Mixed Use Building

For Sale



235-239 2ND AVE SOUTH

ST. PETERSBURG, FL 33701

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COMMERCIAL REAL ESTATE

www.VectorRealty.com
125 5th Street South, Suite 201
Saint Petersburg, Florida 33701
727-823-1230

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

The Wilson Building presents a rare opportunity to acquire a mixed-use asset in the heart of Downtown St. Petersburg's thriving urban core.

Located at 235-239 2nd Avenue South, the two-story property encompasses approximately 21,804 square feet and was originally constructed in 1924. Significant renovations and capital improvements were completed in 2022, modernizing much of the building while preserving its historic character.

The property is occupied by a diversified mix of NNN tenants, including Black Leaf Cigar & Wine Bar, Growve/Viva 5 Corporation, and Jeff Scott Dentistry, providing stable in-place income.

Additionally, the entire second floor, consisting of 10,789 square feet, can be delivered vacant for an owner-occupant, allowing a user to occupy the full floor while offsetting costs with income from the first-floor tenants.

Strategically positioned just steps from Beach Drive, the St. Petersburg Pier, waterfront parks, museums, restaurants, hotels, and the Bayfront entertainment district, the Wilson Building benefits from exceptional visibility, pedestrian traffic, and continued investment throughout Downtown St. Petersburg.

The combination of stabilized tenancy, in-place income, and owner-user flexibility offers buyers multiple avenues for value creation.

As Downtown St. Petersburg continues to experience substantial residential, hospitality, and mixed-use development, opportunities to acquire well-located assets of this scale have become increasingly limited.

The Wilson Building offers the chance to secure a strategic foothold in one of the Southeast's most desirable urban markets as either an income-producing investment or an owner-occupied headquarters.

PRICE
Available Upon Request

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

SIZE
Building: 21,804 SF
Total Land Size: 11,962 SF

PARKING
Adjacent Street Parking and
Adjacent McNulty Garage

ZONING
Downtown Core
DC-1

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Highlights

- ±21,804 SF Mixed-Use
- Heart of Downtown St. Petersburg
- ±73.8% Leased
- 2nd Floor Space can be vacated, offering 10,789 SF for owner/occupant
- Contractual annual rent escalations
- Property has undergone significant capital improvements & modernization
- Steps from Beach Drive, St. Petersburg Pier, downtown Bayfront Entertainment District
- Income diversification across multiple uses & tenant types.
- Two-story masonry building









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THE BAY IN THE RANKINGS

32,000
DOWNTOWN JOBS

56%
JOBS EXCEEDING U.S. MEDIAN EARNINGS

15%
JOB GROWTH IN PAST 5 YEARS

#1
BEST RUN CITY IN FLORIDA
WalletHub

CITY FOR OUTDOOR ENTHUSIASTS TO LIVE & WORK
SmartAsset

TOP 15
CITY FOR NEW NORMAL CORPORATE HQ
WalletHub

#2
CITY'S ECONOMIC PERFORMANCE
WalletHub

#3
FISCALLY FIT MSA IN NATION
Sperling's BestPlaces

#4
ECONOMIC GROWTH IN U.S. MID-SIZED CITIES
CoworkingCafe

POPULATION & INCOME

	1 MILE	5 MILES	10 MILES
2025 POPULATION	19,896	216,957	431,360
2025 HOUSEHOLDS	12,004	99,266	206,111
AVG HOUSEHOLD INCOME	$103,049	$98,216	$98,548

ST. PETE TAKES THE LEAD...

St. Pete came up on top compared to its neighbors and nationally, making it the #5 Best Place to Live in the U.S. based on the job market, safety, and wellness metrics. Here's how we stacked up based on the Tampa Bay Business Journal's published research:

- HIGHEST PER CAPITA INCOME
- SMALLEST INCOME DISPARITY BY GENDER
- SMALLEST INCOME DISPARITIES BETWEEN AFRICAN AMERICANS AND CAUCASIANS
- LARGEST MIDDLE-CLASS SHARE
- LOWEST SHARE LIVING BELOW POVERTY
- LOWEST UNEMPLOYMENT
- LARGEST SHARE OF FEMALES WITH BACHELOR'S DEGREES

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MARKET MAP

Developments in Downtown

Projectscurrentlyproposedorunderconstruction during 2025.

ARTS AND CULTURE

1. Central P arkFood Hall
2. St. Petersburg History Museum Expansion
3. The Dalí Museum Expansion
4. Woodson African American Museum of Florida
5. Morean Arts Center Expansion
6. Florida Orchestra Center for Music Education and Innovation
7. St Petersburg Athletic Paddle and Social Club

HOTEL

1. CordovaInn Expansion
2. EDGEBoutiqueHotel
3. TEMPO by Hilton
4. The Coronet Hotel

INSTITUTIONAL

1. Chabad Center for Jewish Life
2. Johns Hopkins All Children's Hospital Emergency Center Expansion
3. University of South Florida College of Marine Science Center of Excellence
4. in Environmental and Oceanography Sciences
5. Legacy Center for Social Justice
6. Hub 2.0 St. Pete Innovation District
7. Bernie McCabe Second District Court of Appeal
8. Orlando Health Imaging Centers
9. Orlando Health Medical Pavilion
   Orlando Health Women's Pavilion

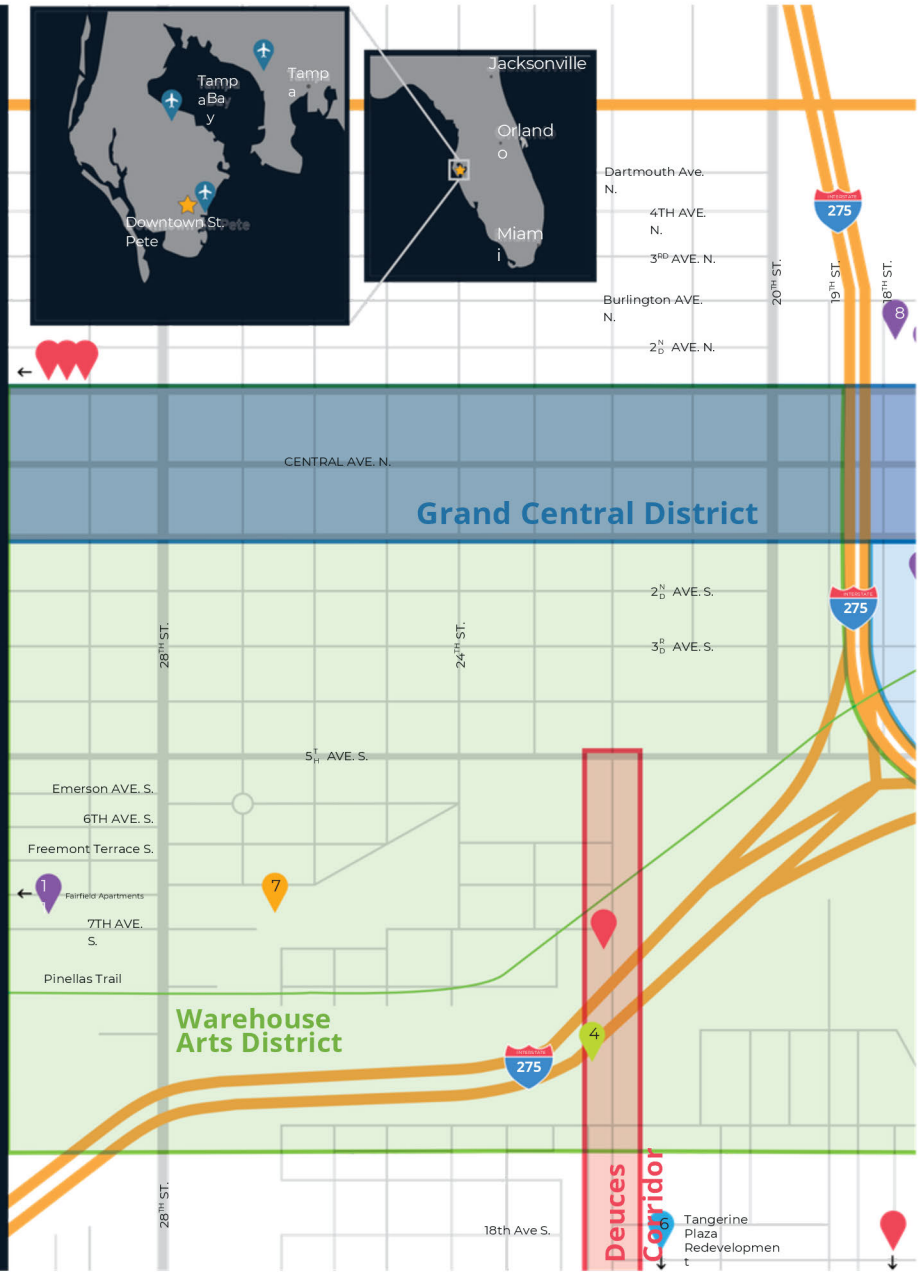
MIXED USE

1. The Residences at 400 Central
2. The Central
3. EDGE Collective II
4. 450 1st Ave. N.
5. Waldorf Astoria Residences St. Petersburg
6. Tangerine Plaza
7. Third Lake Partners
8. 8211stAve. N.

RESIDENTIAL (OVER 50 UNITS)

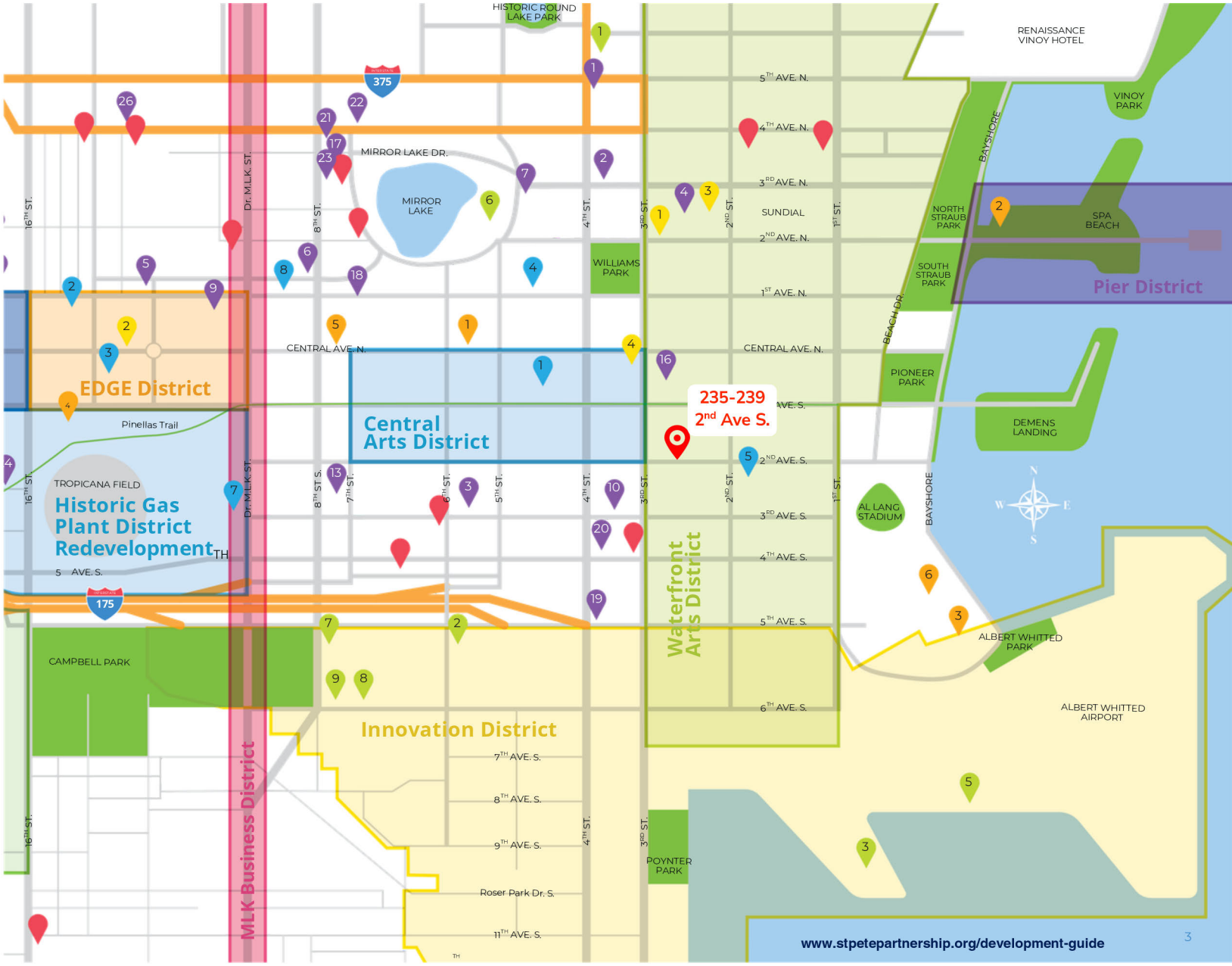
1. 5th Ave. N. & 4th St. N.
2. 3rd Ave. N. & 3rd St. N.
3. 511, 533, 543, 551 3rd Ave. S.
4. Residential Tower (former Exchange/Indigo Hotel)
5. Kettler EDGE Development
6. Abacus Tower
7. Mirror Lake Red Apple
8. Development Lecesse Tower
9. Viv Apartments
10. 3rd & 3rd
11. Fairfield Apartments
12. Gallery Haus
13. Tuxedo Court
14. SkySt. Pete
15. 1641 1st Ave. N.
16. Art House
17. Tomlinson Adult Learning Center Redevelopment
18. 699 1st Ave. N.
19. 446 4th St. S.
20. Roche Bobois Residences
21. Ellington Place
22. Downtown 747 4th Ave. N
23. Reflection
24. Senior Affordable Housing PCHA
25. Ellington Place EDGE District
26. Vincentian Village
27. Bendin Road Apartments

RESIDENTIAL (UNDER 50 UNITS)



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MARKET MAP



www.stpetepartnership.org/development-guide

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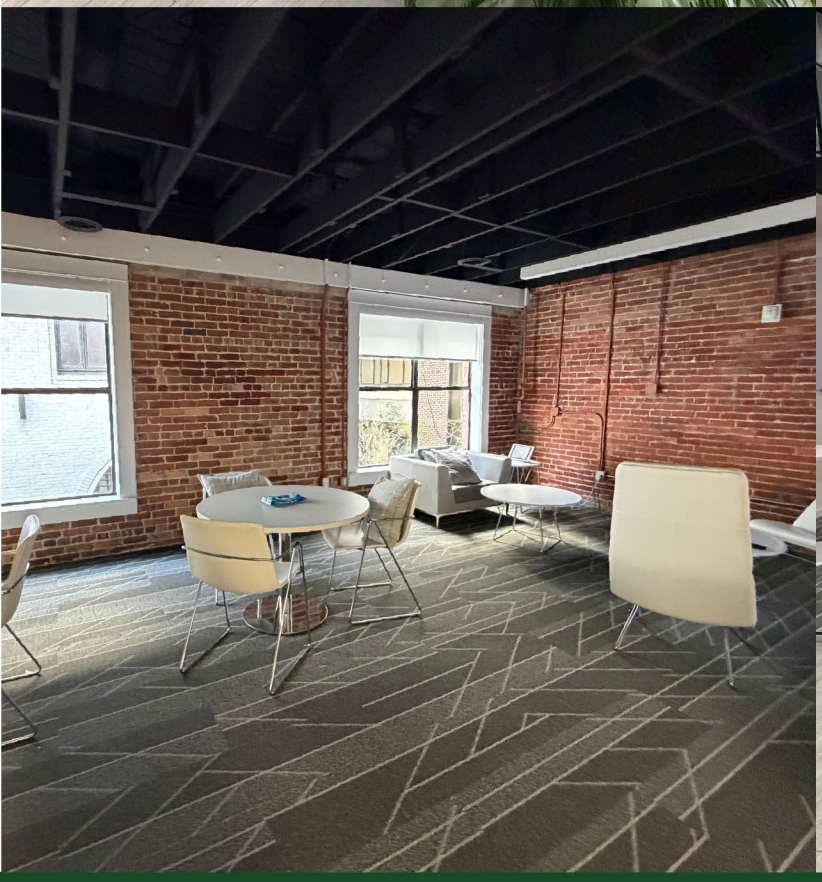




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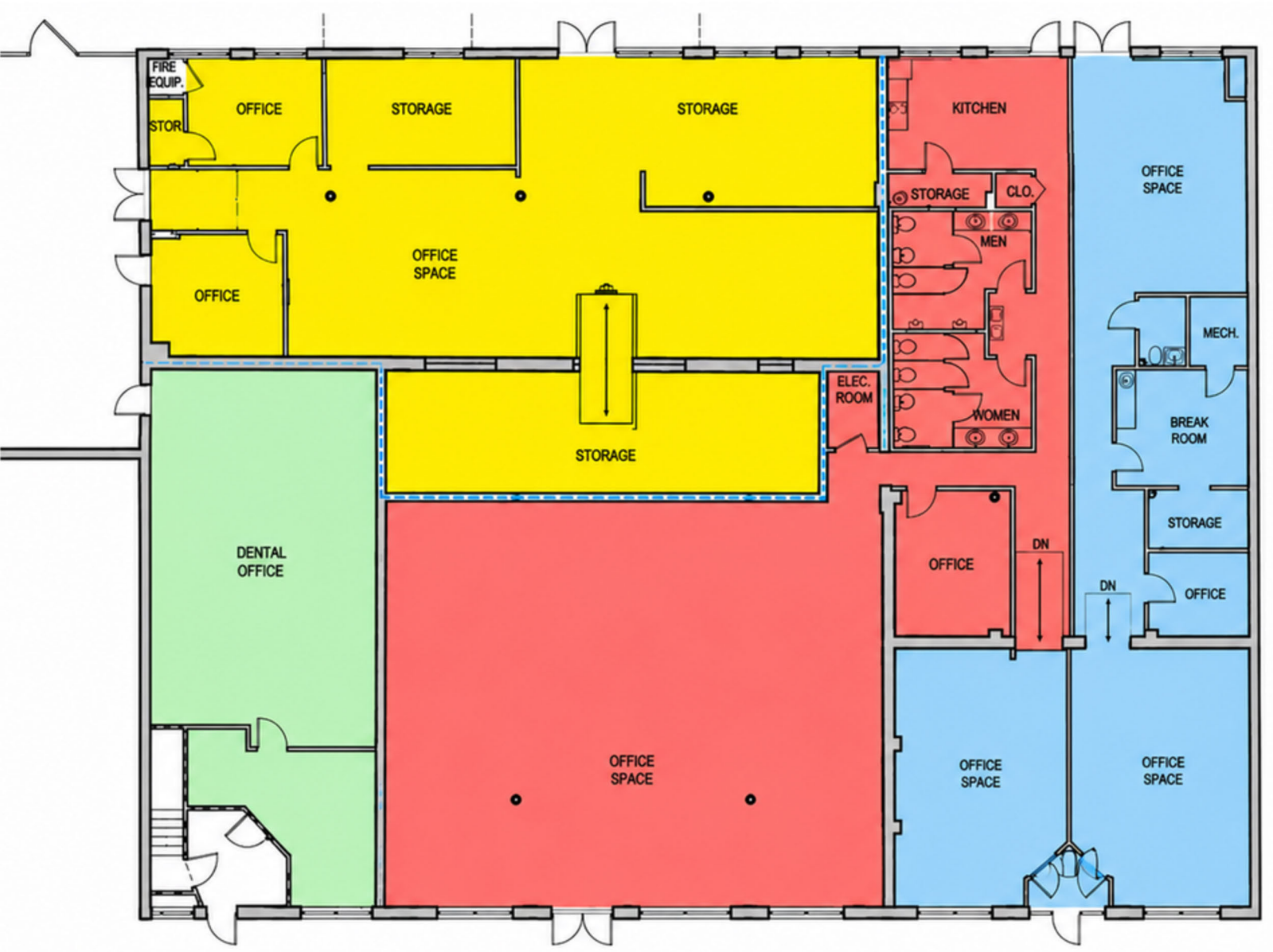






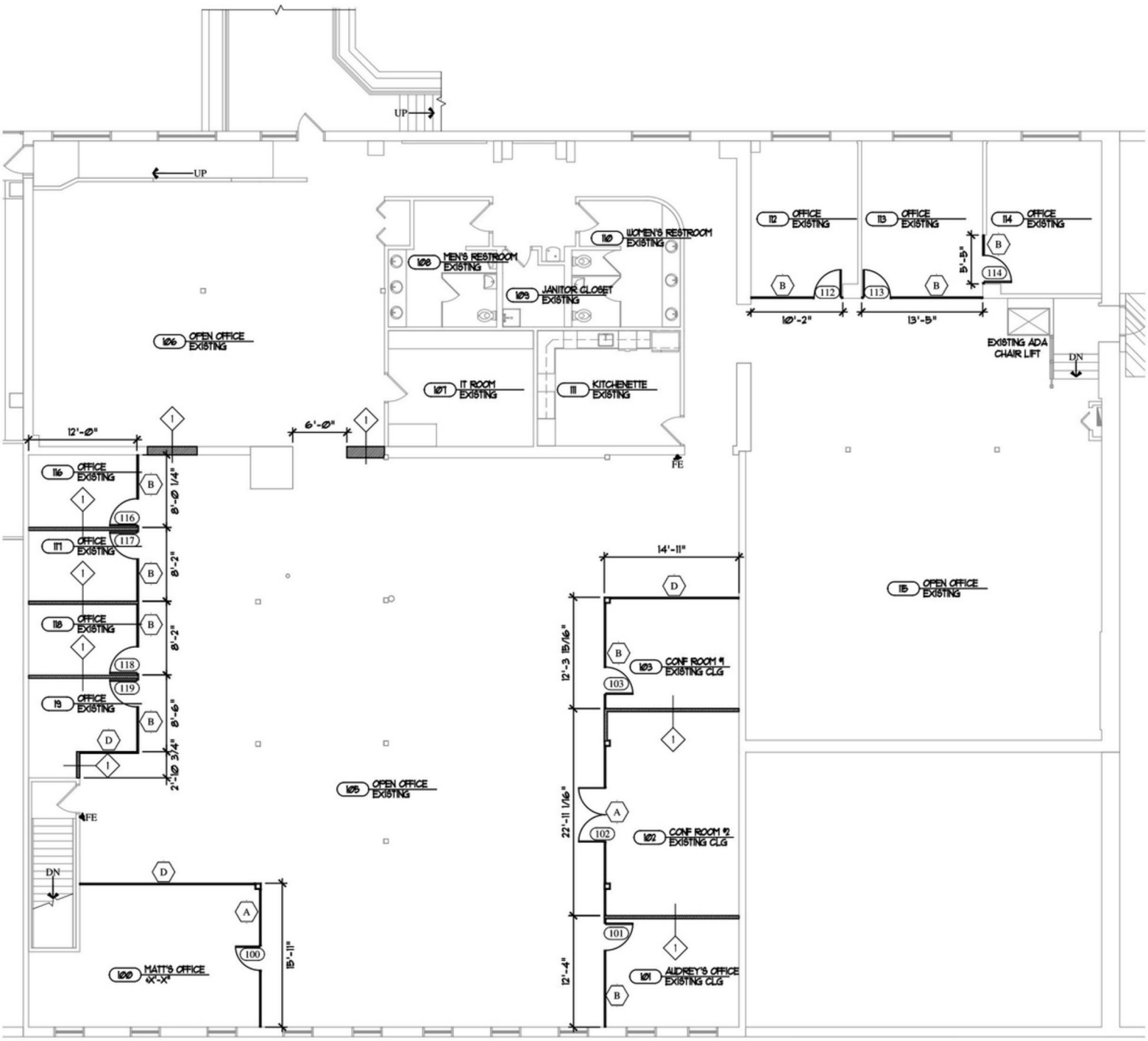
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FLOOR PLAN | 1ST FLOOR



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FLOOR PLAN | 2ND FLOOR



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