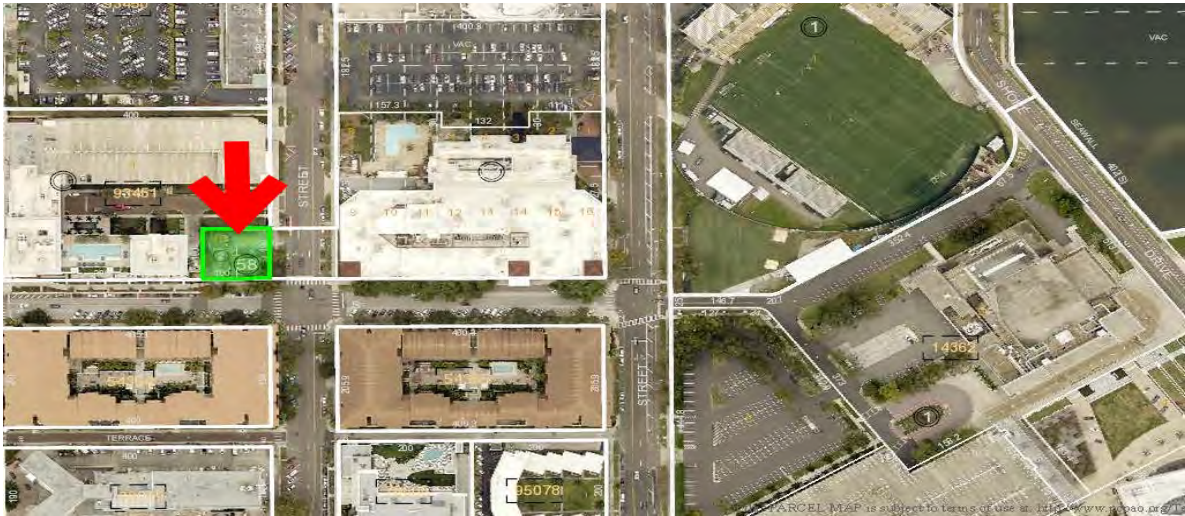


201 4TH AVE S IN ST PETERSBURG



Excellent opportunity to purchase a redevelopment site in the height of the burgeoning downtown market, located at the northwest corner of 2nd St S and & 4th Ave S

This land totals 10,000 square feet, with 100 x 100 dimensions

Located in the DC-1 zoning district, the site can be a high rise building, with the height and the number of units dependent upon setbacks, parking and other related issues

Ideal for a condominium development offering beautiful waterviews to the east and expansive views of the thriving downtown scene from all other directions

Walking distance to countless restaurants and bars, 5 museums, Albert Whitted Airport, Al Lang Stadium, Beach Dr, the new St Pete Pier, Tropicana Field, Sundial, Mahaffey Theater, several waterfront parks, and too many other destinations to list

This is one of the last great development parcels in one of the hottest markets in the Southeastern US

there is currently a vacant office building, as well as a two unit apartment building on the premises, but there are no long term leases

PAT CALHOON & CHRIS CALHOON
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DOWNTOWN ST PETE REDEVELOPMENT
SITE FOR SALE \$ 2,599,000

LOOKING EAST

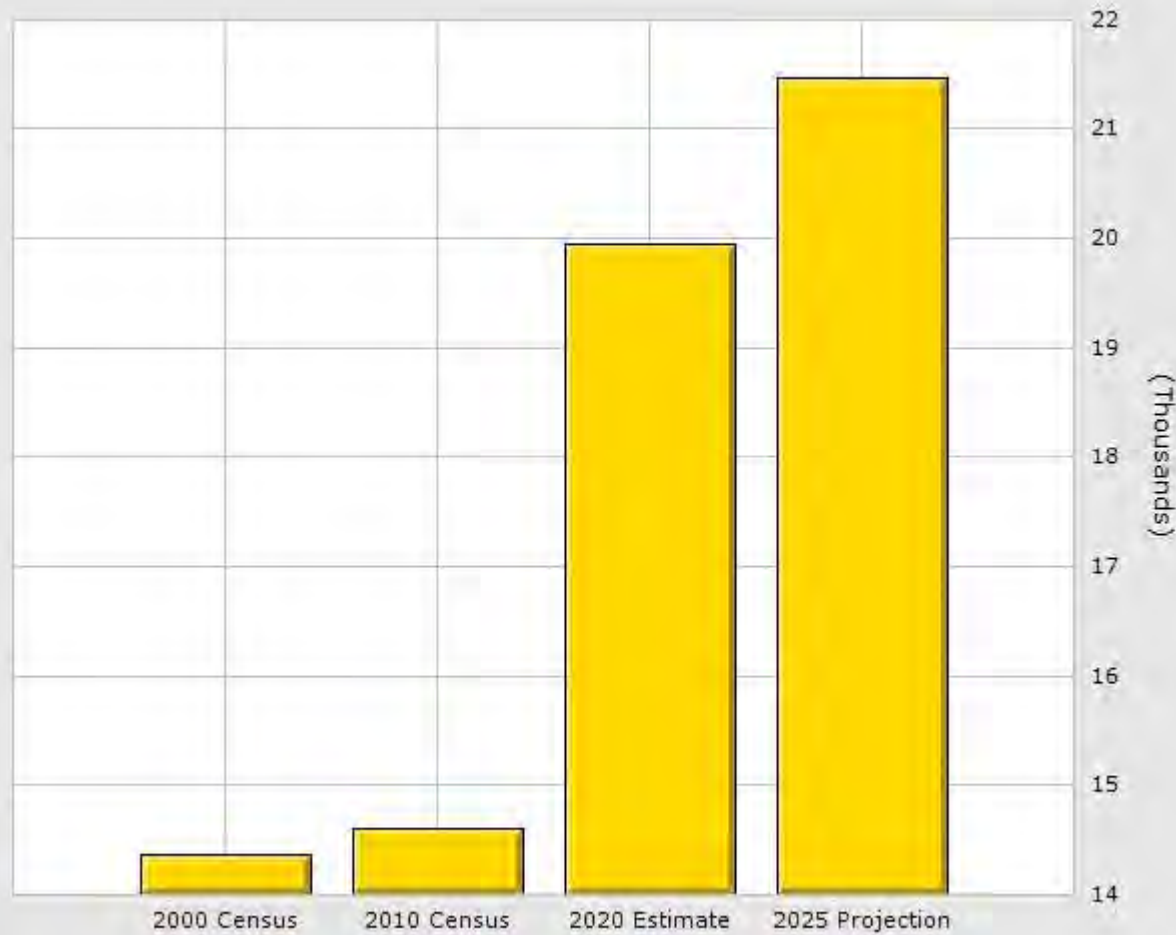


LOOKING NORTHEAST



Population for 1 Mile Radius

534 4th Ave S, Saint Petersburg, FL 33701



	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	19,939	90,705	229,451
2025 Population:	21,459	94,844	239,224
Pop Growth 2020-2025:	7.62%	4.56%	4.26%
Average Age:	43.80	41.40	42.40
Households			
2020 Total Households:	10,394	39,882	99,860
HH Growth 2020-2025:	7.70%	4.34%	4.06%
Median Household Inc:	\$37,164	\$45,783	\$50,632
Avg Household Size:	1.70	2.20	2.20
2020 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$313,341	\$221,934	\$197,512
Median Year Built:	1968	1956	1961