



Office Building For Lease

St. Petersburg Professional Office / Retail

6880 46th Ave N, Saint Petersburg, FL 33709

For More Information:

813-254-6756 | EXT 23

Michael Braccia, P.A. | mike@baystreetcommercial.com

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Executive Summary



OFFERING SUMMARY

Available SF:	700 - 1,836 SF
Lease Rate:	\$825.00 - 2,450.00 per month (MG)
Lot Size:	26,646 SF
Year Built:	1982
Building Size:	10,632 SF
Zoning:	C-1
Market:	Tampa-St. Petersburg- Clearwater
Traffic Count:	6,000

PROPERTY OVERVIEW

Very attractive 10,632 SF St. Petersburg professional office building is situated on a 26,646 SF lot with plenty of parking and is not located in a flood zone. Currently, there are three suites available.

Suite 100/110 - 1,836 SF - Professional office space - Initial estimated monthly rent: \$2,585 (includes base rate + tax) + metered electric

Suite 150 - 1,175 SF space currently utilized as a barber shop - Initial estimated monthly rent: \$1,656 (includes lease rate + sales tax + metered electric)

Suite 210: 700 SF professional office space - Initial estimated monthly rent: \$870 (includes lease rate + sales tax + metered electric)

* See Available Spaces page for detailed information

Owner pays water, sewage, and garbage fees and there are no common area maintenance (CAM) fees or hidden charges! Tenants pay individual electric account or an electricity fee for shared meters.

*There are desks and chairs available for tenant's use

LOCATION OVERVIEW

Located on 46th Avenue North in St. Petersburg, less than two miles north from the Tyrone Square Mall and one mile west of Park Street N and two blocks west of 66th Street North, offering a great central location and easy access to surrounding areas.

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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	700 - 1,836 SF	Lease Rate:	\$825.00 - \$2,450.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	700 SF	Modified Gross	\$825 per month	700 SF professional office space located on 2nd floor (no elevator in building) - Front office/reception area and 2 offices in the rear. The front and rear offices have 2 opening windows each. Space has its own electric meter, central heat, and A/C. No hidden costs. Move in condition. Initial estimated monthly rent: \$870 (includes lease rate + sales tax + metered electric)



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Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100 / 110	Available	1,836 SF	Modified Gross	\$2,450 per month	Suite 100: 1,836 SF professional office space - Located on the ground floor. Space consists of front office/reception area, 3 private offices, a large open area, and 2 bathrooms. This office is complete with beautiful hardwood floors, large windows, internet, PBX, and LAN ready. Central heat and A/C. Individual meter for your electricity. There are no hidden costs. Move in ready condition - Initial estimated monthly rent: \$2,585 (includes base rate + tax + metered electric)
Suite 150	Available	1,175 SF	Modified Gross	\$12.00 SF/yr	1,175 SF space currently utilized as a barber shop. Includes one large room, private restroom, and a bonus/storage room. It has its own HVAC unit. Individual meter for your electricity. No hidden costs. Initial estimated monthly rent: \$1,656 (includes lease rate + sales tax + metered electric)



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Additional Photos





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Suite 210 - 700 SF



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

6

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St. Petersburg Professional Office / Retail

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Suite 100/110 - 1,850 SF



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7

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Suite 100/110 Cont'd. - 1,850 SF



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8

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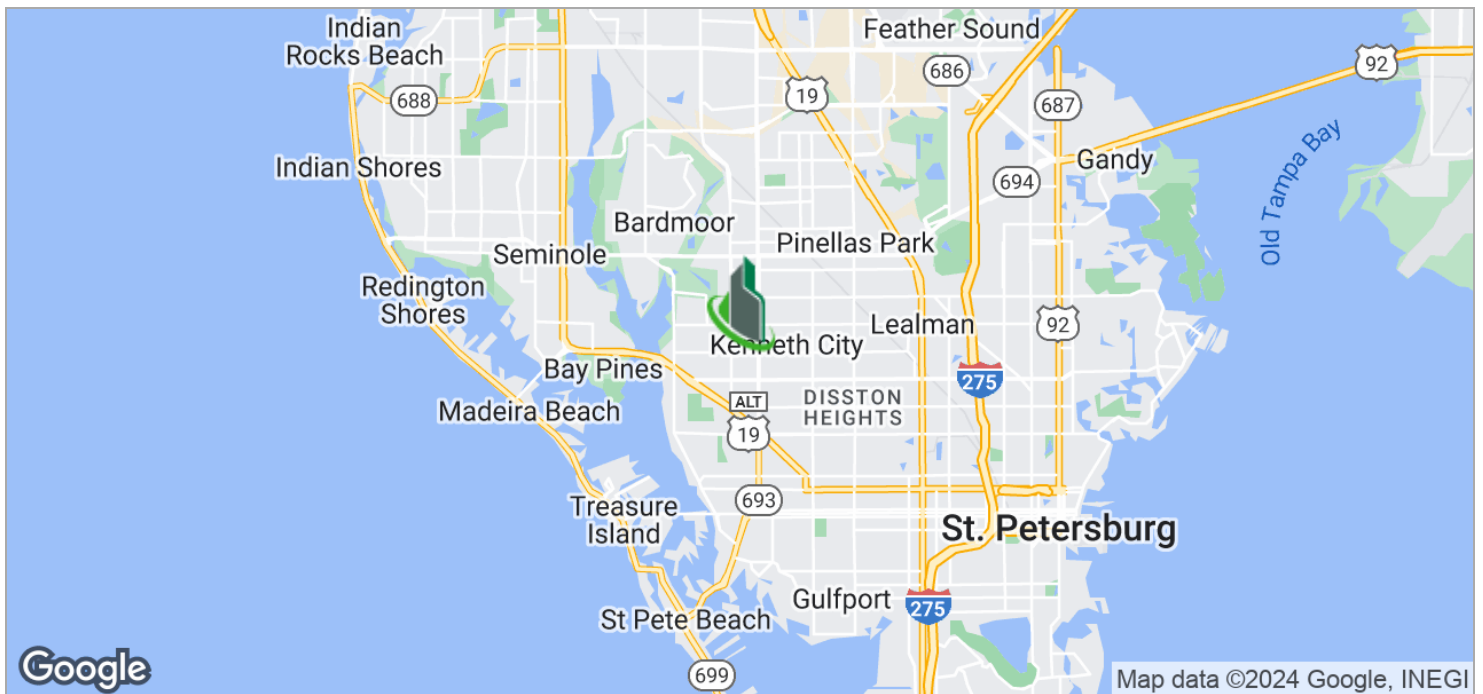
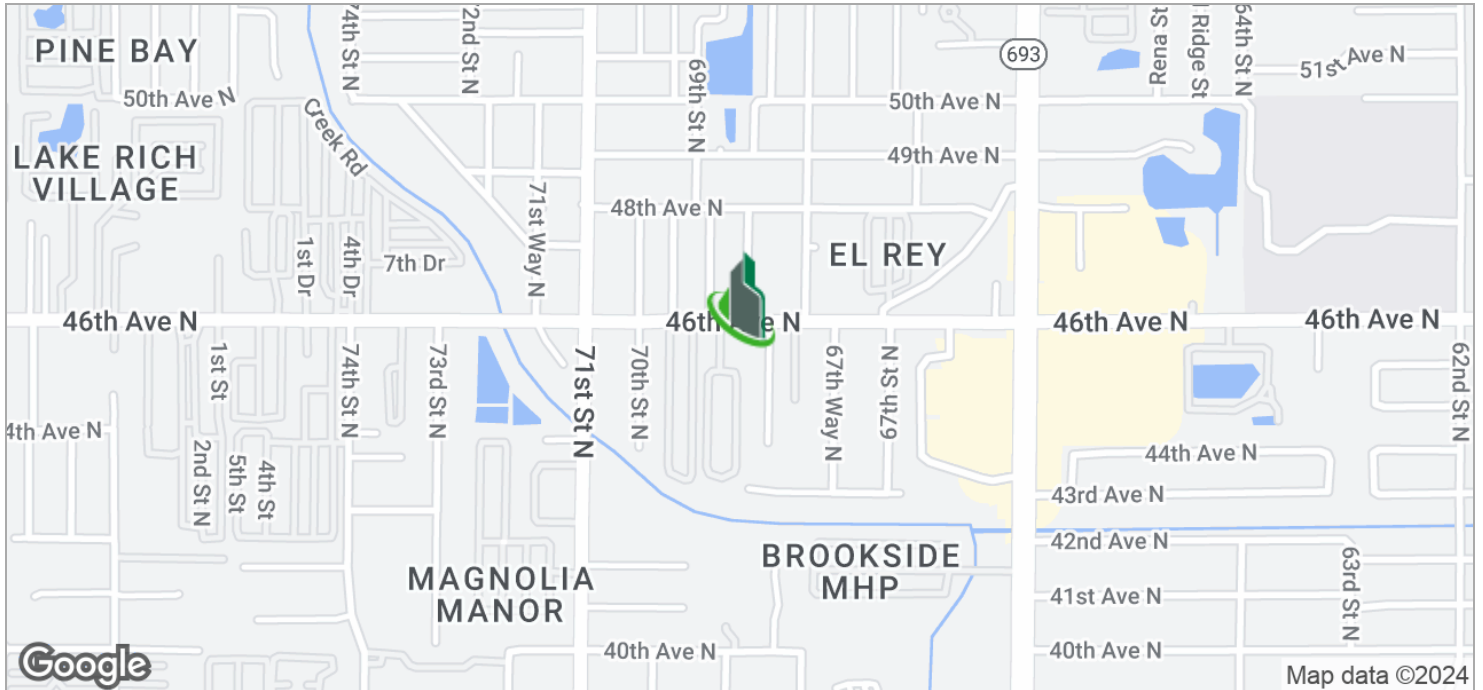




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Location Maps





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Retailer Map



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10

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Aerial Map



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11

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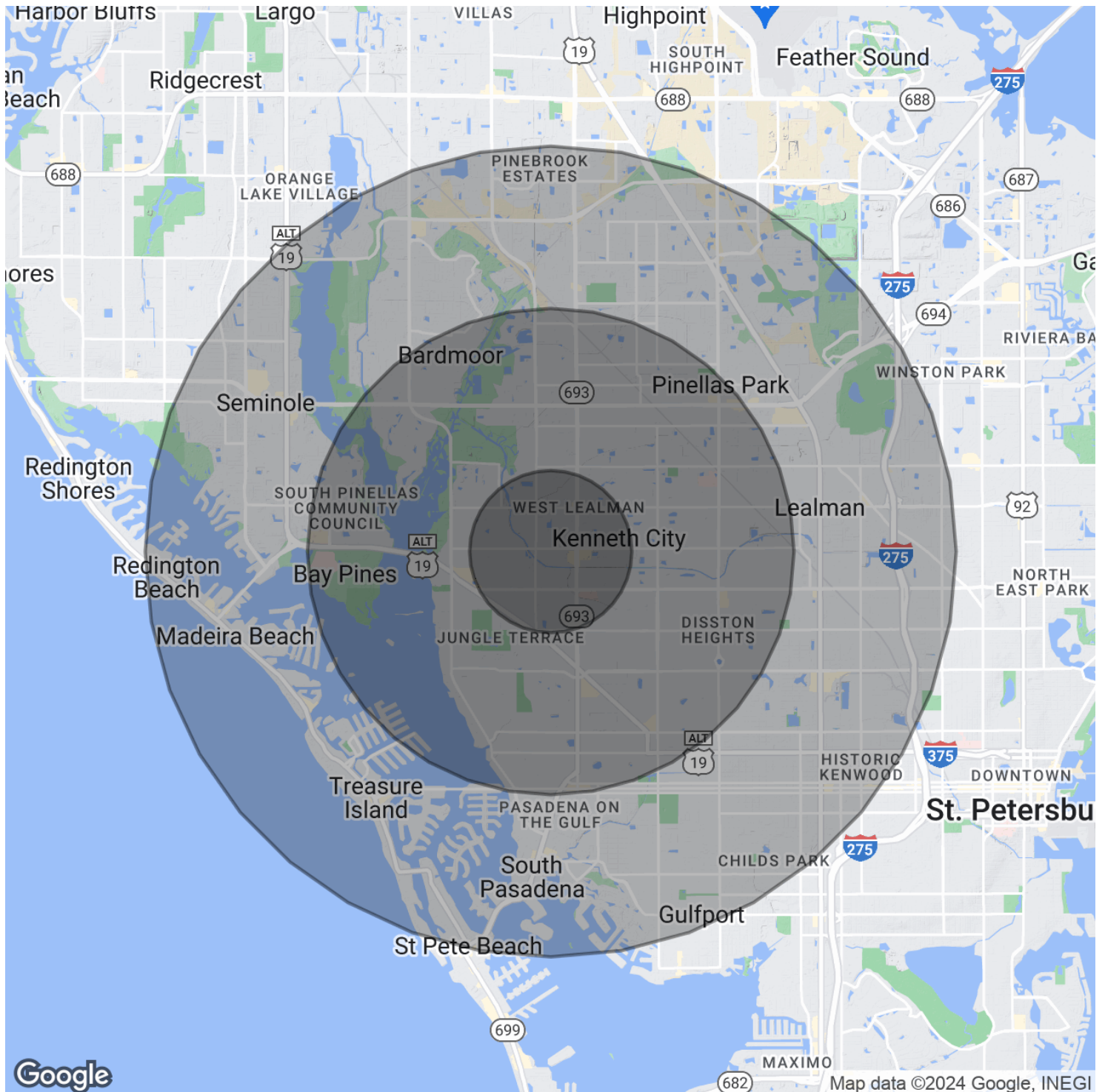




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Demographics Map & Report



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12

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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,869	100,554	253,140
Average Age	47.2	44.8	44.5
Average Age (Male)	46.1	43.3	43.2
Average Age (Female)	47.9	46.0	45.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,508	43,188	110,340
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$45,009	\$53,981	\$55,094
Average House Value	\$133,633	\$181,860	\$209,129

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	6.7%	7.1%	7.0%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	11,019	88,009	212,730
% White	85.6%	87.5%	84.0%
Total Population - Black	380	3,814	18,588
% Black	3.0%	3.8%	7.3%
Total Population - Asian	807	5,463	12,877
% Asian	6.3%	5.4%	5.1%
Total Population - Hawaiian	0	83	135
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	117	292	656
% American Indian	0.9%	0.3%	0.3%
Total Population - Other	335	1,116	3,189
% Other	2.6%	1.1%	1.3%

TRAFFIC COUNTS

46th Ave N & 66th St N	6,000/day
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** Demographic data derived from 2020 ACS - US Census*

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