

**2727 16th Street N  
St. Petersburg, FL 33704**

**Retail / Investment**

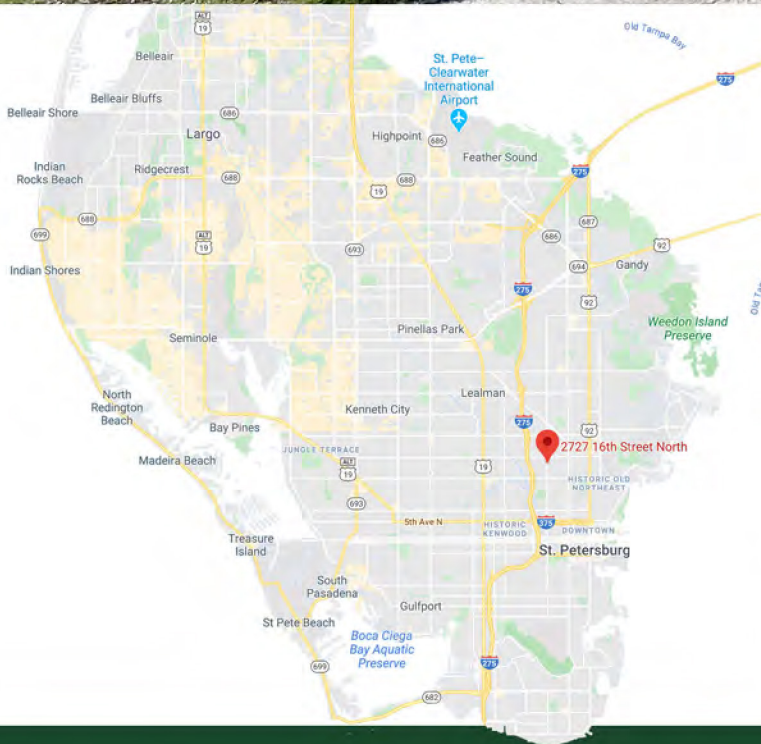
**For Sale**



**PRICE: \$850,000**

**Property Highlights:**

- Multi Tenant Property ideal for investor or owner occupant
- Cap Rate: 6.5%
- Building Size: 4,200 SF
- Lot Size: 15,625 SF
- Zoning: CRT-1
- 125' Frontage on 16th St N with Hard Corner
- Parking: 4 per 1000
- Major improvements completed in 2019



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## Property Description:

This property provides an ideal opportunity for an investor or owner occupant. The retail/office location is multi-tenanted, with an existing cap rate of 6.5%. The owner is willing to vacate or leaseback approximately 1,500 square feet. There is additional upside, with a 600 square foot executive suite, which could bring the cap rate to 8%.



## Demographics:

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	15,145	132,868	269,504
2025 Population:	15,524	138,921	280,473
Pop Growth 2020-2025:	2.50%	4.56%	4.07%
Average Age:	40.6	42.7	42.5
Households			
2020 Total Households:	6,605	60,074	117,349
HH Growth 2020-2025:	1.94%	4.41%	3.83%
Average Household Inc:	\$72,627	\$69,521	\$67,910
Avg Household Size:	2.2	2.1	2.2
2020 Avg HH Vehicles:	1	1	1
Housing			
Median Home Value:	\$197,246	\$188,539	\$182,661