Retail / Office | **For Lease**



235 2ND AVE SOUTH
ST. PETERSBURG, FL 33701



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Premier 2,453 SF space in the heart of Downtown St. Petersburg.

Located within the Wilson Building at 235 2nd Avenue South, this space features 11'6" to 12'6" ceilings, abundant natural light, and 40 feet of street-level storefront with prominent signage. It is well suited for retail, office, or medical use and offers exceptional visibility and steady foot traffic in the downtown core. Adjacent garage and street parking serve staff, clients, and guests.

The space sits in the center of one of Tampa Bay's strongest office markets. Downtown St. Petersburg is home to 39,700 employees and 18,500 residents, with nearly 1,600 residential units under construction and roughly 6,900 more planned. This live-work-play hub delivers a built-in customer base day and night.

Suite	Size	Rate	Description
235	2,453 SF	$28/SF NNN	Retail/office space immediately available

LEASE RATE
$28/SF NNN

LOCATION
235 2nd Ave South
St. Petersburg, FL 33701

SIZE
Available: 2,453 SF

HIGHLIGHTS
Excellent signage, visibility, and foot traffic

PARKING
Adjacent garage and street parking available for staff and guests

AREA
Live, work, play surrounded by retail, arts, and central business district



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235 2nd Ave. South | Downtown St. Pete

Rankings

#1
BEST MARKET IN THE STATE TO LIVE
Forbes

97.4
HOUSING COSTS INDEX
BestPlaces

TOP 10
HAPPIEST CITY IN THE SOUTHEAST
SmartAsset

$346,900
MEDIAN HOME COST
BestPlaces

102.8
OVERALL COST OF LIVING INDEX
BestPlaces

98.2
TRANSPORTATION COSTS INDEX
BestPlaces

Residential

Under Construction	Proposed
700 Condo	700 Condo
1,300 Rental	5,200 Rental
100 Townhome	50 Townhome
2,100 Units	5,950 Units

\+

9,400
Existing Units

22%
Downtown Unit Growth Upon Completion of Under Construction

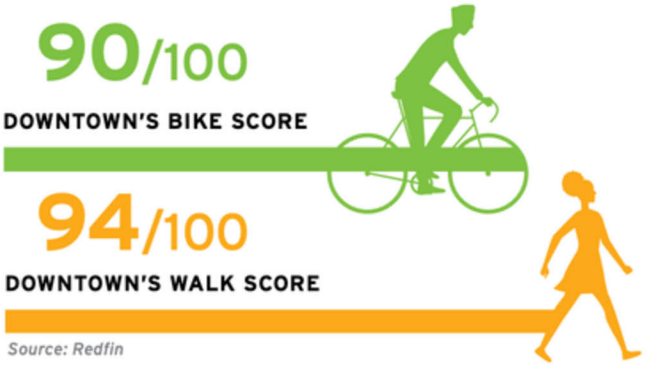
85%
Downtown Unit Growth Upon Completion of All Under Construction and Proposed

Mobility

4,400
PUBLIC GARAGE PARKING SPACES

6,500
ON-STREET PARKING SPACES

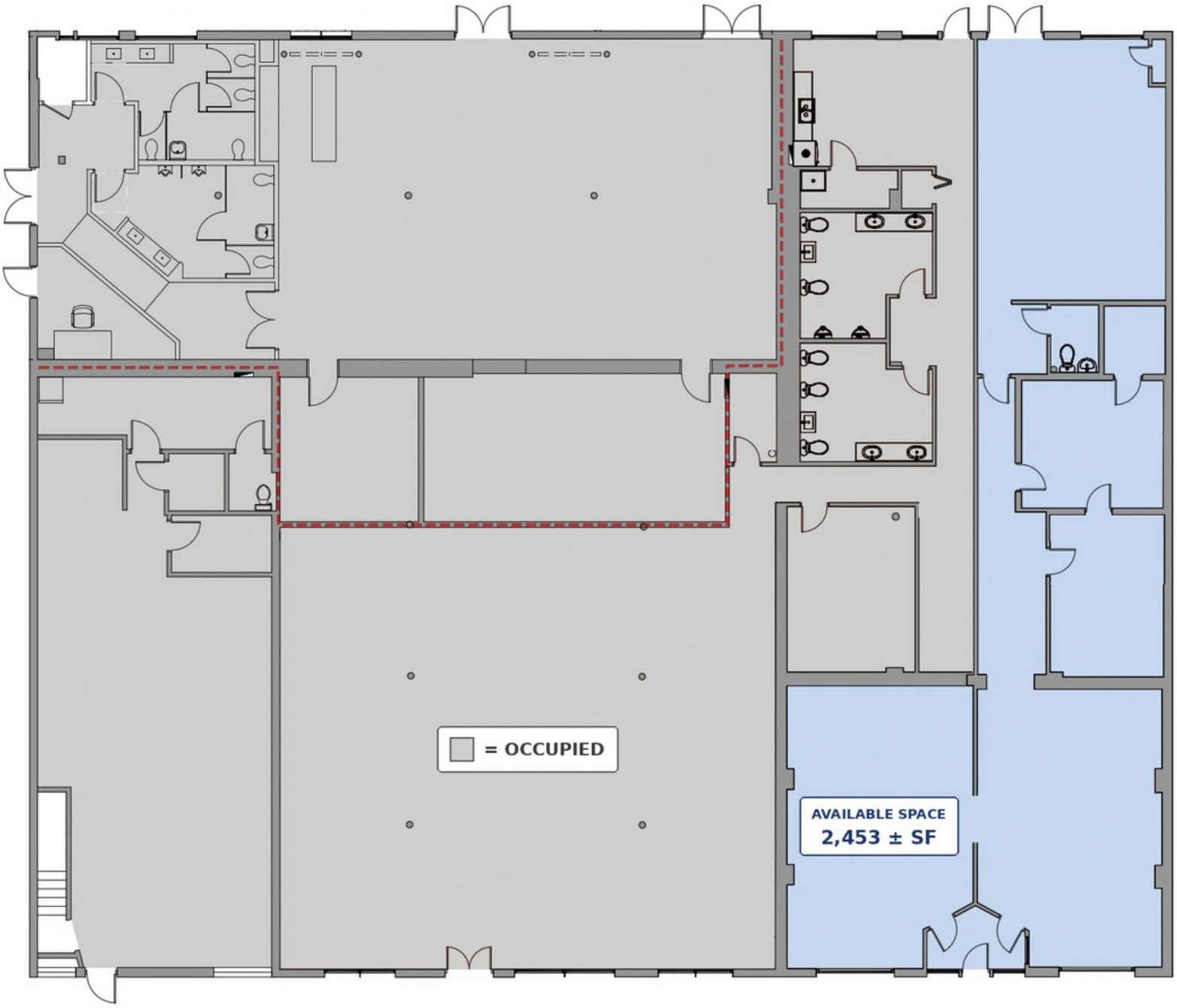
15
PUBLIC GARAGES & LOTS



Source: Redfin

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235 2nd Ave. South | Floorplan



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235 2nd Ave. South











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