

NW CORNER OF 4TH ST N & 22ND AVE N

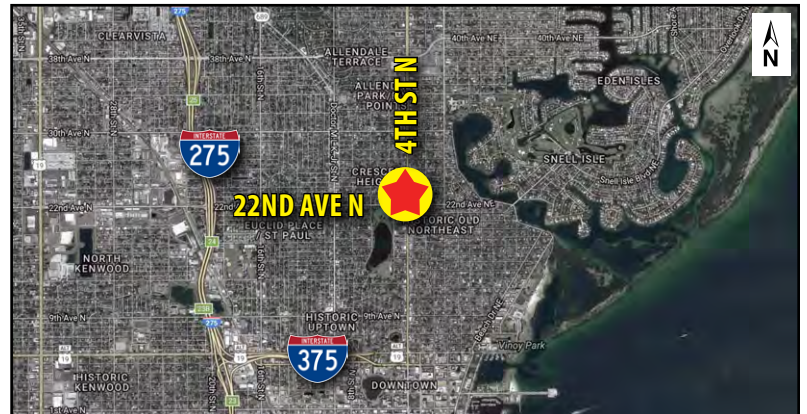
425 22nd Ave N | St Petersburg, FL 33704



PROPERTY HIGHLIGHTS:

- Up to 3,760 SF available for lease in highly desirable 4th St Business District
- Former TD Bank branch with double drive-thru lanes
- Excellent building, monument and pylon signage opportunities
- Recent exterior paint and LED light upgrades
- Corner location with access from both 4th St N and 22nd Ave N
- Join Athenian Gardens, Fantastic Sam's, SoHo Juice Company, Serenity Nail & Spa, Sacino's Formalwear and Kitchen Center Plus
- Frontage: 4th St N – 250 LF; 22nd Ave N – 416 LF

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2017 Estimated Population	18,055	106,503	227,362
2017 Estimated Households	9,414	50,411	102,607
INCOME			
2017 Est. Avg HH Income	\$80,724	\$68,367	\$63,063
TRAFFIC COUNTS			
22nd Ave N (E/W)	23,500 AADT		
4th St N (N/S)	36,500 AADT		



FOR LEASING INFORMATION:

Jason Aprile, CCIM
 813.960.8154 (O) | 813.532.6432 (C)
 japrile@rmcpg.com

8902 N Dale Mabry Hwy
 Tampa, FL 33614
 800.728.5379
 www.RMCPG.com

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