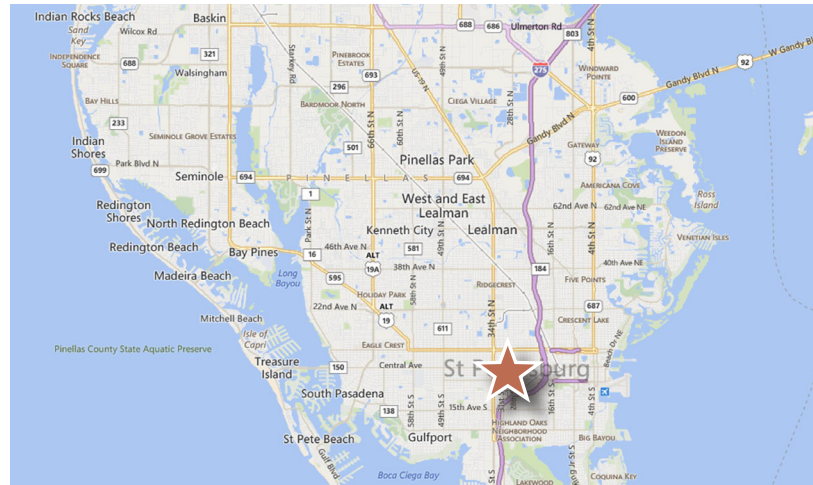


# CENTRAL PLAZA

3201 - 3365 Central Ave. | St. Petersburg, FL 33713

RETAIL SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- **AVAILABLE SPACES:** 4,790 SF | 5,160 SF | 29,400 SF
- Prime location on the NEC of **34th St. N.** and **Central Ave.**, a main connector from Downtown St. Petersburg to the beach
- New pylon fronting 34th St. N.
- Co-Tenants Include: T-Mobile and China Pearl
- Major retail hub on Central Ave. with the highest population density in Florida
- Anchored by **CITITRENDS** **HIBBETT SPORTS**



## DEMOGRAPHICS

### POPULATION

1 Mile	13,876
3 Mile	131,800
5 Mile	282,827

### DAYTIME POPULATION

1 Mile	12,166
3 Mile	106,977
5 Mile	218,057

### MEDIAN AGE

1 Mile	37.0
3 Mile	40.7
5 Mile	43.4

### HOUSEHOLDS

1 Mile	5,839
3 Mile	59,127
5 Mile	128,629

### AVE. HOUSEHOLD INCOME

1 Mile	\$55,444
3 Mile	\$56,752
5 Mile	\$63,712

### DAILY TRAFFIC COUNTS

34th St. N.	38,000 AADT
Central Ave.	14,400 AADT

LICENSED REAL ESTATE BROKER

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3201	Family Dollar	10,200
3235	Hibbett Sports	6,000
<b>3251</b>	<b>Available</b>	<b>5,160</b>
3275	CitiTrends	14,400
<b>3295</b>	<b>Available</b>	<b>4,790</b>
3301	T-Mobile	2,400
3313	China Pearl	800
<b>3365</b>	<b>Available</b>	<b>29,400</b>

