

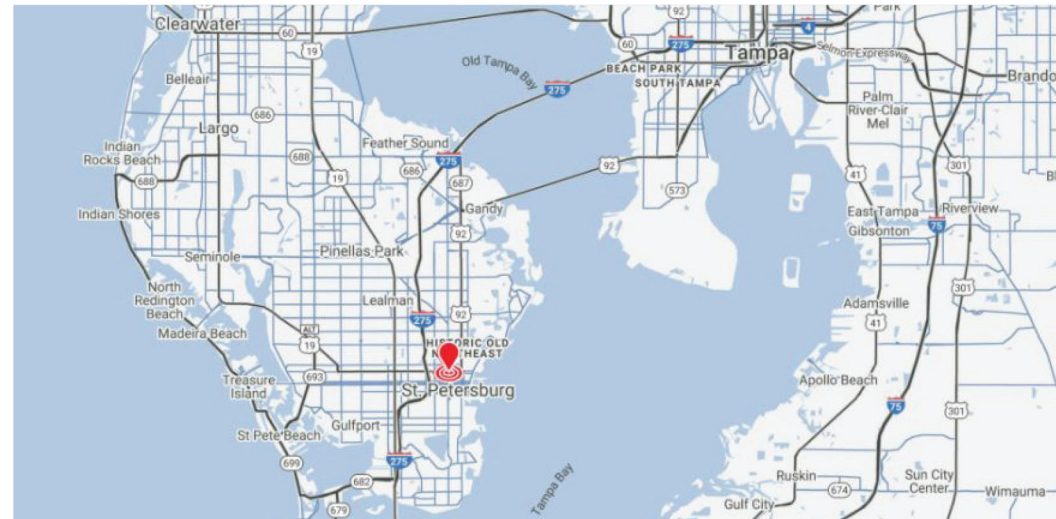
ICON CENTRAL

855 Central Ave. N. | St. Petersburg, FL 33701
RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- **INLINE AVAILABLE SPACES:** 1,386 SF | 1,916 SF | 2,039 SF | 2,176 SF | 2,533 SF | 2,555 SF | 3,685 SF
- **HISTORIC BANK SPACE :** Basement 5,002 SF | Ground Level 4,473 SF | Mezzanine 1,241 SF | Second Level 4,095 SF | Rooftop 3,892 SF
- Strategically located in the heart of St. Petersburg's Edge District, this mixed-use landmark spreads across 2.5 Acres fronting **Central Ave N.** and **1st Avenue N.** between **8th** and **9th Streets**.
- Foot Traffic from over 3,600 residential units recently completed or under construction within 1 mile of ICON.



POPULATION



1 Mile	21,756
3 Mile	105,901
5 Mile	245,936

AVE. HOUSEHOLD INCOME



1 Mile	\$61,187
3 Mile	\$66,939
5 Mile	\$70,246

DAYTIME POPULATION



1 Mile	37,958
3 Mile	92,335
5 Mile	171,925

WALKER'S & BIKER'S PARADISE



Walk Score: 93



Bike Score: 96

LICENSED REAL ESTATE BROKER

FranklinSt.com

ALEX WRIGHT
SENIOR DIRECTOR



813.682.6135



Alex.Wright@FranklinSt.com

KYLE COUGHLIN
LEASING ASSOCIATE



813.386.0457



Kyle.Coughlin@FranklinSt.com



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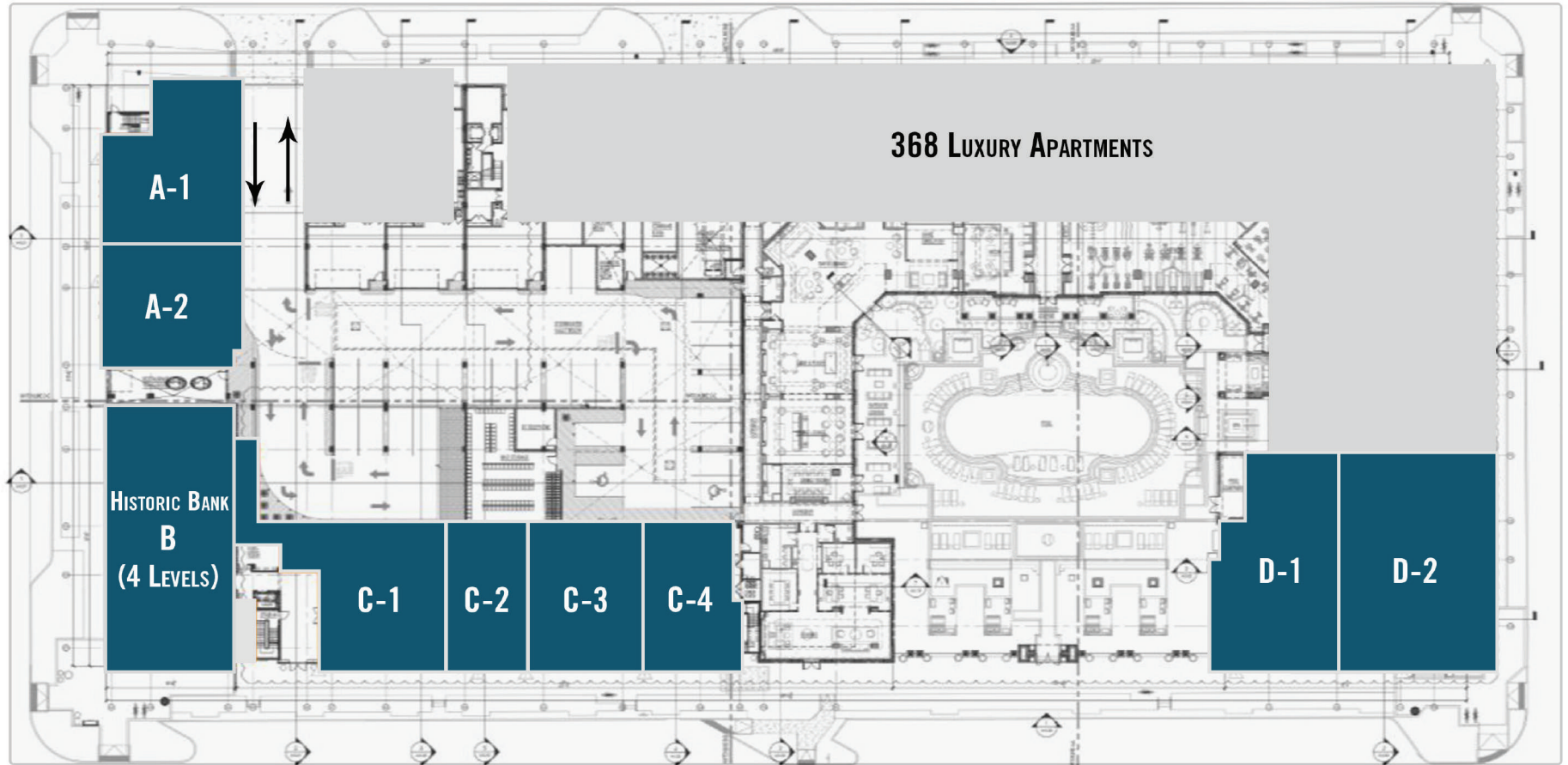
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Kyle.Coughlin@FranklinSt.com

1ST AVENUE NORTH

9TH STREET N (MLK STREET)



8TH STREET NORTH

CENTRAL AVENUE

A-1	Available	2,533	B-2	Available	4,095	C-3	Available	2,178
A-2	Available	2,039	B-R	Available	3,892	C-4	Available	1,916
B-B	Available	5,002	C-1	Available	2,533	D-1	Available	2,806
B-1	Available	4,473	C-2	Available	1,386	D-2	Available	3,685

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