8440 4th St N

St. Petersburg, FL 33702

Vacant Retail Opportunity For Sale/Lease

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Andrew Doerr
Associate
(813) 436-9209
andrew.doerr@matthews.com
License No. SL3612332 (FL)

Jake Lurie
FVP & Associate Director
(561) 512-1658
Jake.Lurie@matthews.com
License No. SL3510801 (FL)

Kyle Matthews | Broker of Record | License No. BRKP.2024002419 (FL) | Firm No. REC.2022007141 (FL)

MATTHEWS™

Table of Contents

INVESTMENT OVERVIEW

- **Prime Retail Corridor** – Located along one of Pinellas County's busiest commercial corridors, 4th Street North (±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 ±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.

PROPERTY OVERVIEW

$2,250,000	Contact Broker	±4,850 SF
List Price	Lease Rate	Building Size

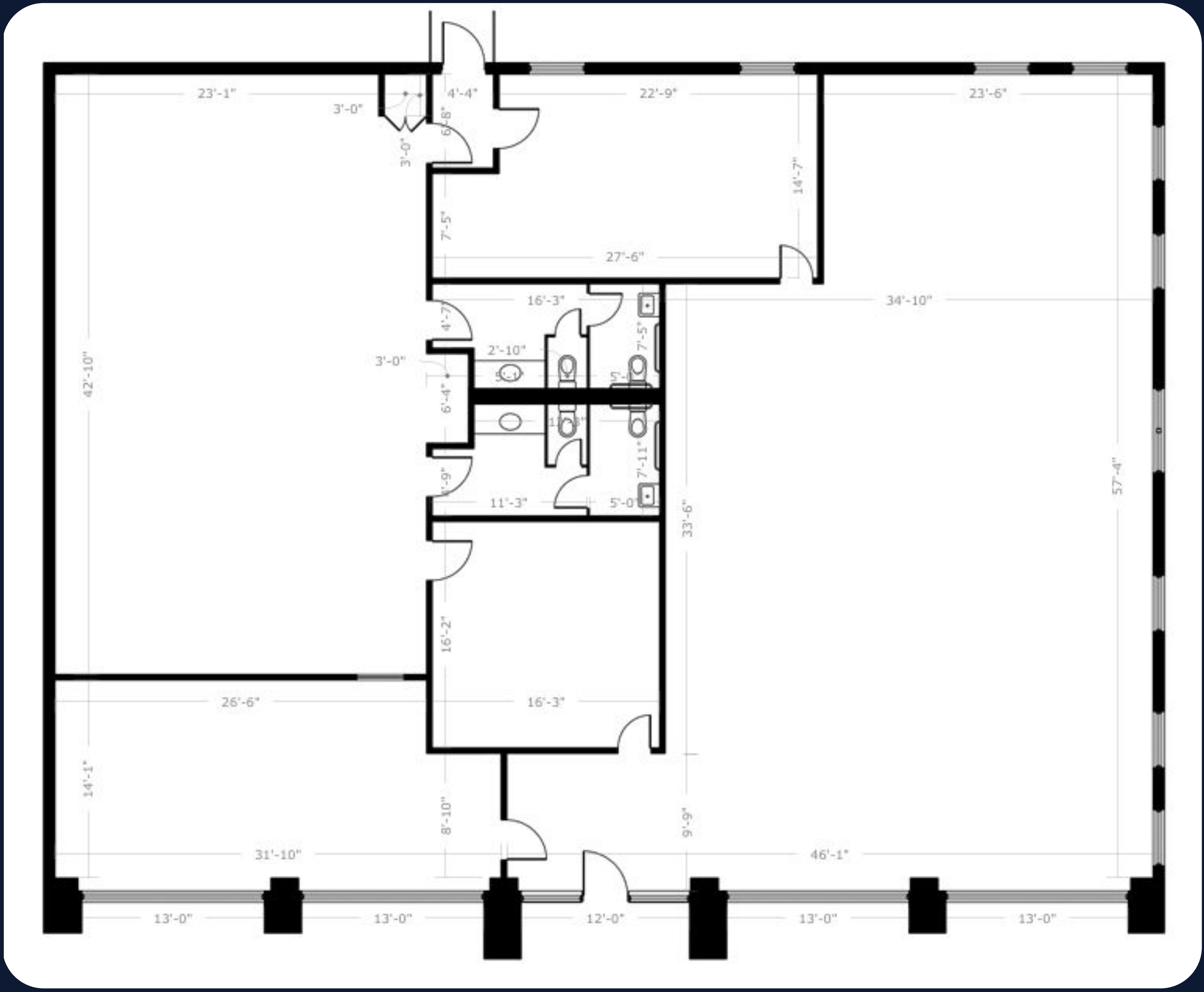
Property Details	
Street Address	8440 4th St N
City, State Zip	St. Petersburg, FL 33702
List Price	$2,250,000
Lease Rate	Contact Broker
GLA	±4,850 SF
Year Built	1980
Lot Size	±0.36 AC
Parking Spaces	22
Zoning	CCS-1
VPD	±36,000 VPD

PROPERTY PHOTOS

INTERIOR PHOTOS

Contact Broker for video walkthrough and additional photos

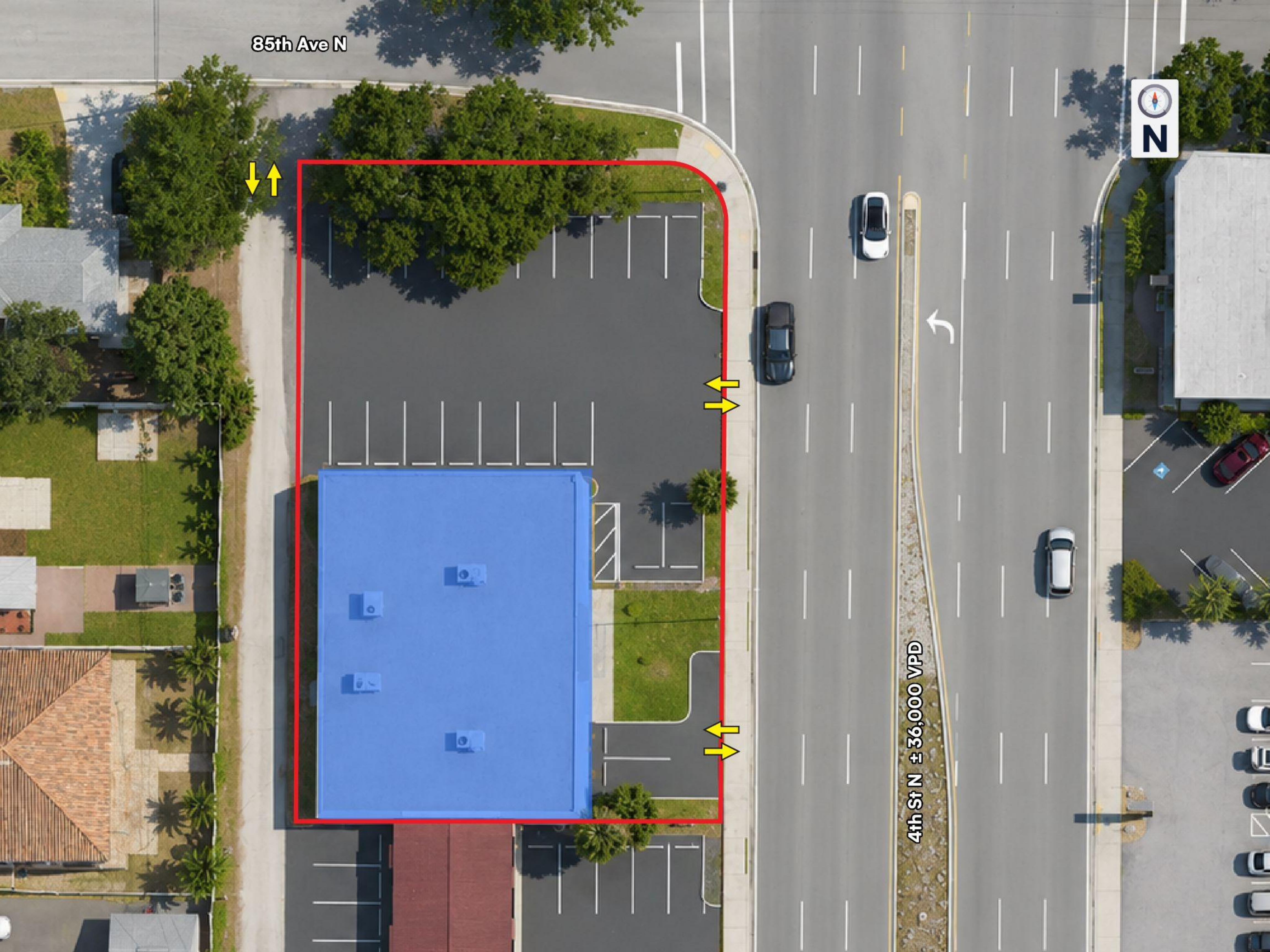
FLOOR PLAN


23'-1"
3'-0"
4'-4"
6'-8"
3'-0"
22'-9"
23'-6"
14'-7"
7'-5"
27'-6"
16'-3"
34'-10"
4'-7"
7'-5"
2'-10"
3'-0"
42'-10"
6'-4"
7'-11"
57'-4"
11'-3"
5'-0"
33'-6"
16'-2"
26'-6"
16'-3"
14'-1"
8'-10"
9'-9"
31'-10"
46'-1"
13'-0"
13'-0"
12'-0"
13'-0"
13'-0"


S
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
RAYSUP
Tropicana Field
±1.3 Million Annual Visitors
±1,000 Employees
bealls OUTLET
Publix
target
CVS pharmacy
PETSMART
Steak n Shake
HomeGoods
Bath & Body Works
five BELOW
SHOE CARNIVAL
Walgreens
Rio Vista Village
±248 Units
Gateway By The Bay
±80 Units
Milo Bayside
±432 Units
7 ELEVEN
NOBLE CRUST
DEEP SOUTH ITALIAN
83rd Ave N
Trulieve
4th St N ± 36,000 VPD
Subject Property


N
Trellis at the Lakes
±688 Units
Gateway Mobile Home Park
Mobile Home Park
Publix
Bridges at Bayside
±208 Units
Vantage Point Condominiums
±240 Units
Marisol Vista
±528 Units
694 ± 72,000 VPD
McDonald's
TACO BELL
SCOOTER'S COFFEE
STARBUCKS
Stinger
thrivent
DecisionHR
THE LAW OFFICES OF MARC N. PELLETIER
DUI & CRIMINAL DEFENSE
Baypoint Commerce Center
±4,500 Total Employees
Sunlit Cove Waterfront Apts.
±42 Units
Wawa
4th St N ± 36,000 VPD
Trellis at the Lakes
±132 Units
Subject Property

N
275 ± 150,500 VPD
694 ± 72,000 VPD
4th St N ± 36,000 VPD
62nd Ave N ± 20,000 VPD
Subject Property
Windjammer Condominiums
Enclave at St. Petersburg Condominiums
Rio Vista Village ±248 Units
Krispy Kreme Doughnuts
Culver's
Wendy's
Pizza Hut
Taco Bell
Village Inn
metro by T-Mobile
Wawa
bealls OUTLET
Publix
target
CVS pharmacy
PETSMART
Steak 'n Shake
HomeGoods
Bath & Body Works
five BELOW
SHOE CARNIVAL
DUNKIN'
St. Petersburg Dental Center
St. Pete Oral Surgery Institute
Rumba Island Bar & Grill
Domino's Pizza
Mangrove Bay Golf Course St. Petersburg
Winn Dixie
McDonald's
bealls OUTLET
KFC
Checkers
PET SUPPLIES PLUS
POPEYES
La Quinta Inns & Suites
Partridge Animal Hospital
Advance Auto Parts
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


85th Ave N
N
4th St N ± 36,000 VPD

MARKET OVERVIEW

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

MATTHEWS™

Exclusively Listed By

Andrew Doerr
Associate
(813) 436-9209
andrew.doerr@matthews.com
License No. SL3579687 (FL)

Jake Lurie
FVP & Associate Director
(561) 512-1658
Jake.Lurie@matthews.com
License No. SL3510801 (FL)

Kyle Matthews | Broker of Record | License No. BK3554632 (FL) | Firm No. CQ1066435 (FL)