



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1328

## RETAIL/SHOWROOM & WAREHOUSE FOR LEASE



**2599 22<sup>ND</sup> 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 \$28/SF, NNN -BASE RENT, \$6.70/SF – OPERATING EXPENSES**  
**WAREHOUSE \$9.50/SF NNN - BASE RENT \$2.15/SF – OPERATING EXPENSES**



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**ADDRESS:** 2599 22<sup>ND</sup> Ave. N.  
St. Petersburg, FL 33713

**LOCATION:** North side of 22<sup>nd</sup> Ave N., between US 19 & I-275.

**LAND AREA:** 1.3 acres ±  
**DIMENSIONS:** Irregular<sup>7</sup>

**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 - \$28.00/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 22<sup>nd</sup> Avenue N., ensures that your business can benefit from the vibrant home improvement activity in this bustling corridor.

**KEY HOOK #:** None  
**K&H SIGNAGE:** 3 x 4

**ASSOCIATE:** Don Russell, Mobile 727-709-2158  
**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:** \$28.00/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 22<sup>nd</sup> Ave. N.

**MINIMUM TERM:** 5 years

