

# RETAIL/OFFICE SPACE

**Colliers**  
INTERNATIONAL

# MAINSTREAM Plaza

## FOR LEASE

2522-2556 22ND AVE. N  
ST. PETERSBURG, FL

- › Great access to Pinellas County's premier home improvement corridor
- › Fast-growing area with excellent potential
- › Close proximity to retail and restaurants
- › Easily accessible from Pinellas and Tampa via I-275
- › Affordable alternative to traditional, hard-to-find office space in St. Petersburg
- › 1,250 linear feet frontage on 22nd Ave. N.
- › Anchor tenants include: Beyond Aveda Salon and TacoSon Mexican Grill.



## IDEAL FOR RETAIL OR OFFICE USE

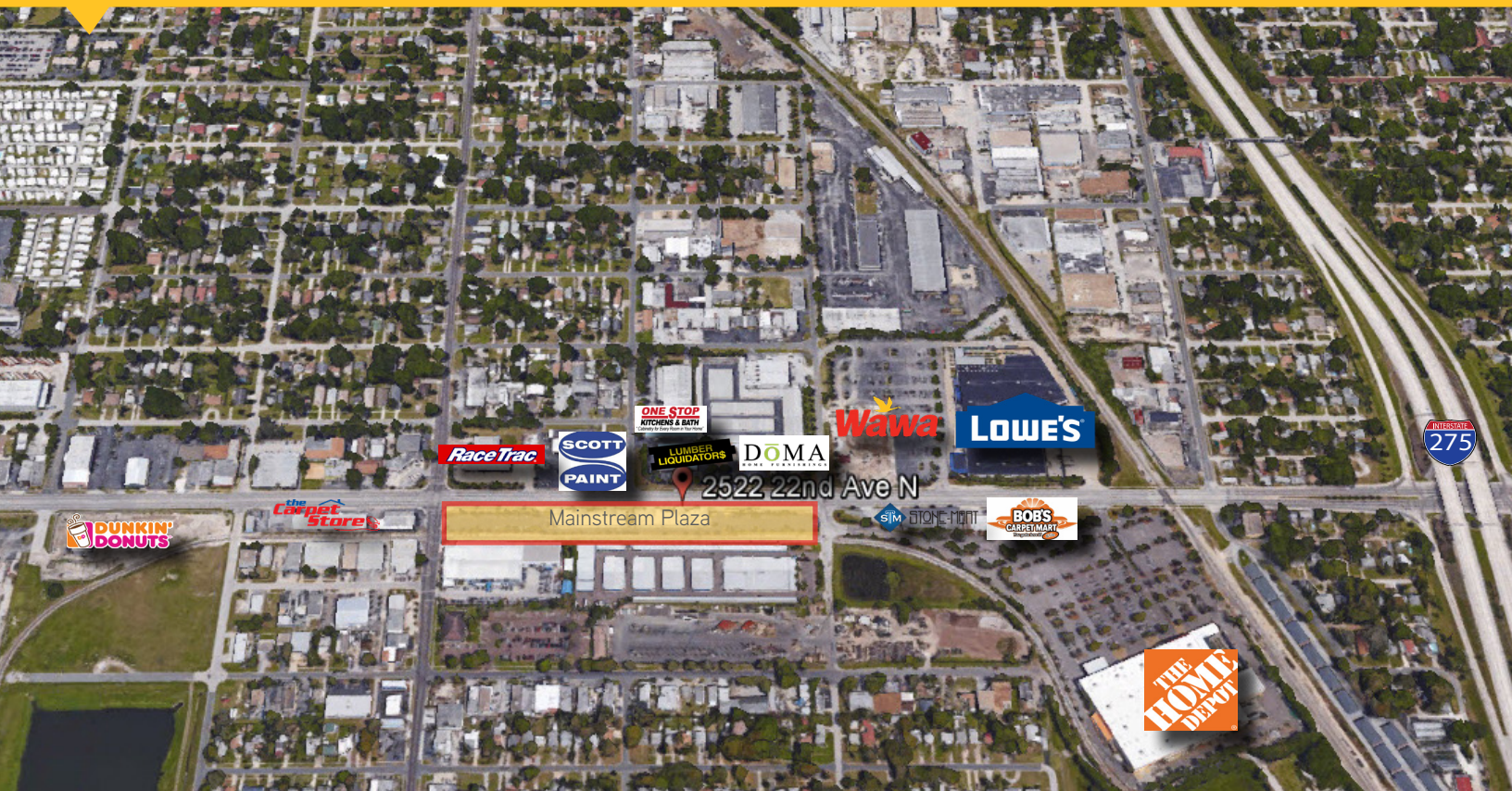
### Retail Users:

- › Apparel stores
- › Specialty food stores
- › Furniture stores
- › Restaurants
- › Medical retail (vision, hearing aid, etc.)

### Office Users:

- › Architectural firms
- › Financial institutions
- › Law firms
- › Medical offices
- › Back-office home improvement





## PROPERTY DETAILS

ADDRESS:	2522 - 2556 22nd Ave. N. St. Petersburg, FL		
LOCATION:	Located on Home Improvement Row in St. Petersburg, FL		
PARKING:	5.45/1,000 SF	120 surface spaces	
ZONING:	Commercial		
RENTABLE AREA:	East Building		
	Suite/Type	Size	Rate
	2540/Retail	1,908± SF	\$14.00 NNN
	2546/Office	1,514± SF	\$23.00 FS
	West Building		
	2556/Retail	1,600± SF	\$14.00 NNN
	2562/Retail	3,002± SF	\$14.00 NNN

## DEMOGRAPHICS

	1-mile radius	3-mile radius	5-mile radius
<b>TOTAL POPULATION</b>			
2017 Estimate	12,416	142,125	289,828
2022 Projected	12,933	148,668	302,701
<b>MEDIAN HOUSEHOLD INCOME</b>			
2017	\$42,953	\$41,457	\$43,911
<b>VISIBILITY</b>			
Daytime Employees	7,551	74,641	132,494
Traffic Counts	78,003		

## FOR LEASING INFORMATION, PLEASE CONTACT:

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