

Executive Summary 1101 1st Avenue North, Saint Petersburg, FL 33705



PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	9,750 SF
Building Size:	4,446 SF
Year Built:	1953

PROPERTY OVERVIEW

The 4446 sf building sits on a 9700 sf lot with 16 parking spaces. This property is perfect for a restaurant, as it already has a full kitchen. There is potential for a SRX Liquor License as the building could easily seat 150 guests and is more than 2500 sf. It has excellent flexibility, with potential for a rooftop deck for service and also potential for an outside bar along 11th St N. It's located 1 block from Central Ave in the Edge District in the heart of significant economic growth. Landlord is willing to discuss concepts for this well located space.

PROPERTY HIGHLIGHTS

- -Perfect for a restaurant
- -Has full kitchen
- -16 parking spaces
- -1 block from Central in the Edge District
- -High visibility
- -High walkability score
- -Potential for rooftop deck
- -Potential for outside bar along 11th St N
- -3 Full restrooms and a staff restroom off the kitchen

Cross Streets:



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Additional Photos 1101 1st Avenue North, Saint Petersburg, FL 33705



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Additional Photos *1101 1st Avenue North, Saint Petersburg, FL 33705*

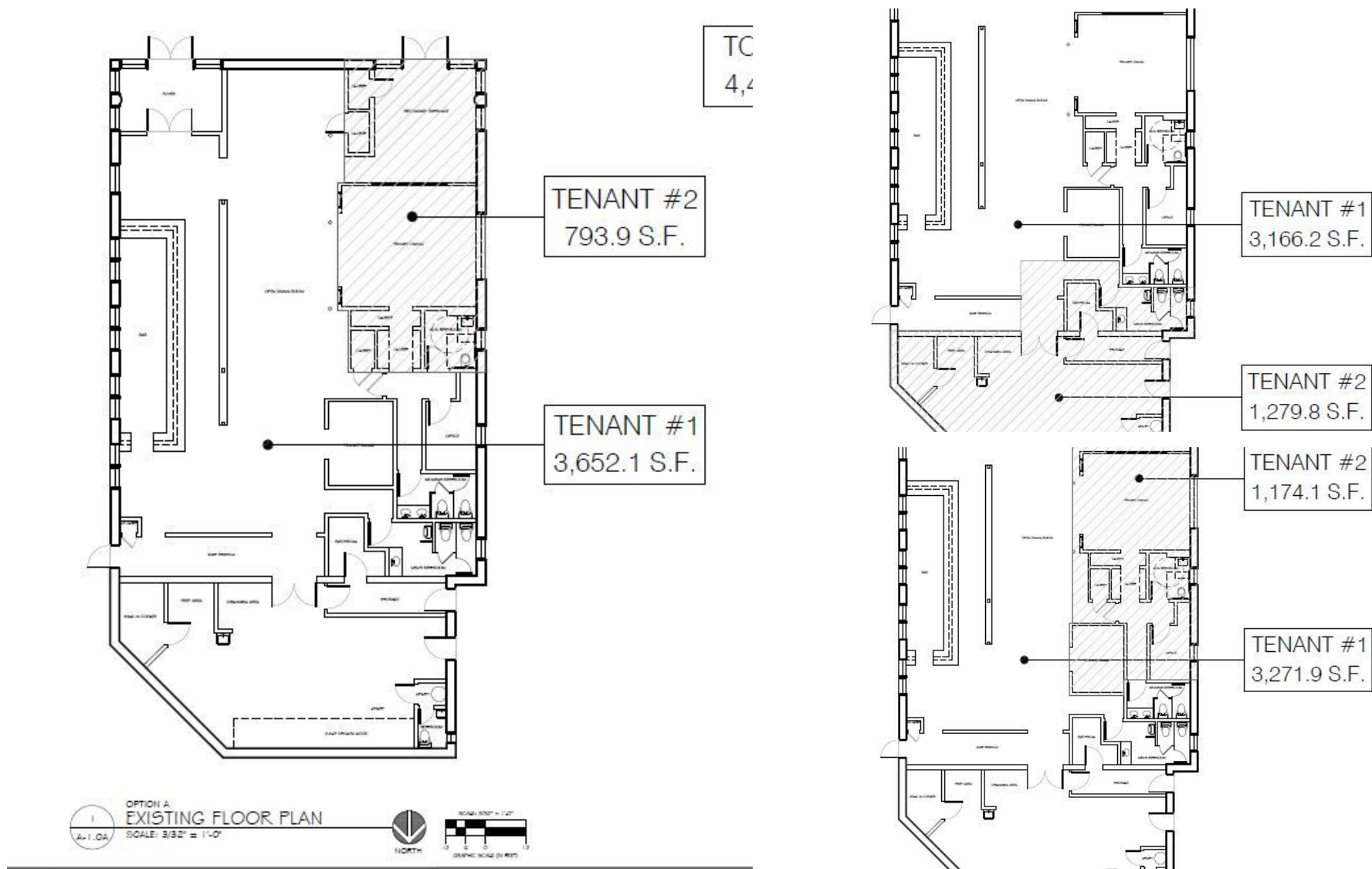


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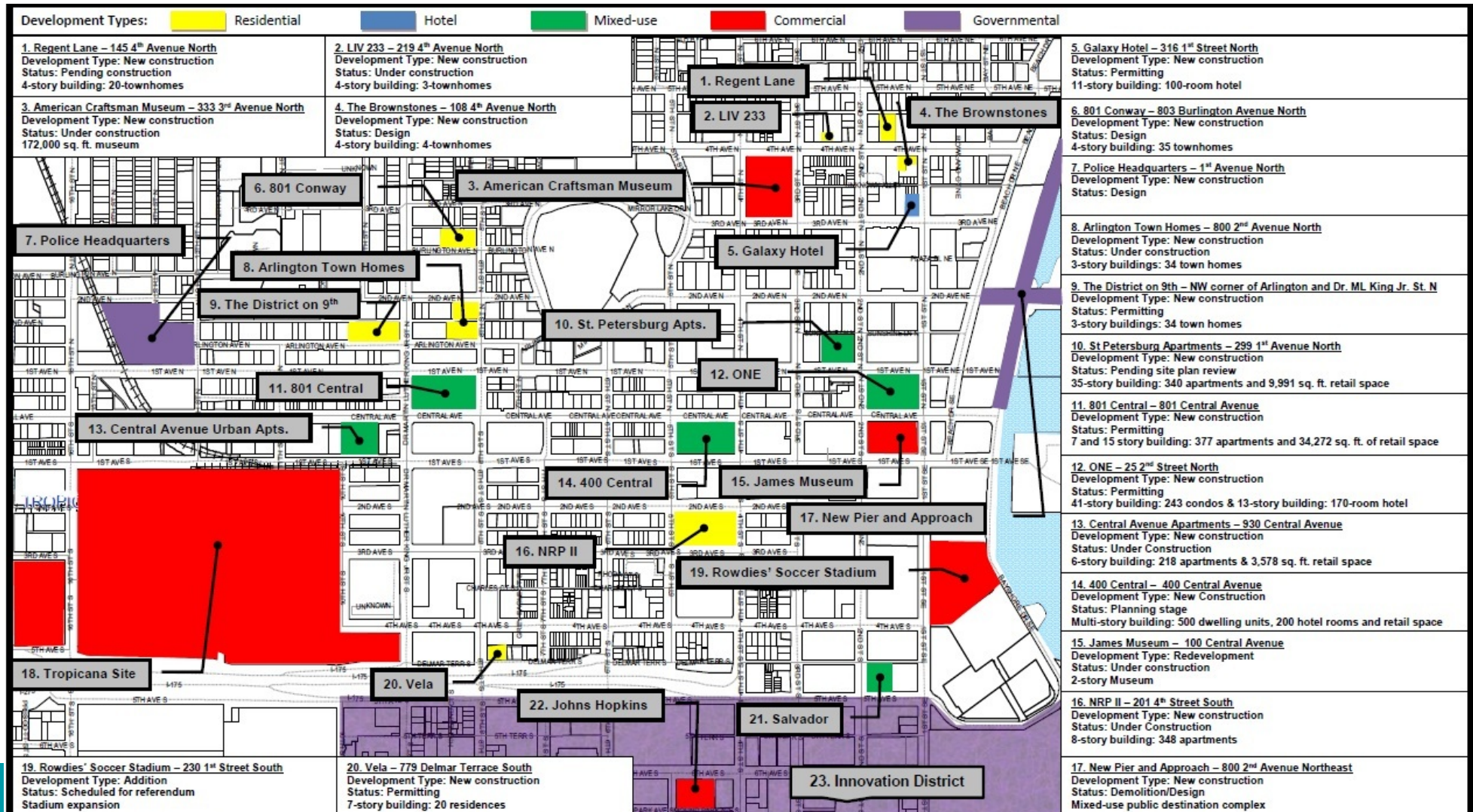
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Historical Points of Interest

1 Booker Creek

The earliest settlements in the EDGE were by the Tocobaga Indians along Booker Creek. Their tribes flourished from 1000-1500 A.D., occupying the entire peninsula and living in harmony with the waterways. In the 1500s, however, Spanish explorers brought them violence and disease, and by 1709, no Tocobaga remained. Artifacts from their rich and complex culture have been recovered and are on display in many local museums.

2 Railway

The 1880s brought the next phase of settlement when Russian émigré Peter Demens expanded his Orange Belt Railway from central Florida to Tampa Bay. The SE corner of the EDGE was the terminus, around which the first town center grew. From 30 residents in 1888, to 273 residents in the first census in 1890, most were clustered at that corner.

3 Cooper's Quarters

In the 1880s, freed slaves Louis Bell Jr. and the John & Anna Donaldson family comprised the entire African American community here. To build the railway, many more arrived. Leon Cooper, a white businessman, put up shacks south of the railroad - "Cooper's Quarters" - for them. In 1914, the municipal gas plant was built there, and the neighborhood became the Gas Plant District. As the town grew, Jim Crow laws influenced city planning and restricted blacks to certain areas, like the Quarters. Despite this, its residents united to make their community safe and vibrant. In 1986, the neighborhood was leveled to build the now-Tropicana baseball stadium.



Entertainment

1 Enigma	1110 Central Ave.	727.235.0867
2 Escape St. Pete	1041 Central Ave.	727.317.6928
3 Grassroots Kava	957 Central Ave.	727.220.3041
4 Green Bench Brewing Co.	1133 Baum Ave. N.	727.800.9836
5 Independent Bar	1049 Central Ave.	727.851.9032
6 Pinot's Palette	1572 Central Ave.	727.828.9799
7 Room 901	901 1st Ave. S.	727.290.9492
8 Sketch and Sip	1010 Central Ave.	727.329.6322
9 Traveling Vineyard	1560 Central Ave., #211	304.476.6164

Dining

10 Bavard's Pizza Napoletana & Pastaria	945 Central Ave.	727.258.7517
11 Bodega on Central	1120 Central Ave.	727.623.0942
12 Brooklyn South	1437 Central Ave.	727.914.4967
13 Buysa Ramen	911 Central Ave.	727.202.7010
14 Chiang Mai Thai	1100 Central Ave.	727.895.4851
15 Dr. BBQ	1101 1 st Ave. S.	813.831.7000
16 Engine No 9	56 Dr. MLK, Jr. St. N.	727.623.0938
17 Ferg's Sports Bar & Grill	1320 Central Ave.	727.822.4562
18 Kings Street Food Counter	937 Central Ave.	727.914.2111
19 Hawker's Asian Street Fare	1235 Central Ave.	727.521.7253
20 Red Mesa Mercado	1100 1 st Ave. N.	727.954.7430

The downtown historic EDGE District

is an award-winning Florida Main Street and Main Street America™ that plans, promotes, and advocates to sustain an eclectic, vibrant EDGE District community while preserving its unique character. The EDGE District Main Street is operated by the EDGE Business District Association.

Galleries & Shops

21 ARTicles Art Gallery and Custom Framing	1445 Central Ave.	727.898.6061
22 Ashe Couture Boutique	1027 Central Ave.	727.828.9925
23 CASA Collections Thrift Shoppe	1011 1st Ave. N.	727.828.1233
24 Designers' Consigner	1033 Central Ave.	727.894.3326
25 Flip Flop Quilt Shop	1010 Central Ave., #105	727.821.4946
26 Furnish Me Vintage	1246 Central Ave.	727.898.8740
27 Milagros	1106 Central Ave.	727.821.7555
28 Mis En Chic	1180 Central Ave.	727.216.6316
29 Necessories Boutique	953 Central Ave.	808.280.2116
30 plain jane	1104 Central Ave.	727.600.7741
31 Rick's Electronics Boutique	1128 Central Ave.	727.527.1165
32 Texture	1029 Central Ave.	727.258.8335
33 Urban Roots on Central	1010 Central Ave., #106	727.502.2111
34 Verve Boutique	915 Central Ave.	727.800.5873

Etcetera

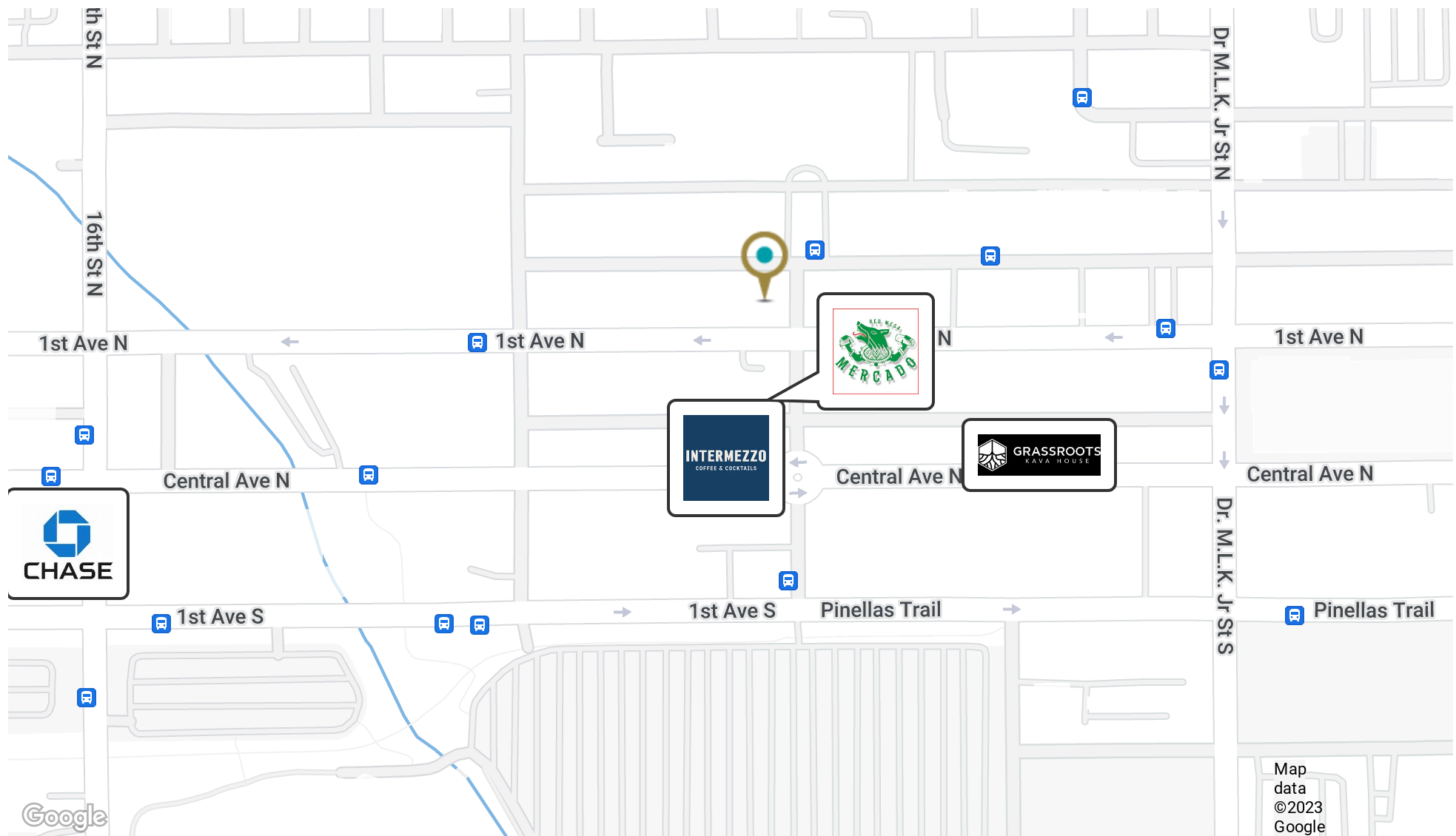
35 A+P Designs	912 Central Ave.	727.300.9465
36 Anytime Fitness	900 Central Ave.	727.502.9100
37 Booker Creek Ventures	1425 Central Ave.	727.896.3214
38 Cappa Law Firm	1229 Central Ave.	727.894.3159
39 Cartier CPAs	1000 Central Ave.	727.822.8800
40 City Church of St. Pete	1211 1 st Ave. N., #302	727.490.9053
41 Classic Tattoos	1441 Central Ave.	727.823.2121
42 EDGE Business District Association	1118 Dr. MLK, Jr. St. S.	727.329.8869
43 Fusion 1560	1560 Central Ave.	727.502.5700
44 Goldman Wetzel PLLC	915 1 st Ave. N.	727.828.3900
45 Kevin Charles Hair Artistry	905 Central Ave.	727.823.8585
46 Peace of Yoga	21 Dr. MLK, Jr. Dr. S.	727.350.5786
47 Playful Therapy	11 Dr. MLK, Jr. Dr. S.	727.560.9082
48 Salon Sequence	1592 Central Ave.	727.388.6788
49 Seacoast Bank	965 Central Ave.	727.767.0900
50 St. Pete	956 1 st Ave. N.	727.893.1163

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Retailer Map 1101 1st Avenue North, Saint Petersburg, FL 33705

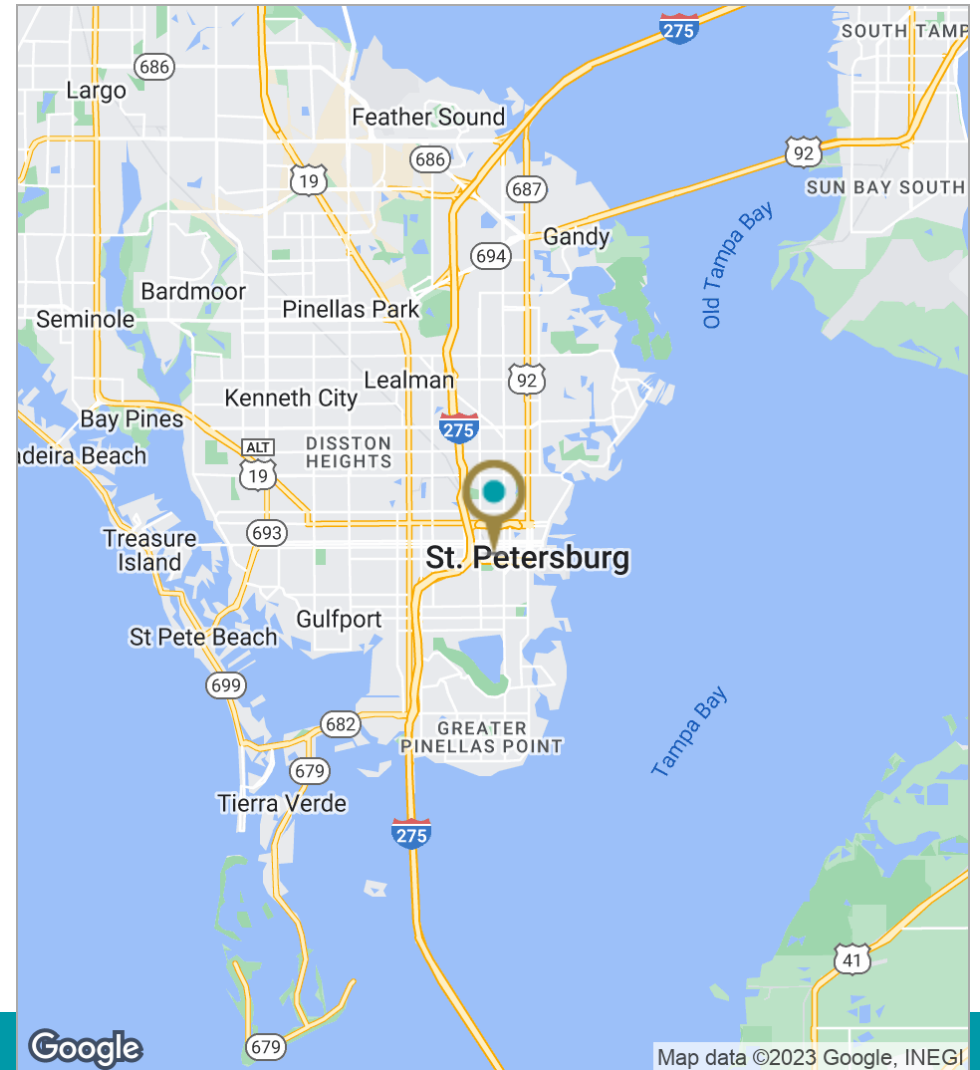
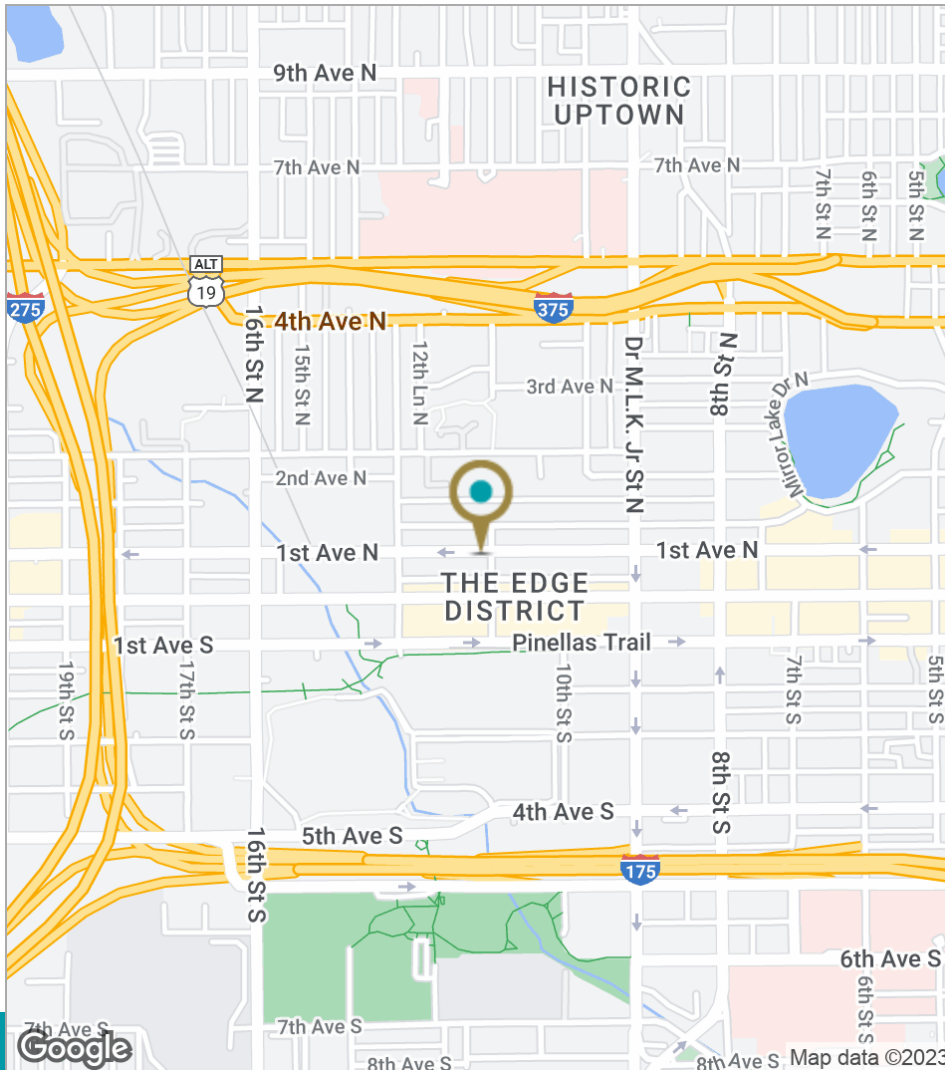


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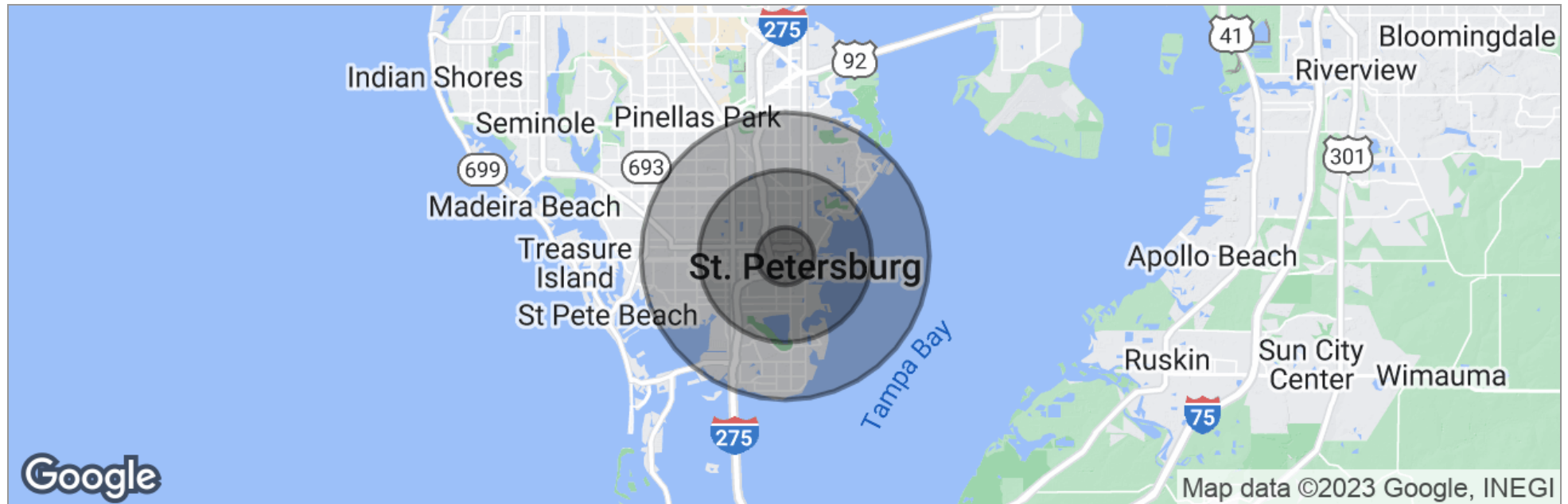
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Demographics Map 1101 1st Avenue North, Saint Petersburg, FL 33705



	1 Mile	3 Miles	5 Miles
Total Population	11,160	97,550	235,547
Population Density	3,552	3,450	2,999
Median Age	44.6	40.1	41.2
Median Age (Male)	42.9	38.5	39.4
Median Age (Female)	45.6	40.8	42.5
Total Households	5,744	42,364	100,475
# of Persons Per HH	1.9	2.3	2.3
Average HH Income	\$41,122	\$53,112	\$54,878
	\$228,095	\$223,943	\$211,973

* Demographic data derived from 2020 ACS - US Census



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