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FOR LEASE | 391 34ST NORTH | ST. PETERSBURG | FLORIDA

18,150 SF Prime St. Petersburg Freestanding Building

- Available for Office, Medical, Retail, or Restaurant use
- 1.75 acre prime pad site with reciprocal parking
- Well-capitalized ownership willing to build out space according to tenant's specifications
- Excellent visibility and frontage from 34th Street
- Highly accessible location, only 2.5 miles from I-275 and 3 miles from Downtown St Petersburg
- Located in the heart of Historic Kenwood, adjacent to densely populated residential neighborhoods and retail developments

Megan Lawler

Associate

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Accelerating success.

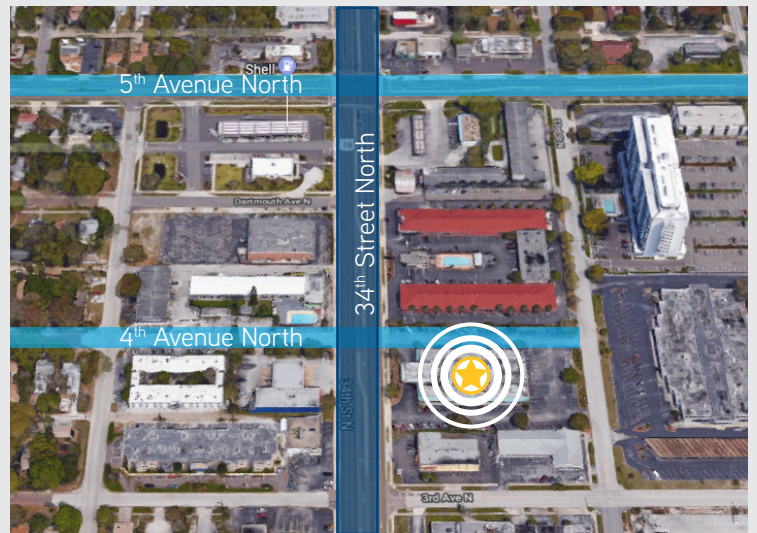
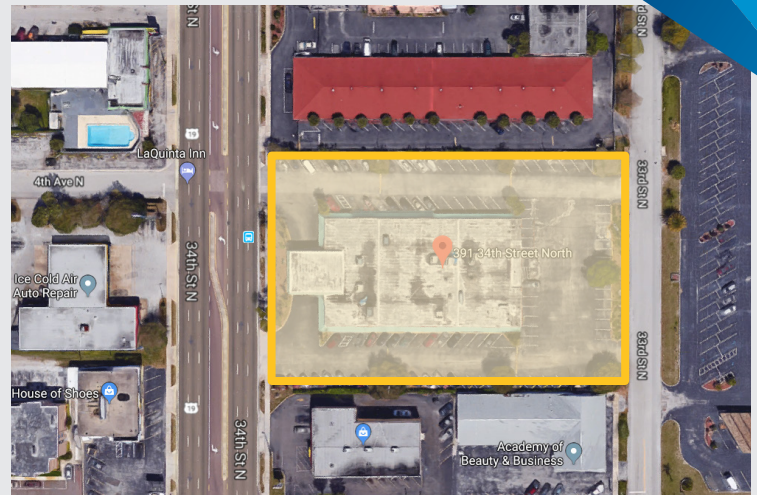
COLLIERS INTERNATIONAL

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Area Demographics (3-Mile Radius)



Current Population
(2017)
133,963



Average Household Income
(2017)
\$55,234



Education Attainment
Highschool Diploma : 31.2%
College Diploma : 27.2%
Post-Secondary Degree : 8.5%



Projected Population
(2022)
139,671



Projected Average Household Income
(2022)
\$62,693



Unemployment Rate
(2017)
3.6%

Traffic Volume

34th Street North at 4th Avenue North ± 37,000 ADT

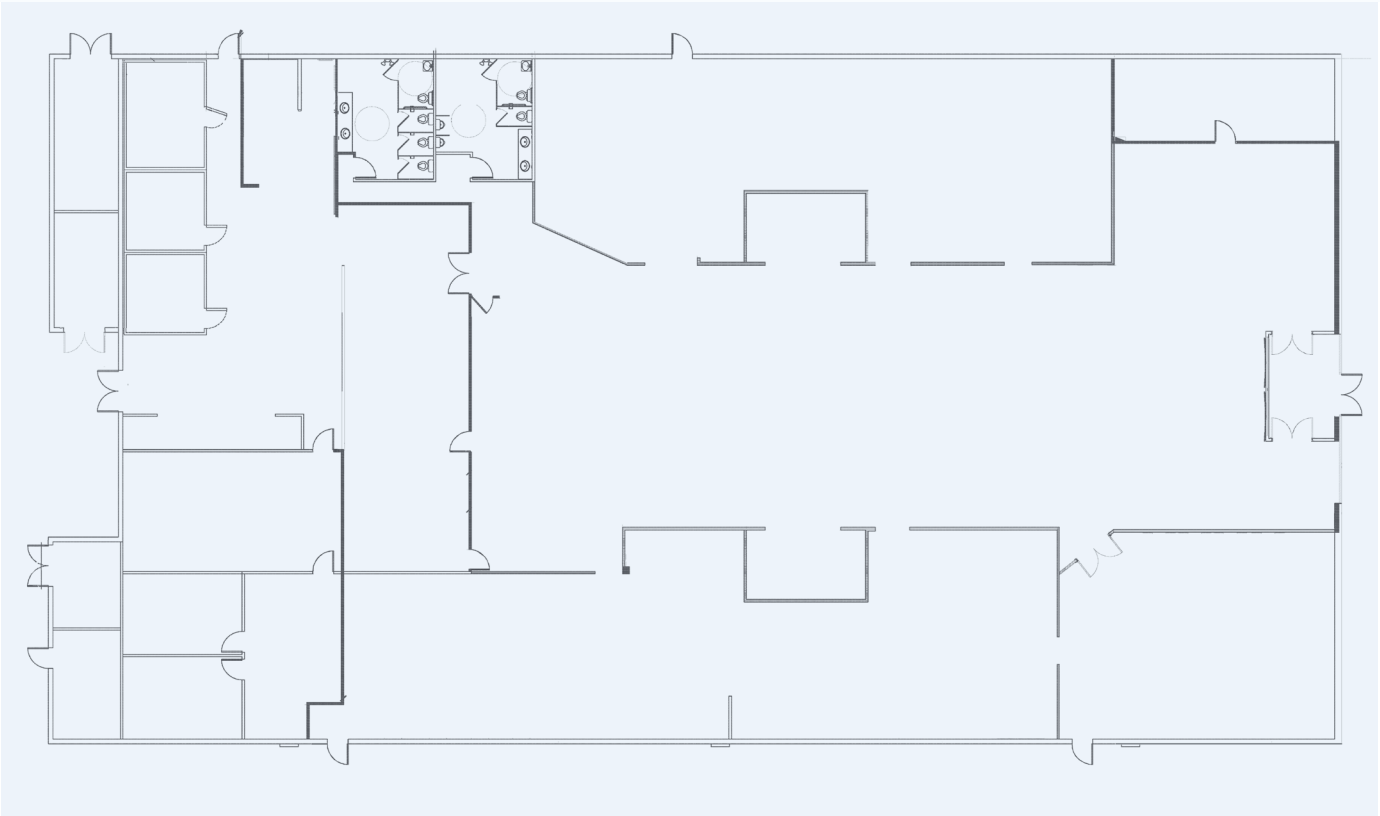
34th Street North at 5th Avenue North ± 38,500 ADT

5th Avenue North at 34th Street North ± 24,000 ADT



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Custom Shell Floorplan



FLOOR PLAN - 18,150 SF

PROSPECTIVE TENANTS

- Ability for customized floorplan
- Generous buildout allowance for qualified tenants
- Ground lease option available

Contact:

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