

Babalu Restaurant & Bar (4COP)

SAINT PETERSBURG, FL



OFFERING MEMORANDUM

TAMPA, FL
1208 E Kennedy Blvd, Suite 231
Tampa, FL 33602

PRESENTED BY:

CHERIE TEDESCO-GAMBLE
Managing Director
O: 813.898.7289
C: 813.898.7289
cherie.tedesco@kw.com
FL #SL3397003

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SAINT PETERSBURG, FL

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BABALU

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

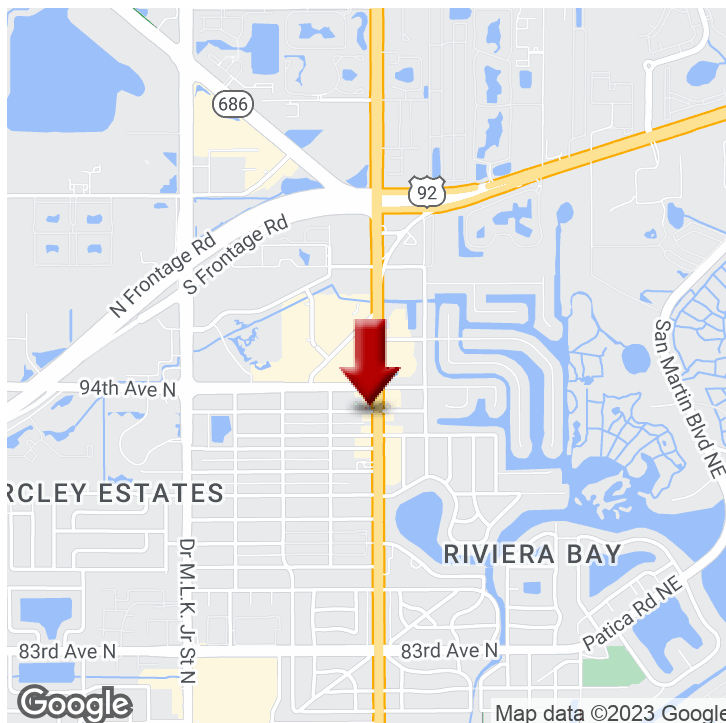
PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,275,000
NUMBER OF ROOMS:	1
AVAILABLE SF:	
LOT SIZE:	0.233 Acres
BUILDING SIZE:	2,408 SF
RENOVATED:	2015
ZONING:	Commercial
PRICE / SF:	\$529.49

PROPERTY OVERVIEW

The Babalu Restaurant & Bar location is situated at the corner of 4th Street N and 93rd Avenue N in St. Petersburg with high visibility and easy access and includes 4COP Food & Liquor license. This offering can be utilized by any investor or owner/operator who wants to take advantage of this established stand alone restaurant/bar establishment.

The building consists of 2,408 square-feet and includes a full kitchen, liquor bar, ample indoor seating, outdoor seating, and an outdoor patio area for dining. Traffic counts in the area have been recorded at more than 36,000 cars per day (2018).

PROPERTY HIGHLIGHTS

- Easy Access
- High Visibility
- 4COP License
- Stand Alone Building
- Outdoor Patio
- Private Parking
- Additional Street Parking

Property Description



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LOCATION OVERVIEW

The subject property is located in northern St. Petersburg south of Gandy Boulevard and East of I-275 with excellent exposure and visibility.

Property Details

SALE PRICE

\$1,275,000

LOCATION INFORMATION

Building Name	Babalu
Street Address	9246 4TH ST N ST
City, State, Zip	Saint Petersburg, FL 33702
County/Township	Pinellas
Cross Streets	4th Street N & 93rd Avenue N
Road Type	Paved
Nearest Highway	I-275
Nearest Airport	St. Petersburg/Clearwater

BUILDING INFORMATION

Building Size	2,408 SF
Price / SF	\$529.49
Year Built	1950
Last Renovated	2015
Number Of Floors	1
Load Factor	Yes
Roof	Flat
Free Standing	Yes
Number Of Buildings	1
Walls	Drywall
Foundation	Concrete Slab

PROPERTY DETAILS

Property Type	Hospitality
Property Subtype	Full Service
Zoning	Commercial
Lot Size	0.233 Acres
Corner Property	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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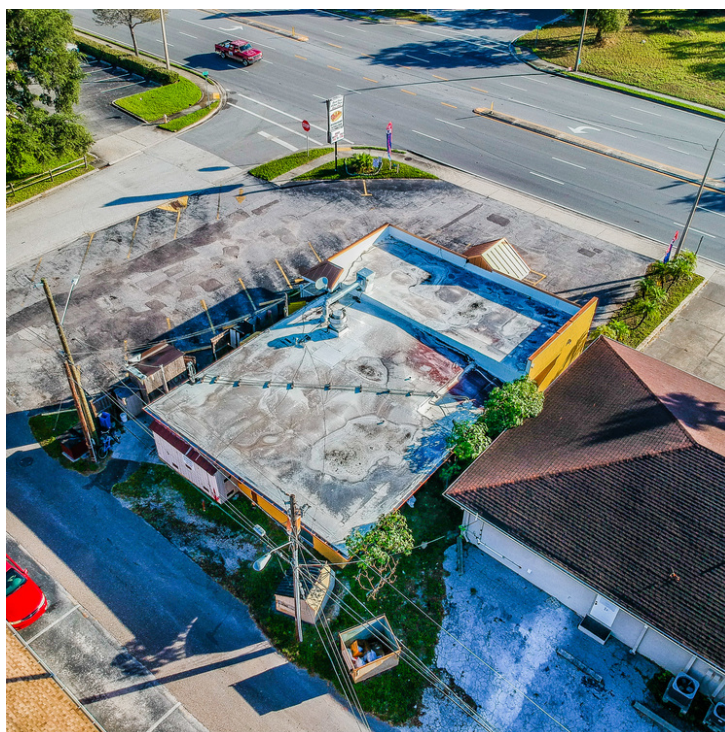
UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Central HVAC	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

Additional Photos



Additional Photos



Additional Photos



BABALU

LOCATION INFORMATION

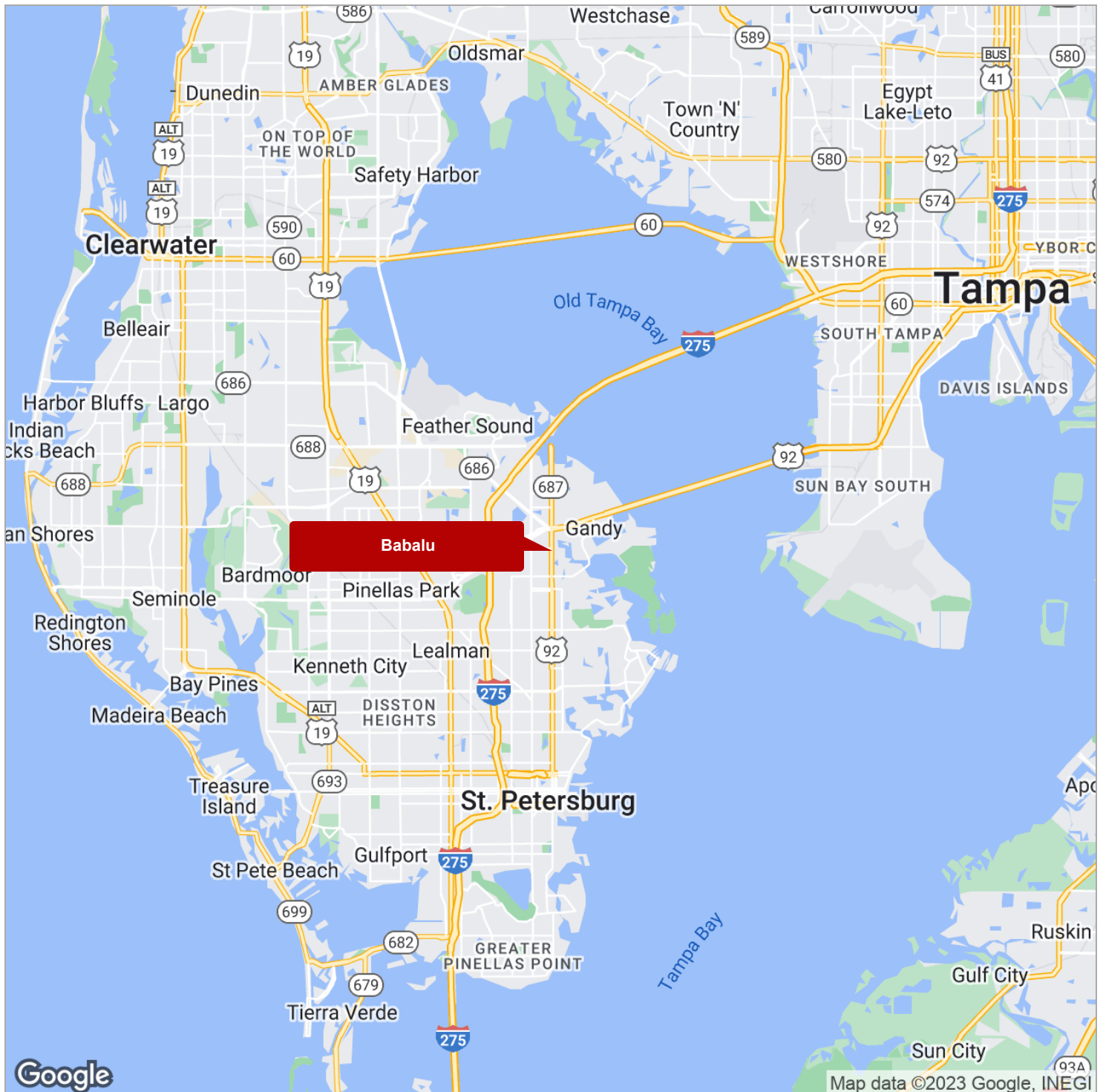
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REGIONAL MAP

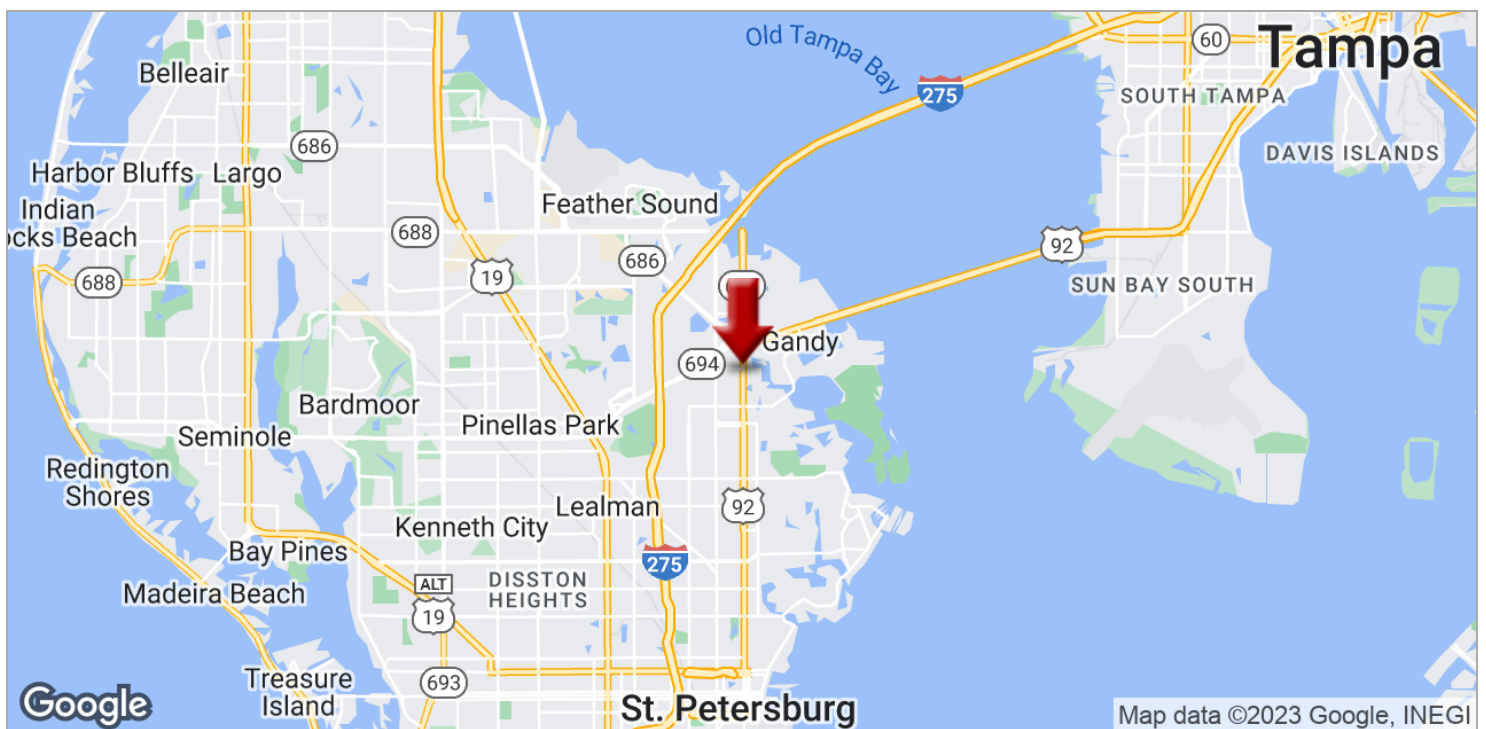
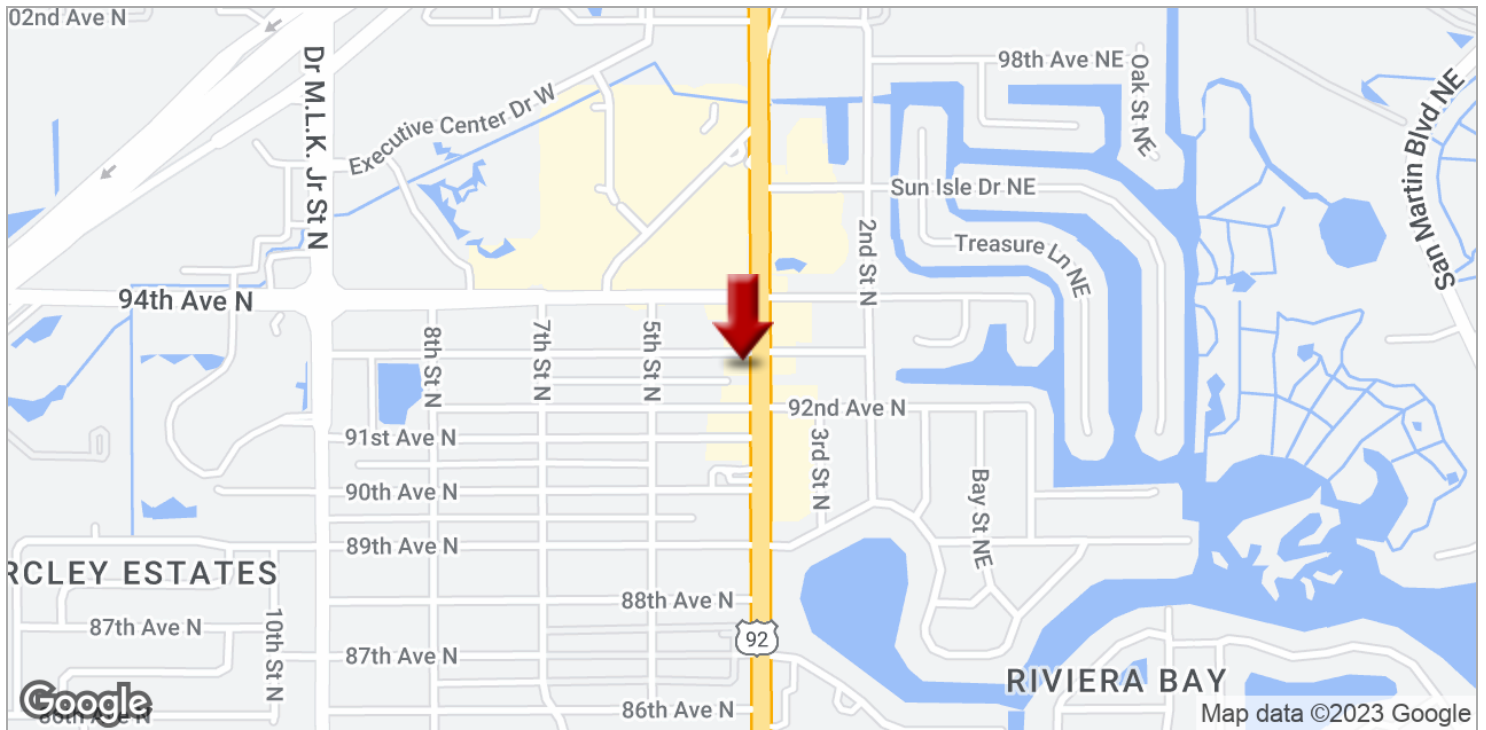
LOCATION MAPS

AERIAL MAP

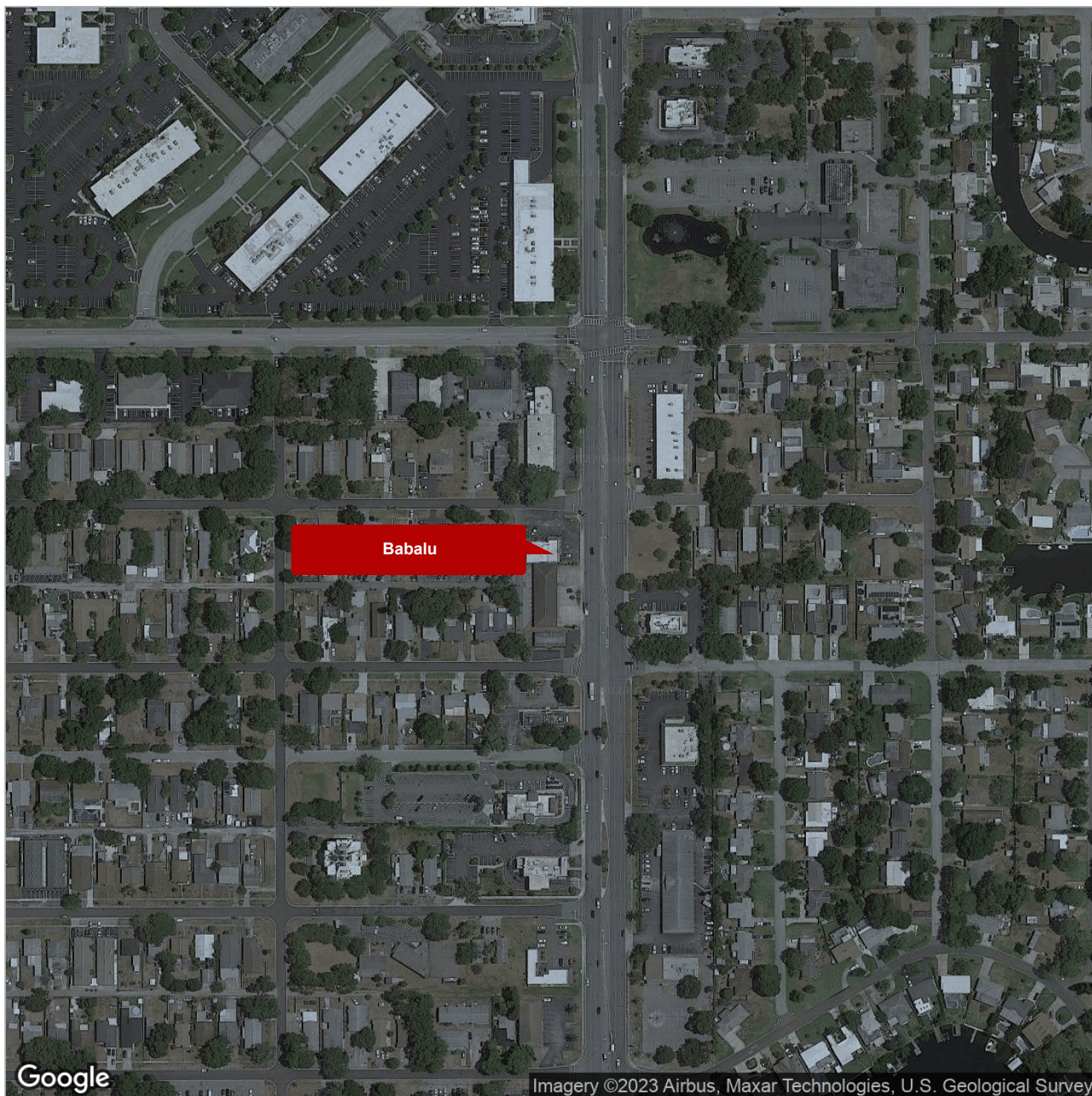
Regional Map



Location Maps



Aerial Map



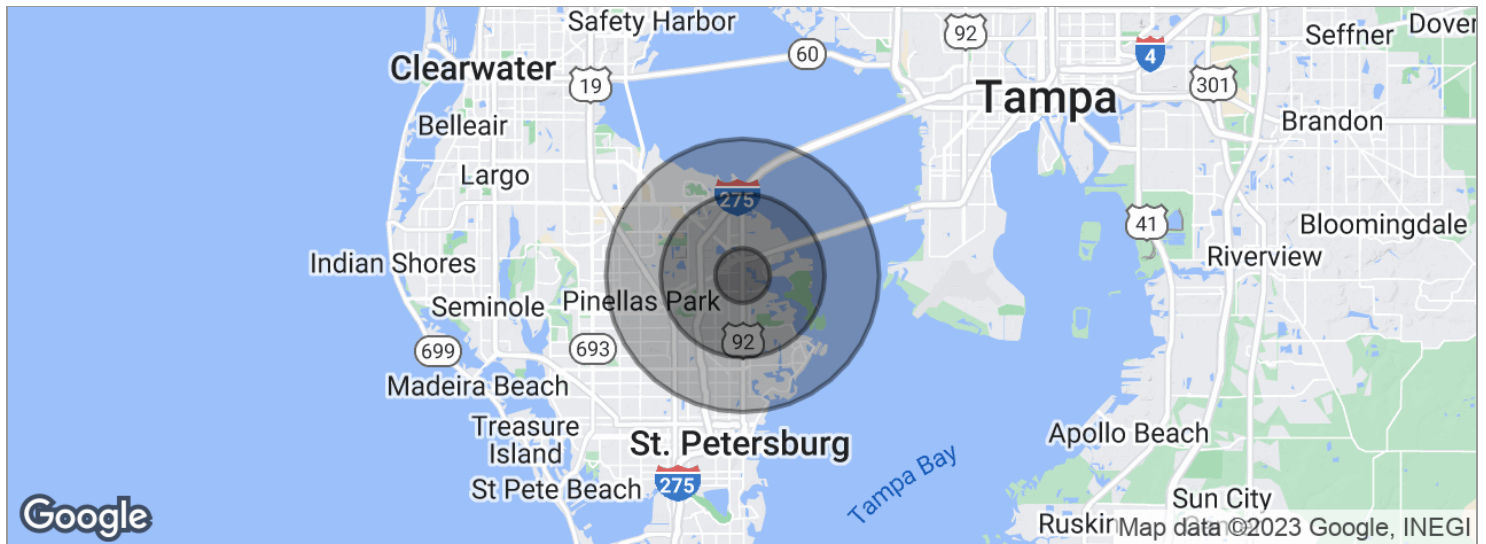
BABALU

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,393	59,819	143,814
Median age	41.0	42.8	42.8
Median age (male)	37.9	40.1	41.4
Median age (Female)	43.0	44.9	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,903	27,336	64,608
# of persons per HH	2.2	2.2	2.2
Average HH income	\$52,185	\$57,263	\$58,413
Average house value	\$152,141	\$201,335	\$215,534

* Demographic data derived from 2020 ACS - US Census