

# ICON CENTRAL

855 Central Ave, St. Petersburg, FL 33701

## RETAIL PROPERTY FOR LEASE

### PROPERTY HIGHLIGHTS

VIDEO

- AVAILABLE SPACES: 1,167 SF | 1,328 SF | 1,794 SF | 2,039 SF | 2,533 SF | 2,806 SF | 3,685 SF
- HISTORIC BANK AVAILABLE RETAIL AND/OR OFFICE SPACE: Basement 5,002 SF | Ground Level 4,473 SF | Mezzanine 1,241 SF
- HISTORIC BANK AVAILABLE OFFICE OR EVENT SPACE: Second Level 4,095 SF
- HISTORIC BANK OPTIONAL SPACE: Rooftop 3,892 SF
- Strategically located in the heart of St. Petersburg's Edge District
- 80 interior retail parking spaces
- Foot Traffic from over 3,600 residential units recently completed or under construction within 1 mile of ICON.
- Walk Score: 93 | Bike Score: 96

### DEMOGRAPHICS

#### POPULATION



**3 Mile** 105,866  
**5 Miles** 246,070  
**10 Minute** 181,202

#### HOUSEHOLDS



**3 Mile** 48,423  
**5 Miles** 110,858  
**10 Minute** 82,376

#### DAYTIME POPULATION



**3 Miles** 96,650  
**5 Miles** 177,891  
**10 Minute** 144,118

#### AVE. HOUSEHOLD INCOME



**3 Mile** \$65,444  
**5 Miles** \$68,606  
**10 Minute** \$66,221

#### DAILY TRAFFIC COUNTS AADT



**Central Ave.** 5,699  
**9th St. N.** 10,671  
**8th St. N.** 9,300



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#TogetherOneTeam

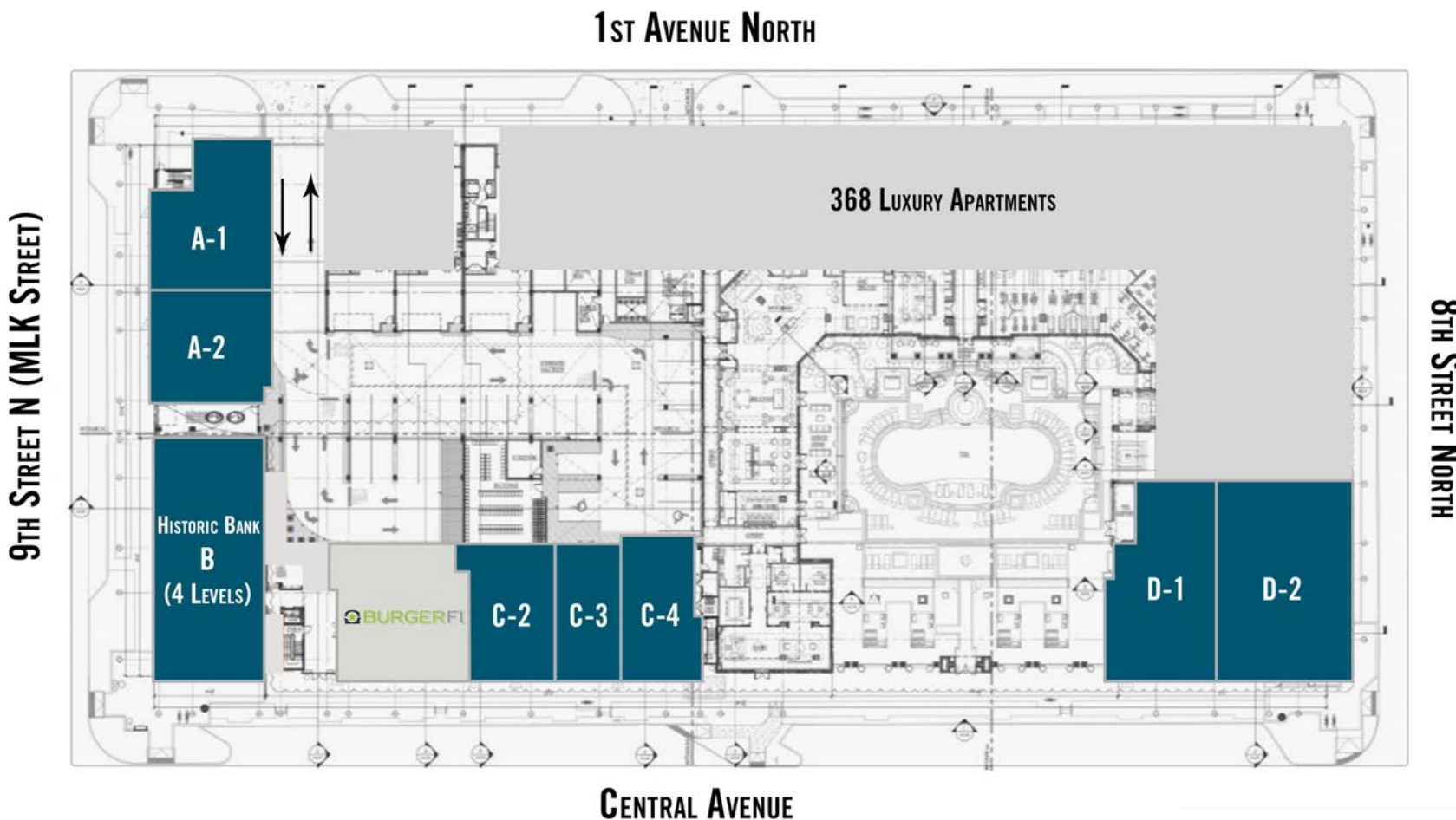




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A-1	Available	2,533 SF	C-2	Available	1,794 SF
A-2	Available	2,039 SF	C-3	Available	1,167 SF
B-B1	Available (demisable down to 5,002 SF)	10,761 SF	C-4	Available	1,328 SF
B-2	Available	4,095 SF	D-1	Available	2,806 SF
B-R	Available (optional add-on)	3,892 SF	D-2	Available	3,685 SF
C-1	BurgerFi	2,362 SF			

