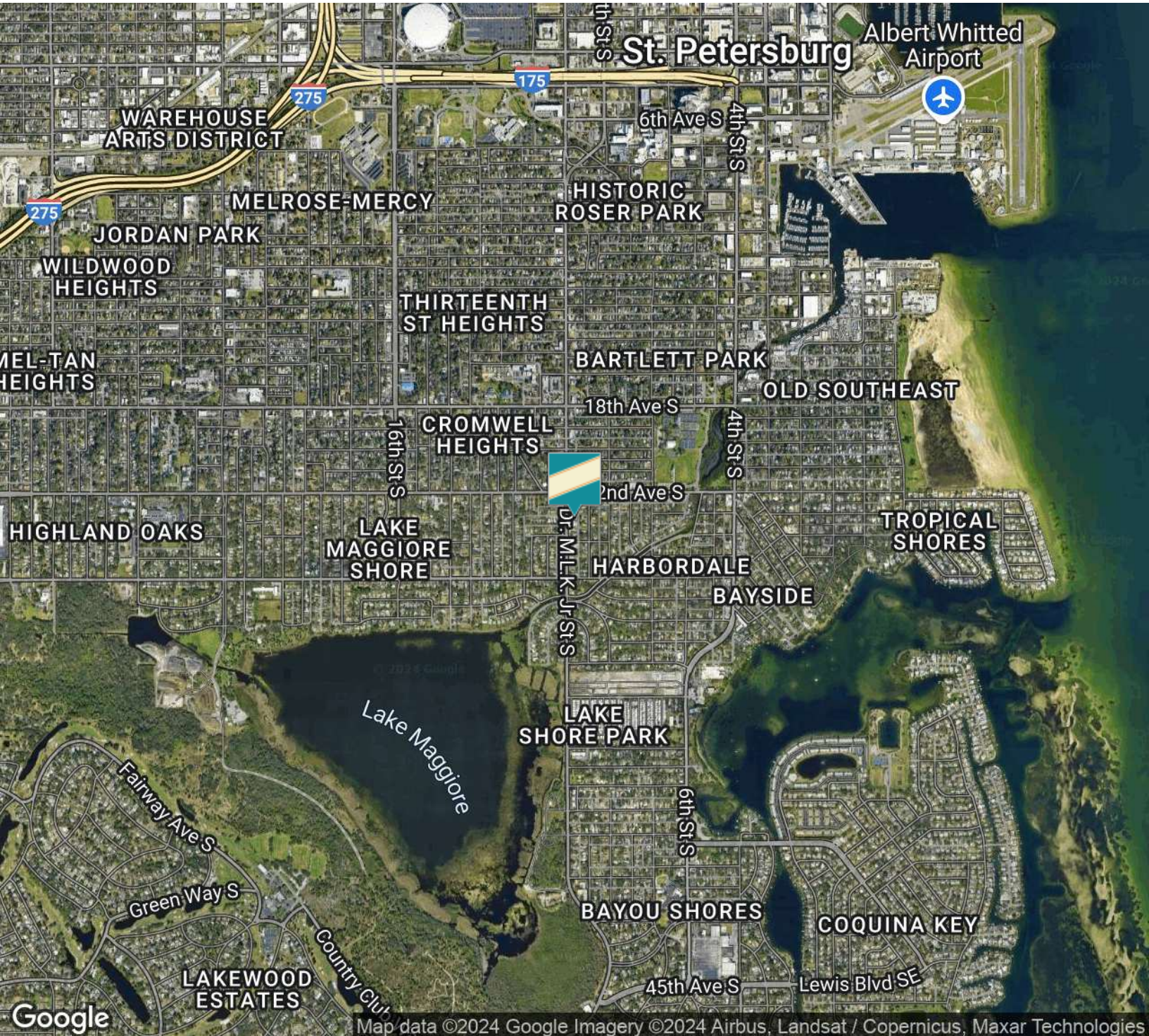
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AERIAL MAP



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## ADVISOR BIO & CONTACT 1

### GEORGE WILLIAM

Senior Broker Associate



115 W Bearss Ave  
Tampa, FL 33613  
T 727.482.2818  
george@grimaldcommercialrealty.com

### PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

#### Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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