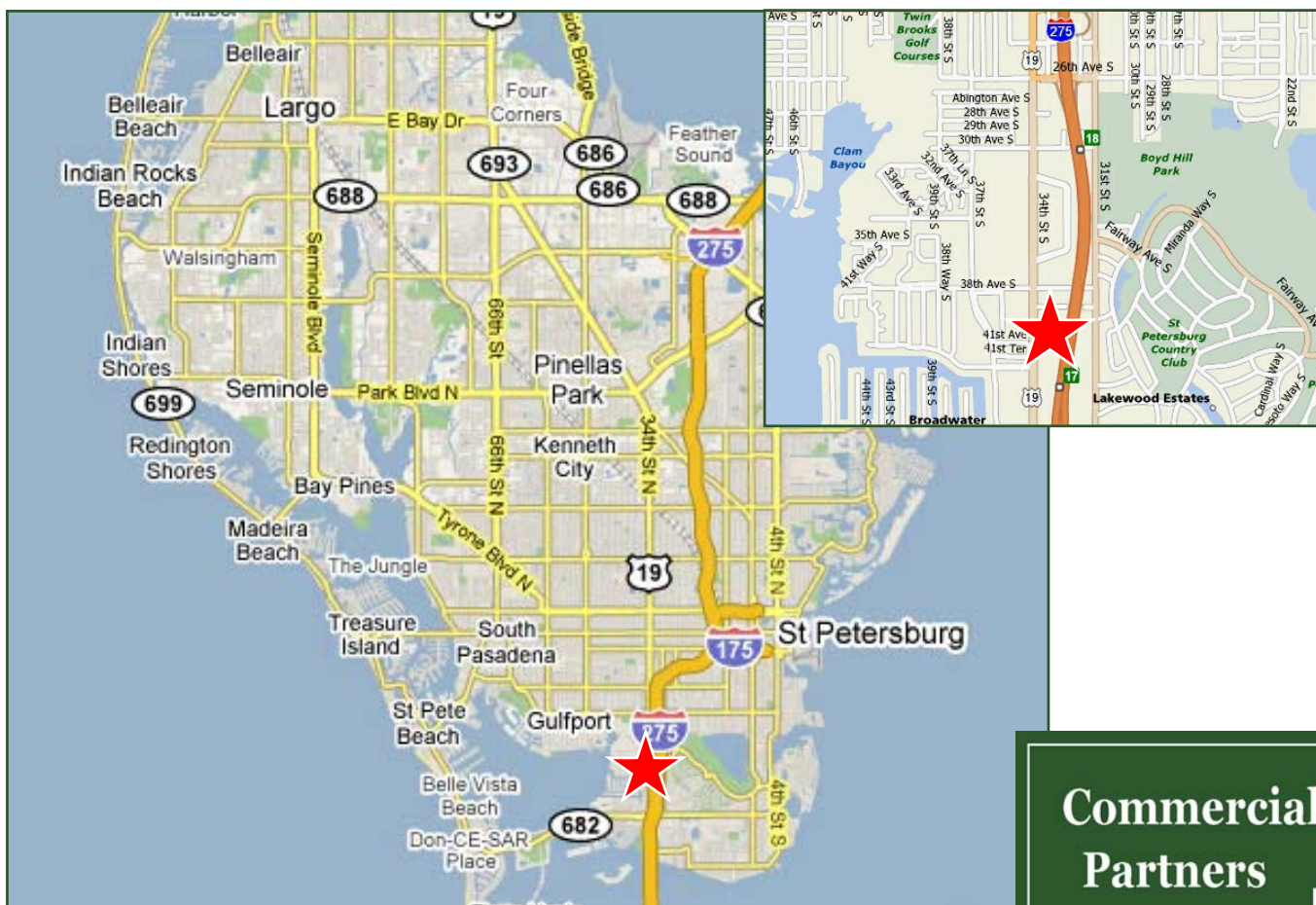
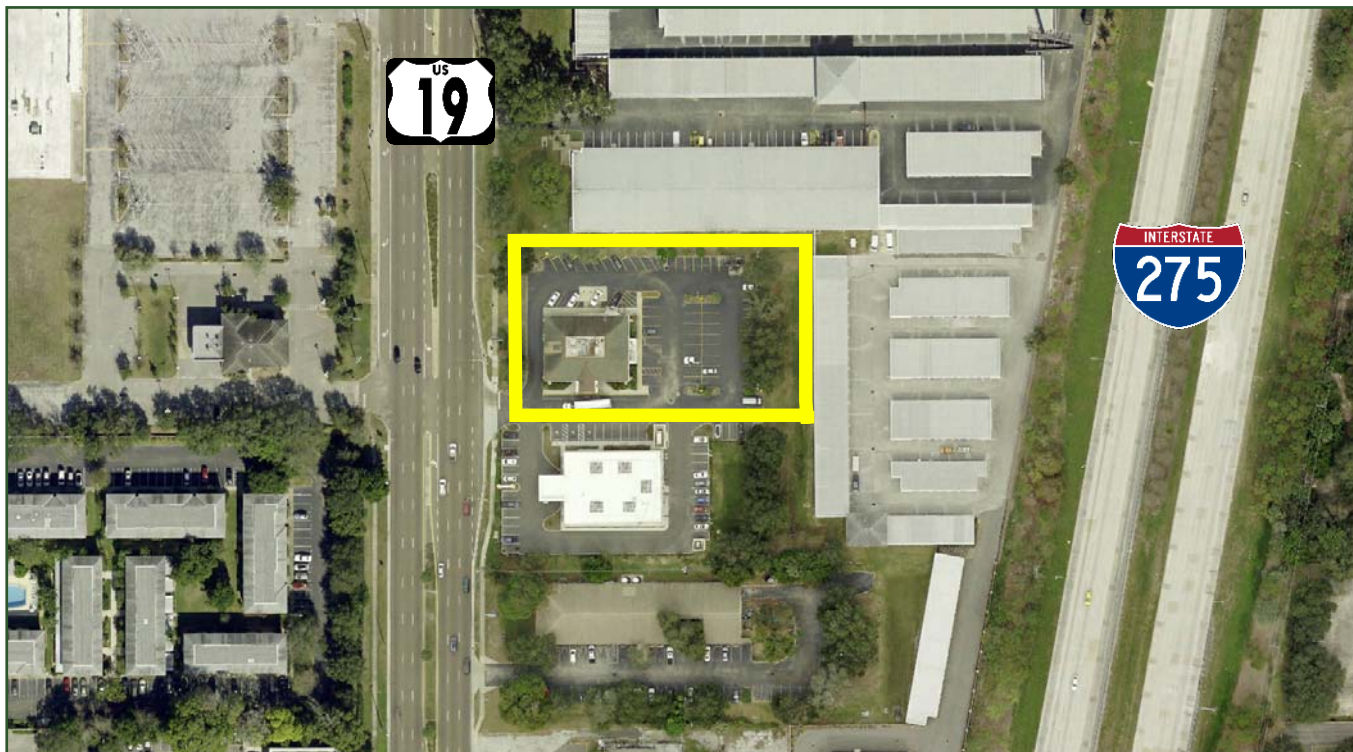


## LOCATION



Information herein is not warranted and subject to change without notice.  
We assume no liabilities for errors and omissions.

**Commercial  
Partners  
Realty, Inc.**

[www.cprteam.com](http://www.cprteam.com)

## RESTAURANT ON BUSY US 19 S



4000 34th Street S  
St. Petersburg, FL 33711

## RETAIL FOR LEASE

- 5,111 SF Restaurant with 165.5 Ft Frontage on US 19 zoned CCS-2.
- Located on busy US 19 in an under-served restaurant market
- High Visibility on approach to Pinellas Bayway (SR 679)
- Easy ingress/egress for North and South traffic
- Market undergoing major redevelopment carried out by the City. See: [www.skywaymarinadistrict.org](http://www.skywaymarinadistrict.org)
- Nearby Maximo Marina undergoing \$20 million upgrade. Local Publix, McDonalds, Wendy's and Burger King, all recently remodeled.
- Exposure to 28,500 vehicles daily near Ceridian Campus (1,000 employees) St. Pete College and Eckerd College
- High-end demographics: Isla Del Sol, Tierra Verde, St. Pete Beach, Pass-A-Grille, and Pinellas Point

**LEASE RATE: \$15/SF NNN**

**Commercial  
Partners  
Realty, Inc.**

[www.cprteam.com](http://www.cprteam.com)

**Frank Bozikovich**

[Frank@cprteam.com](mailto:Frank@cprteam.com)

**Ph. 727-822-4715**



# Demographics



## Restaurant Market Potential

Skyway Marina District  
 4000 34th St S, Saint Petersburg, Florida, 33711  
 Drive Time: 10 minute radius

Prepared by Esri  
 Latitude: 27.73126  
 Longitude: -82.67919

Demographic Summary	2017	2022
Population	131,270	137,006
Population 18+	106,852	111,895
Households	56,892	59,186
Median Household Income	\$39,388	\$42,882

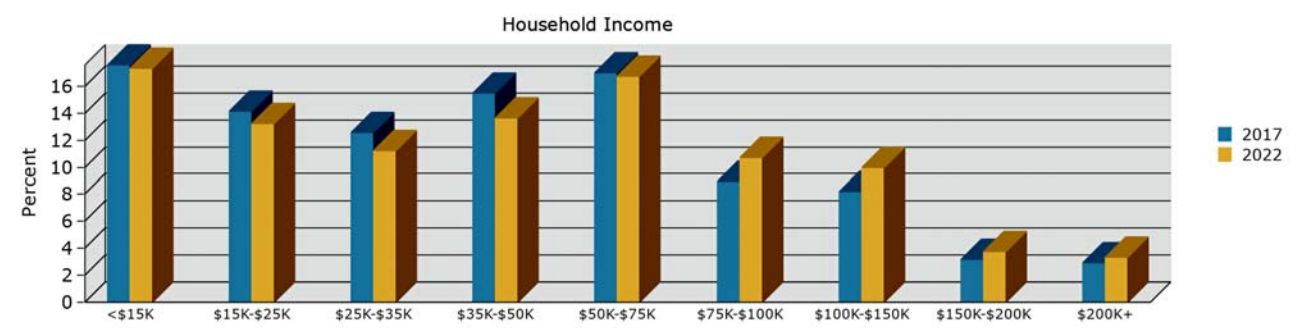
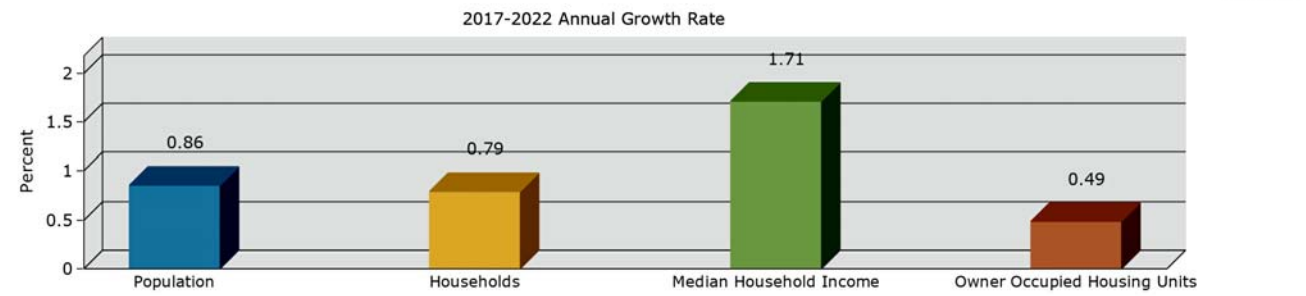
Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	77,857	72.9%	97
Went to family restaurant/steak house 4+ times/mo	29,198	27.3%	100
Spent at family rest/steak hse last 6 months: <\$31	9,200	8.6%	113
Spent at family rest/steak hse last 6 months: \$31-50	9,310	8.7%	101
Spent at family rest/steak hse last 6 months: \$51-100	14,310	13.4%	90
Spent at family rest/steak hse last 6 months: \$101-200	10,899	10.2%	91
Spent at family rest/steak hse last 6 months: \$201-300	4,063	3.8%	80
Spent at family rest/steak hse last 6 months: \$301+	5,345	5.0%	82
Family restaurant/steak house last 6 months: breakfast	12,852	12.0%	95
Family restaurant/steak house last 6 months: lunch	19,016	17.8%	93
Family restaurant/steak house last 6 months: dinner	45,195	42.3%	91
Family restaurant/steak house last 6 months: snack	1,836	1.7%	90
Family restaurant/steak house last 6 months: weekday	29,224	27.3%	89
Family restaurant/steak house last 6 months: weekend	40,077	37.5%	91

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.  
**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

## Demographics - Drive Time

Skyway Marina District  
 4000 34th St S, Saint Petersburg, Florida, 33711  
 Drive Time: 10 minute radius

Prepared by Esri  
 Latitude: 27.73126  
 Longitude: -82.67919



# Area Retail

