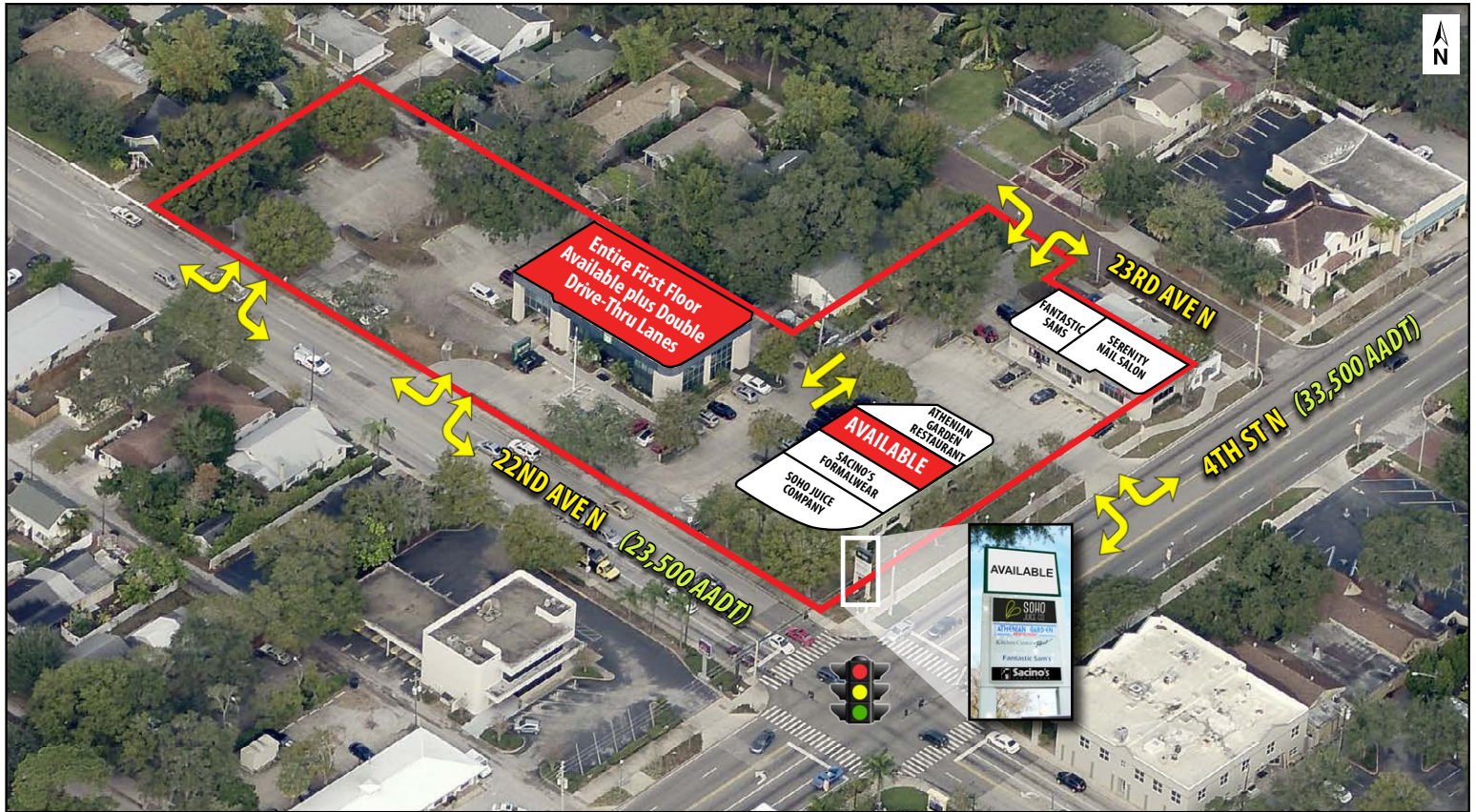


NW CORNER OF 4TH ST N & 22ND AVE N

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 233,000 with an average income of more than \$67,000
- Frontage: 4th St N – 250 LF; 22nd Ave N – 416 LF

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	18,360	109,956	233,330
2019 Estimated Households	9,579	52,259	105,386
INCOME			
2019 Est. Avg HH Income	\$83,635	\$71,427	\$67,031
AGE			
Median Age	43	42	42
DAYTIME DEMOS			
Number of Businesses	884	7,270	11,489
Number of Employees	5,119	63,394	103,779
Total Daytime Population	10,818	100,893	182,679
TRAFFIC COUNTS			
22nd Ave N (E/W)	23,500 AADT		
4th St N (N/S)	33,500 AADT		



FOR LEASING INFORMATION:

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