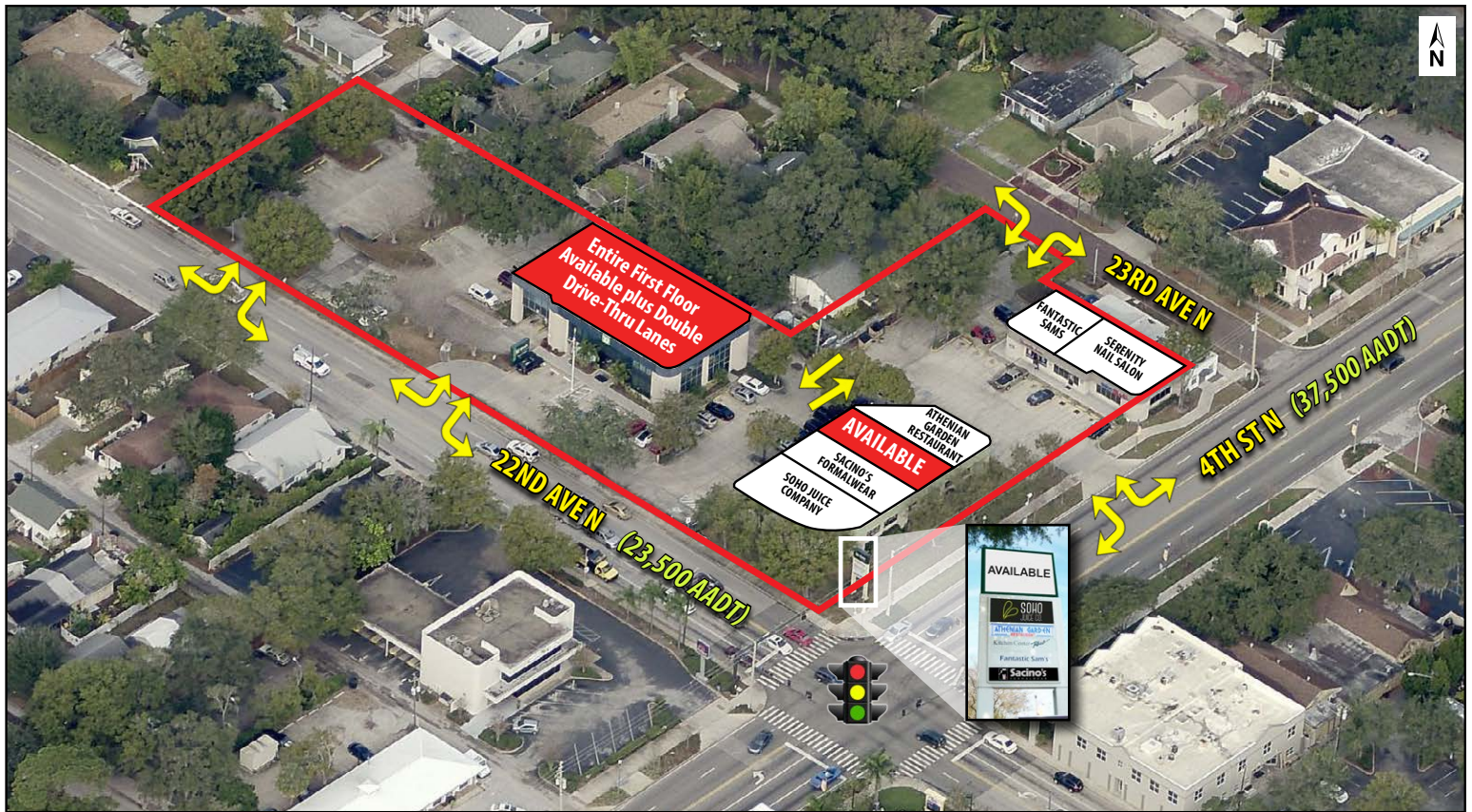


NW CORNER OF 4TH ST N & 22ND AVE N

2210 4th St N | St Petersburg, FL 33704



PROPERTY HIGHLIGHTS:

- 1,371 SF retail space available in the highly desirable 4th St Business District
- Join Athenian Gardens, Fantastic Sams, SoHo Juice Company, Serenity Nail & Spa and Sacino's Formalwear
- 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
- Strong demographics include a population of over 231,000 with an average income of more than \$66,000
- Frontage: 4th St N – 250 LF; 22nd Ave N – 416 LF

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2018 Estimated Population	18,296	108,639	231,749
2018 Estimated Households	9,514	51,239	104,102
INCOME			
2018 Est. Avg HH Income	\$83,063	\$70,278	\$66,257
AGE			
Median Age	42	42	42
DAYTIME DEMOS			
Number of Businesses	788	6,233	9,985
Number of Employees	5,106	58,205	96,324
Total Daytime Population	10,706	94,899	175,265
TRAFFIC COUNTS			
22nd Ave N (E/W)	23,500 AADT		
4th St N (N/S)	37,500 AADT		



FOR LEASING INFORMATION

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