

PRIME RETAIL & OFFICE SPACE AVAILABLE

Cocoanut Grove

2900 4th Street North
St. Petersburg, Florida 33704



Building Features:

Gross Leasable Area: 24,588 sq.ft.
Construction: Exposed Timbers & Wood Plank
Parking: 99
Ratio: 4 per 1,000 sq.ft.

Rental Rate:

Base Rent: - 1st Floor \$25.00 per sq.ft.
 2nd Floor \$19.00 per sq.ft.

Additional Rent: \$7.05 per sq.ft.

(Note: All rents subject to Sales Tax)

Space Availability:

Unit A-101	2,487 sq ft	Unit B-101	1,750 sq ft
Unit A-104	2,555 sq ft	Unit B-102	418 sq ft
Unit A-106	1,927 sq ft	Unit B-103	3,495 sq ft
		Unit B-104	1,404 sq ft

Upstairs:

Unit A-201/2	5,276 sq ft	Unit B-201	1,441 sq ft
		Unit B-202	1,050 sq ft
		Unit B-203	1,035 sq ft
		Unit B-204A	1,192 sq ft
		Unit B-204B	558 sq ft

For Additional Information Contact

***Paul, Wayne or Brett
Retail Asset Management, Inc.***

Sales • Management • Leasing • Development
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On 4th Street in Saint Petersburg



Demographics

	1 mile	3 mile	5 mile
Population	(Radius in miles)		
2000 Actual	15,694	104,156	215,398
2005 Estimated	15,350	102,202	211,398
Average HH Income	\$55,555	\$49,561	\$46,159
Median HH Income	\$44,870	\$38,842	\$37,095

35,500
cars per day
on
4th Street North
@
22nd Avenue

