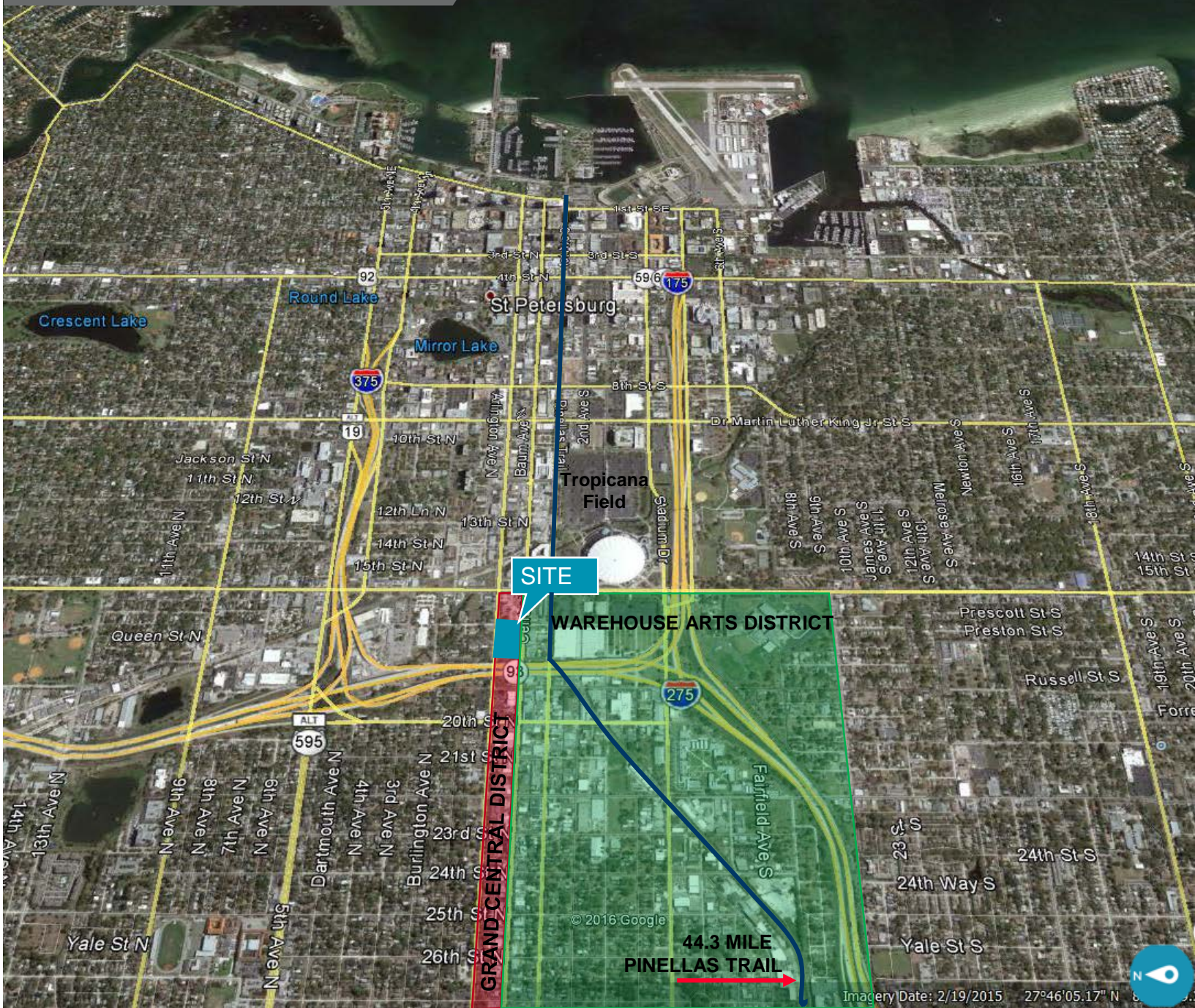


**East View – Downtown St. Petersburg**



For more information, please contact:

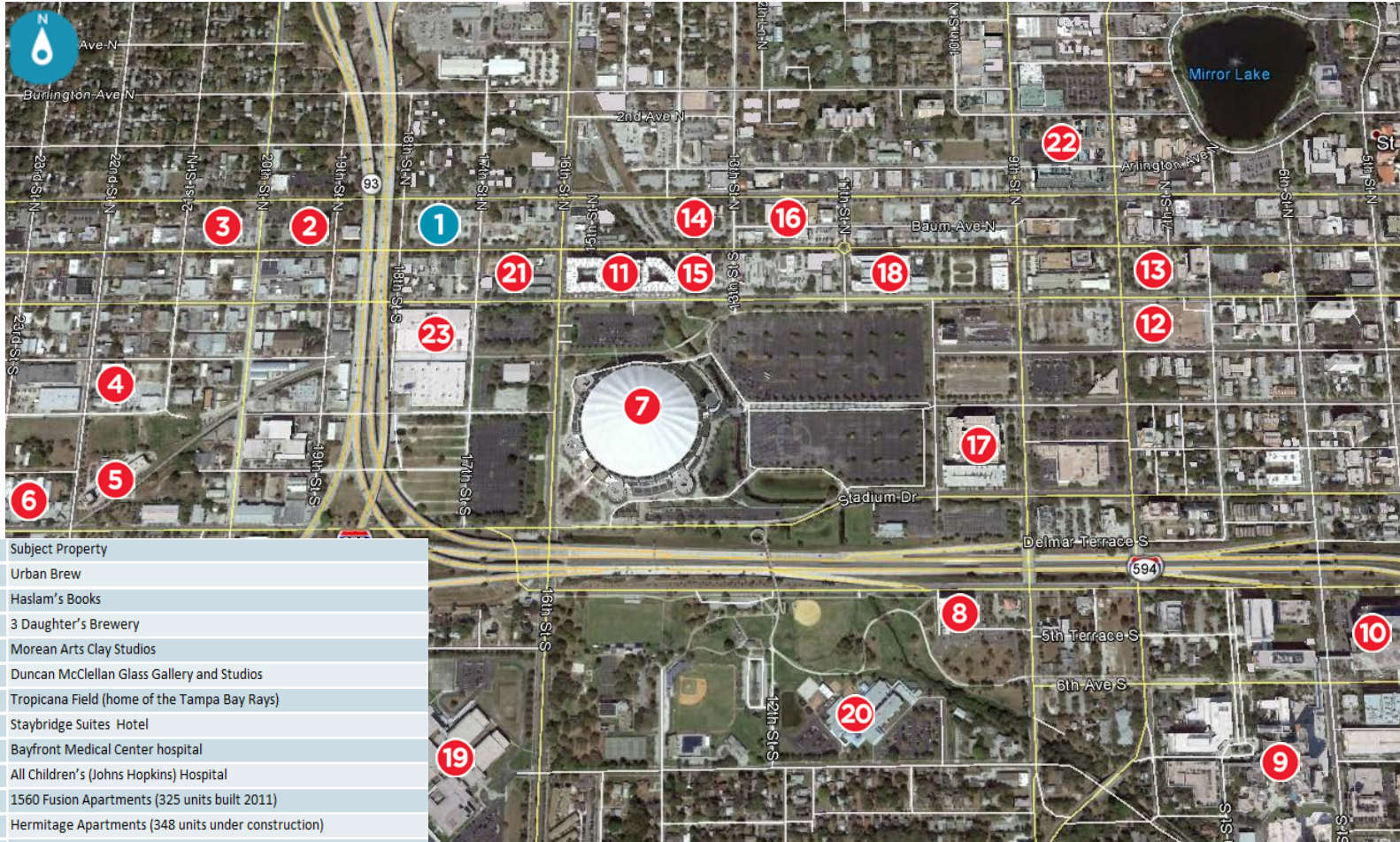
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**FOR SALE**  
**2.02 Acres – Full City Block – Development Site**  
 Downtown St. Petersburg (Pinellas County), Florida



- 1 Subject Property
- 2 Urban Brew
- 3 Haslam's Books
- 4 3 Daughter's Brewery
- 5 Morean Arts Clay Studios
- 6 Duncan McClellan Glass Gallery and Studios
- 7 Tropicana Field (home of the Tampa Bay Rays)
- 8 Staybridge Suites Hotel
- 9 Bayfront Medical Center hospital
- 10 All Children's (Johns Hopkins) Hospital
- 11 1560 Fusion Apartments (325 units built 2011)
- 12 Hermitage Apartments (348 units under construction)
- 13 Publix and Chihuly Glass Museum (under construction)
- 14 Police Station
- 15 Ferg's Sports Bar
- 16 Green Bench Brewing
- 17 Urban Style Flats Apartments (480 units, 2010)
- 18 1010 Central Condos (114 units, 5 story, built 2007)
- 19 John Hopkins Middle School
- 20 Campbell Park Elementary
- 21 First Ave Urban Homes (28 townhomes, 2006)
- 22 The Arlington Townhomes (40 units under construction)
- 23 Lock-Up Storage (storage units) and Vertical Ventures Rock Climbing

**Size**  
 2.02 acres  
 88,000 SF  
 400' Central frontage  
 220' deep

**Price**  
 To be determined by the market.

**Zoning**  
 DC-2 – Downtown Center.  
 Base FAR of 3.0 and up to 7.0 FAR with bonus approval.  
[Click here for link to zoning code.](#)

Flood Zone: X (Outside of the 500 year flood plain)  
 Prior DRC approval under old LRD's:  
 6 story mixed use development with 198 dwelling units,  
 7,886 sf retail and 353 parking spaces (2.3 FAR)

**Apartment Market**  
 1,072 units under construction  
 1,398 units proposed  
 Average Class A rent - \$1,815 (\$2.16/psf)  
 Occupancy – 91.4% including pre-stabilized deals

**Hospitality Market**  
 5 Hotels upper middle to upscale, totaling 989 rooms  
 ADR YTD through August \$171.07  
 Full STR report is on the web site

**Location**  
 The site is a full city block on Central Avenue between 17<sup>th</sup> and 18<sup>th</sup> Streets North at 1701 Central Avenue, downtown St. Petersburg (Pinellas County), Florida.

The property is within both the Grand Central District, a "Main Street Community" and the Warehouse Arts District with dozens of restaurants, art studios, galleries and shops and is close to Tropicana Field (85 acre site currently being Master Planned), the USF St. Pete 80 acre campus, Dali Museum, Medical District and is two blocks north of the 44.3 mile Pinellas Trail.





**Downtown Stats**

- Voted in the Top 52 Places to Visit in the World 2014 ~ NY Times
- Employment base of 32,767
- Average income of \$54,569/year
- New \$60 million Pier under construction
- 1,850 Condos, 377 u/c
- 227 Townhomes, 84 u/c
- 1,900 Apartments, 1,400 planned
- 100+ Restaurants
- 20 Art Galleries
- 11 Hotels (over 1500 rooms)
- 5 Museums
- 3 major hospitals
- 2 colleges

**OFFERS DUE: May 6, 2016**

[Click here for interactive map with hotels and restaurants in St. Petersburg CBD](#)

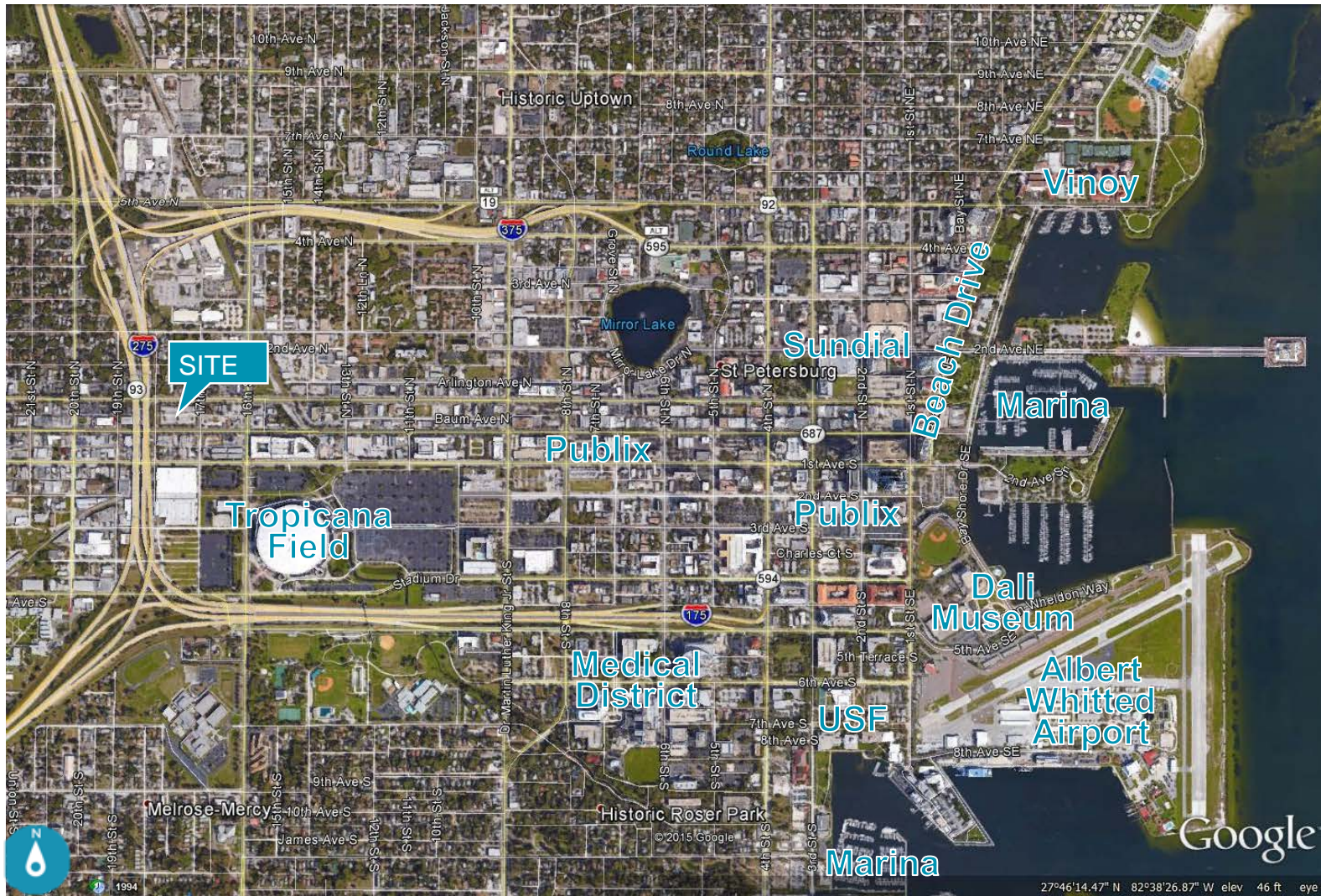




**FOR SALE**

**2.02 Acres – Full City Block – Development Site**

**Downtown St. Petersburg (Pinellas County), Florida**



**DISTANCES**

Sundial	1.4 miles
Beach Drive	1.4 miles
St. Petersburg Municipal Marina	1.5 miles
To I-175 On Ramp Southbound	0.9 miles
Dali Museum	1.6 miles
USF Campus	1.6 miles
To I-275 On Ramp Northbound	0.7 miles
Publix (Under Construction)	0.7 miles
Tropicana Field	0.3 miles
Albert Whitted Airport	1.9 miles
Treasure Island Beaches	7.1 miles

**Links**

[Florida Trend – St. Pete Trop Redevelopment 2015 Development Updates Grand Central District](#)

**BROKERAGE NOTE:**

**OUTSIDE BROKERS REPRESENTING BUYERS MUST BE COMPENSATED BY THE BUYER. CUSHMAN & WAKEFIELD OF FLORIDA, INC. IS NOT PAYING AN OUTSIDE BROKER.**

**OFFERS DUE:  
MAY 6, 2016**

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