

FOR LEASE | \$40 NNN

2201 CENTRAL AVE, SAINT PETERSBURG, FL 33701



WITTNER WOLLMAN GROUP



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SPACE DETAILS

2,296 RENTABLE SF
RENOVATED 2026
10 PARKING SPACES
CCT-2 ZONING
CLASS A

HIGHLIGHTS

- PRIME CENTRAL AVENUE FRONTAGE IN GRAND CENTRAL DISTRICT
- DEDICATED ON-SITE PARKING LOT
- LANDLORD DELIVERING WHITE-BOX SPACE WITH NEW RESTROOMS
- ~1,000 SF OF OUTDOOR PATIO/EVENT SPACE POTENTIAL
- STRONG DEMOGRAPHICS, RAPIDLY INCREASING RESIDENTIAL DENSITY
- EXCEPTIONAL VISIBILITY AND ACCESSIBILITY
- IDEAL FOR MEDICAL, WELLNESS, OFFICE, RETAIL, RESTAURANT, AND EXPERIENTIAL USERS
- LOCATED WITHIN ONE OF ST. PETERSBURG'S MOST ACTIVE REDEVELOPMENT CORRIDORS

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Location Map

Positioned in the high growth submarket of Grand Central District in St. Petersburg, Florida, at the intersection Central Avenue and 22nd Street, the Property is ideally situated to capitalize on a highly accessible location with excellent vehicular access to Pinellas and Hillsborough counties via I-275.



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Leasing Opportunity

2,296 RSF space available for lease. Suite is located at the highly visible Central Avenue.

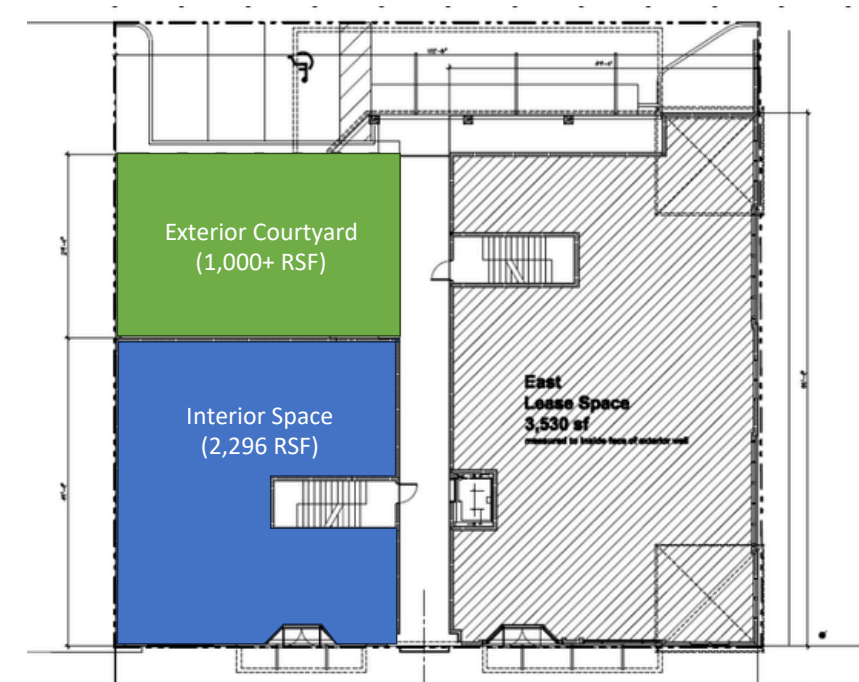


Patient Waiting Room



Aerial Facing Northwest

Ground Floor Plan



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Existing Conditions



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Existing Conditions





LALA

GRAND CENTRAL
- BREWHOUSE -

MARI HOTEL

the Dog Bar

RIGHT AROUND THE CORNER
ARCADIE BREWERY

SANDBOX VR

graze craze
CHARCUTERIE BOARDS & BOXES

POUR & Decor

THE OYSTER BAR
SEAFOOD GRILL TAVERN

