

8440 4th St N

St. Petersburg, FL 33702

**Vacant Retail
Opportunity For Sale/Lease**

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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INVESTMENT OVERVIEW

- **Prime Retail Corridor** – Located along one of Pinellas County's busiest commercial corridors, 4th Street North ($\pm 36,000$ VPD), the property benefits from exceptional visibility, strong consumer traffic, and a steady flow of both local residents and tourists.
- **Turn-Key Retail Opportunity** – Well-maintained $\pm 4,850$ SF building offering a move-in-ready opportunity with minimal build-out required, reducing time and capital to occupancy.
- **Excellent Visibility & Accessibility** – Featuring approximately 165 feet of frontage along 4th Street, the property offers outstanding exposure and convenient access, including a dedicated northbound left-turn lane.
- **Multiple Value-Add Strategies** – Flexible layout allows an owner to occupy the entire building, lease the entire property, split the space for multiple tenants, or occupy a portion while generating rental income from the remainder.
- **Flexible Zoning** – Zoned Corridor Commercial Suburban-1 (CCS-1) within the City of St. Petersburg, permitting a broad range of commercial uses including retail, restaurants, medical, office, service-oriented businesses, mixed-use development, and more.
- **Established Retail Trade Area** – Surrounded by a strong lineup of national retailers including Wawa, Starbucks, Wendy's, Trulieve, Culver's, Krispy Kreme, Taco Bell, Scooter's Coffee, and numerous other regional and national brands, creating a highly desirable commercial environment.



4th Street North $\pm 36,000$ VPD

PROPERTY OVERVIEW

\$2,250,000

List Price

Contact Broker

Lease Rate

±4,850 SF

Building Size

Property Details

Street Address 8440 4th St N

City, State Zip St. Petersburg, FL 33702

List Price \$2,250,000

Lease Rate Contact Broker

GLA ±4,850 SF

Year Built 1980

Lot Size ±0.36 AC

Parking Spaces 22

Zoning CCS-1

VPD ±36,000 VPD



PROPERTY PHOTOS

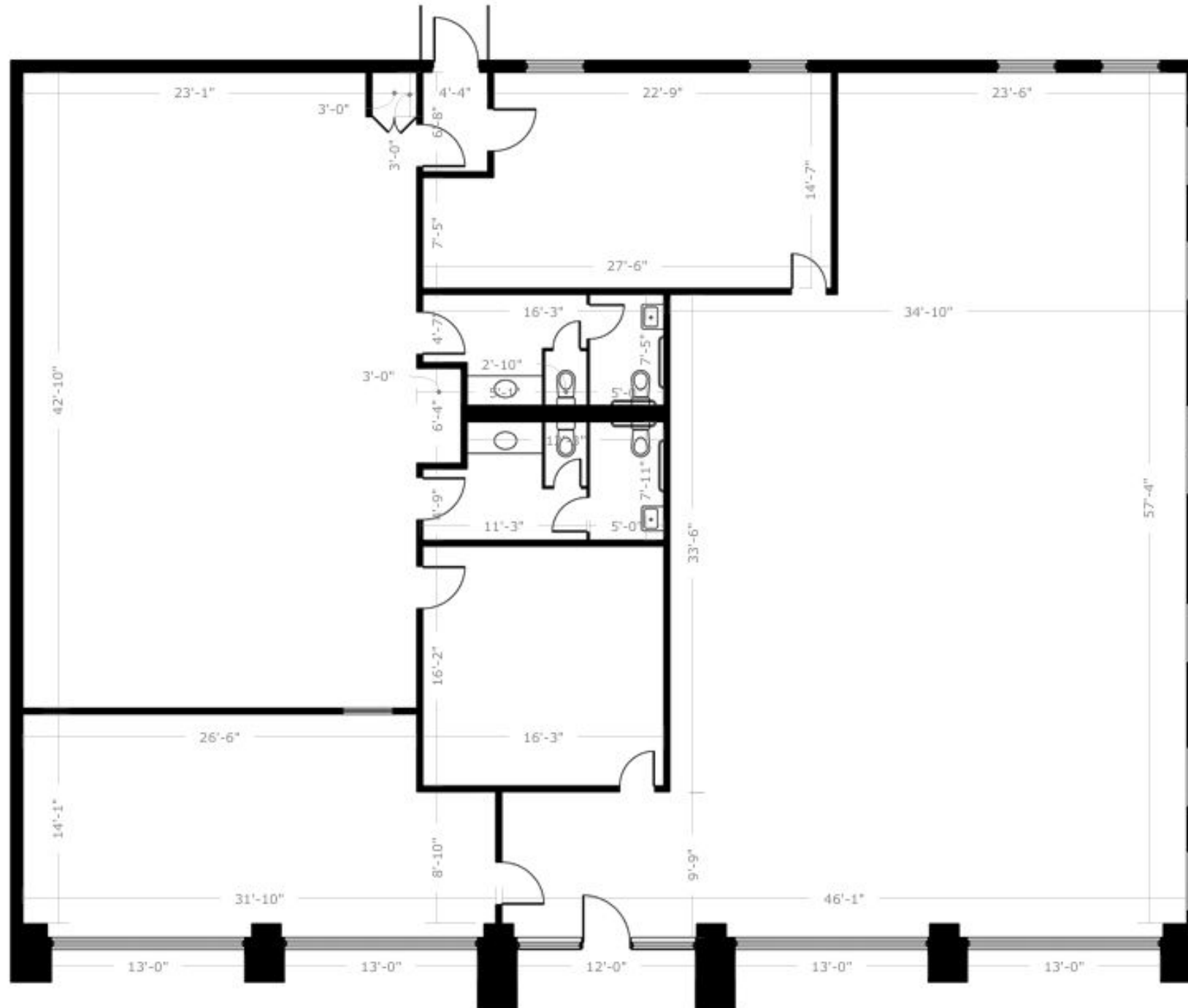


INTERIOR PHOTOS



Contact Broker for video walkthrough and additional photos

FLOOR PLAN





Downtown St. Petersburg (St. Pete)

Florida's "Sunshine City," known for its waterfront, award-winning beaches, vibrant arts scene, the Salvador Dalí Museum, St. Pete Pier, and Central Avenue's restaurants and craft breweries.



UNIVERSITY of
SOUTH FLORIDA

ST. PETERSBURG CAMPUS

University of South Florida
St. Petersburg Campus

±4,500 Students | ±500 Employees



Tropicana Field

±1.3 Million Annual Visitors

±1,000 Employees



Rio Vista Village

±248 Units



Gateway By The Bay

±80 Units



Milo Bayside

±432 Units



**Subject
Property**

83rd Ave N

4th St N ±36,000 VPD





 **Marisol Vista**
±528 Units

Publix

694 ± 72,000 VPD

 **Trellis at the Lakes**
±688 Units

 **Bridges at Bayside**
±208 Units



 **Gateway Mobile Home Park**
Mobile Home Park

 **Vantage Point Condominiums**
±240 Units



 **Sunlit Cove Waterfront Apts.**
±42 Units



Stinger **thrivent**
 **DecisionHR**
 **MARC N. PELLETIER**
THE LAW OFFICES OF
DUI & CRIMINAL DEFENSE
Baypoint Commerce Center
±4,500 Total Employees

 **Trellis at the Lakes**
±132 Units

**Subject
Property**

4th St N ± 36,000 VPD





275 ±150,500 VPD

694 ±72,000 VPD

 Windjammer
Condominiums

 Enclave at St. Petersburg
Condominiums

**Subject
Property**



















 Rio Vista Village
±248 Units

























Driving Distance From Subject Property

Downtown St. Petersburg... ±5.6 Miles

St. Anthony's Hospital.....±5.8 Miles

Johns Hopkins Hospital.....±9.3 Miles

Downtown Tampa..... ±15 Miles

62nd Ave N ±20,000 VPD



85th Ave N



4th St N ± 36,000 VPD



MARKET OVERVIEW

8440 4th St N
St. Petersburg, FL 33702



St. Petersburg, FL

262,732
Total Population

3.8%
Retail Vacancy

\$75,192
Median HH Income



Local Market Overview

Located within the northern St. Petersburg/Gateway area, this retail corridor benefits from a combination of established residential neighborhoods, strong commuter traffic, and proximity to Tampa Bay's largest employment centers. The surrounding area continues to attract new residents seeking convenient access to both downtown St. Petersburg and Tampa, supporting steady demand for neighborhood-serving retail, dining, healthcare, and personal services. The area's diverse population, favorable household incomes, and year-round tourism create a broad consumer base for retailers.

The corridor also benefits from excellent regional connectivity via I-275, Gandy Boulevard, and Roosevelt Boulevard, providing direct access to St. Pete-Clearwater International Airport, Tampa International Airport, and major employment hubs throughout the Tampa Bay region. Ongoing residential development, mixed-use projects, and infrastructure investments continue to strengthen long-term retail fundamentals. Businesses located along 4th Street North benefit from high daily traffic counts, excellent visibility, and an established commercial environment that supports both local-serving and destination-oriented retailers.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,512	76,136	166,303
Current Year Estimate	14,091	77,939	172,746
2020 Census	14,863	78,937	176,928
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,618	38,918	80,001
Current Year Estimate	7,002	40,239	84,024
2020 Census	7,290	39,503	83,785
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$103,715	\$113,091	\$117,582

SAINT PETERSBURG, FL

Saint Petersburg is a mature, high-barrier coastal market supported by a dense and established population base, ongoing urban reinvestment, and strong regional fundamentals within the Tampa Bay area. The city continues to benefit from infill residential development, downtown revitalization, and sustained in-migration, all of which enhance neighborhood vitality and expand the consumer base. Limited land availability and development constraints restrict new supply, preserving long-term market stability. Together, these factors position Saint Petersburg as one of Tampa Bay's most resilient and supply-constrained submarkets with durable demographic and economic momentum.

The city benefits from strong tourism activity driven by its waterfront location, nationally recognized beaches, cultural institutions, professional sports, and year-round event programming. Attractions such as the St. Pete Pier, Central Avenue Arts District, museums, and nearby beach destinations generate consistent visitation from both domestic and international travelers, supplementing a strong local customer base. Limited land availability, zoning constraints, and coastal development restrictions create high barriers to entry, curbing new commercial supply and reinforcing long-term market stability.



FORT DE SOTO PARK
2.7 Million Visitors Per Year



TROPICANA FIELD
1.1 Million Visitors Per Year



ST. PETE PIER
2.3 Million Visitors Per Year



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 8440 4th St N, St. Petersburg, FL, 33702 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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