



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1328

RETAIL/SHOWROOM & WAREHOUSE FOR LEASE

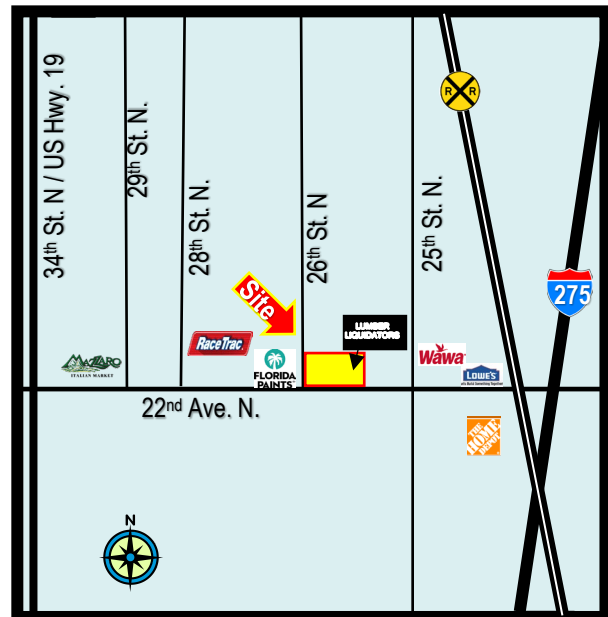


2599 22ND AVE. N.
ST. PETERSBURG, FL 33713

- 8,536 SF OF RETAIL/SHOWROOM SPACE
- 4,984 SF OF WAREHOUSE SPACE
- ON SITE TRUCK WELL
- WELL-LOCATED IN A HOME IMPROVEMENT CORRIDOR – HOME DEPOT, LOWES, LUMBER LIQUIDATORS AND MANY OTHERS NEAR BY
- ½ MILE FROM I-275
- **LEASE RATE:**

RETAIL SHOWROOM \$25.50/SF, NNN -BASE RENT,
\$6.70/SF – OPERATING EXPENSES

WAREHOUSE \$9.50/SF NNN - BASE RENT
\$2.15/SF – OPERATING EXPENSES



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



REVISED 7/10/2025

PROPERTY OVERVIEW

LO-1328

ADDRESS: 2599 22ND Ave. N.
St. Petersburg, FL 33713

LOCATION: North side of 22nd Ave N., between US 19
& I-275.

LAND AREA: 1.3 acres ±

DIMENSIONS: Irregular'

ZONING: CCS-1 - Corridor Commercial Suburban-1, City of St. Pete

LAND USE: PR-MU – Planned Redevelopment -Mixed Use

FLOOD ZONE: X – Non-Flood Zone, area of minimal flood hazard

IMPROVEMENTS: 2 Buildings – 18,920 SF

YEAR BUILT: 1989

LEGAL DESCRIPTION: In listing file

PARKING: 33 Total spaces

UTILITIES: Water, Sewer & Trash – City of St. Petersburg
Electric – Duke Energy

PRESENT USE: Retail & Storage

TAXES: \$31,224.96 (March Gross - 2024)

LEASE RATE: \$9.50 SF - \$25.50/SF NNN

PARCEL ID: 11-31-16-92735-001-0040

TRAFFIC COUNT: 32,000 AVPD (2023)

NOTES: With such a high traffic volume (32,000± AVPD), visibility and accessibility, this space is an ideal location for businesses looking to attract a steady stream of customers. Moreover, the surrounding home improvement stores (Home Depot, Lowes, Lumber Liquidators to name a few) provide a complementary atmosphere, encouraging potential customers to visit multiple venues and thereby increasing customer traffic to your establishment. The strategic positioning on 22nd Avenue N., ensures that your business can benefit from the vibrant home improvement activity in this bustling corridor.

KEY HOOK #: None

ASSOCIATE: Don Russell, Mobile 727-709-2158

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1328-3-19

SHOWING INFORMATION: Call listing agent to arrange showing.

LEASING INFORMATION:

PROJECT SIZE: 18,920 SF

SPACE AVAILABLE:

Retail: 8,536 SF & Warehouse/Storage: 4,984 SF

PARKING: 33 total spaces

OCCUPANCY: Approx. 30 days after lease is signed

RENT: \$25.50/SF NNN for Retail space
\$ 9.50/SF NNN for Warehouse Storage space

ESCALATION: 4%

NNN: \$6.70/SF Estimated for Retail space
\$2.15/SF Estimated for Warehouse/Storage space

OTHER CHARGES**LESSOR LESSEE**

Real Estate Taxes	X
Insurance	X
Insurance: Personal Property & Liability	X
Trash	X
Exterior Maintenance	X
Interior Maintenance	X
Cleaning	X
Water	X
Management	X
Electric	X

SIGNAGE: Monument sign by 22nd Ave. N.

MINIMUM TERM: 5 years

