

FOR LEASE

2201 CENTRAL AVE, SAINT PETERSBURG, FL 33701



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Highlights

Position your business at the center of one of St. Petersburg's fastest-growing commercial corridors. Located at 2201 Central Avenue in the heart of the Grand Central District, this highly visible storefront offers a rare combination of premier Central Avenue frontage, dedicated on-site parking, and the opportunity to customize the space to your exact operational needs.

The Landlord is prepared to deliver the premises in white-box condition, including the addition of restrooms, creating a clean, open canvas for a wide variety of users. Whether you envision a medical office, wellness practice, dental clinic, med spa, physical therapy center, boutique fitness concept, professional office, showroom, restaurant, café, or experiential retail destination, the space provides exceptional flexibility for buildout and branding.

Situated directly across from Pour & Decor and surrounded by a thriving mix of retail, hospitality, residential, and entertainment uses, the property benefits from significant daily traffic and strong neighborhood engagement. Recent zoning changes and density incentives throughout the Central Avenue corridor continue to drive substantial residential development, increasing population density, foot traffic, and long-term customer demand throughout the district.

A standout feature of the property is its dedicated parking lot, a rarity along Central Avenue and a significant advantage for medical, wellness, and professional office users where convenient client access is critical. Additionally, the property offers approximately 1,000 square feet of outdoor space that can be transformed into a patio, event venue, wellness garden, outdoor dining area, gathering space, or customer amenity area, providing a unique opportunity to expand your business beyond the interior footprint.

This location is ideally suited for medical office, physician groups, dental practices, physical therapy, chiropractic, med spa, aesthetics, wellness clinics, behavioral health providers, counseling services, professional offices, boutique retail, fitness concepts, hospitality, and destination food and beverage operators seeking visibility, accessibility, and long-term growth potential in one of Tampa Bay's most dynamic neighborhoods.

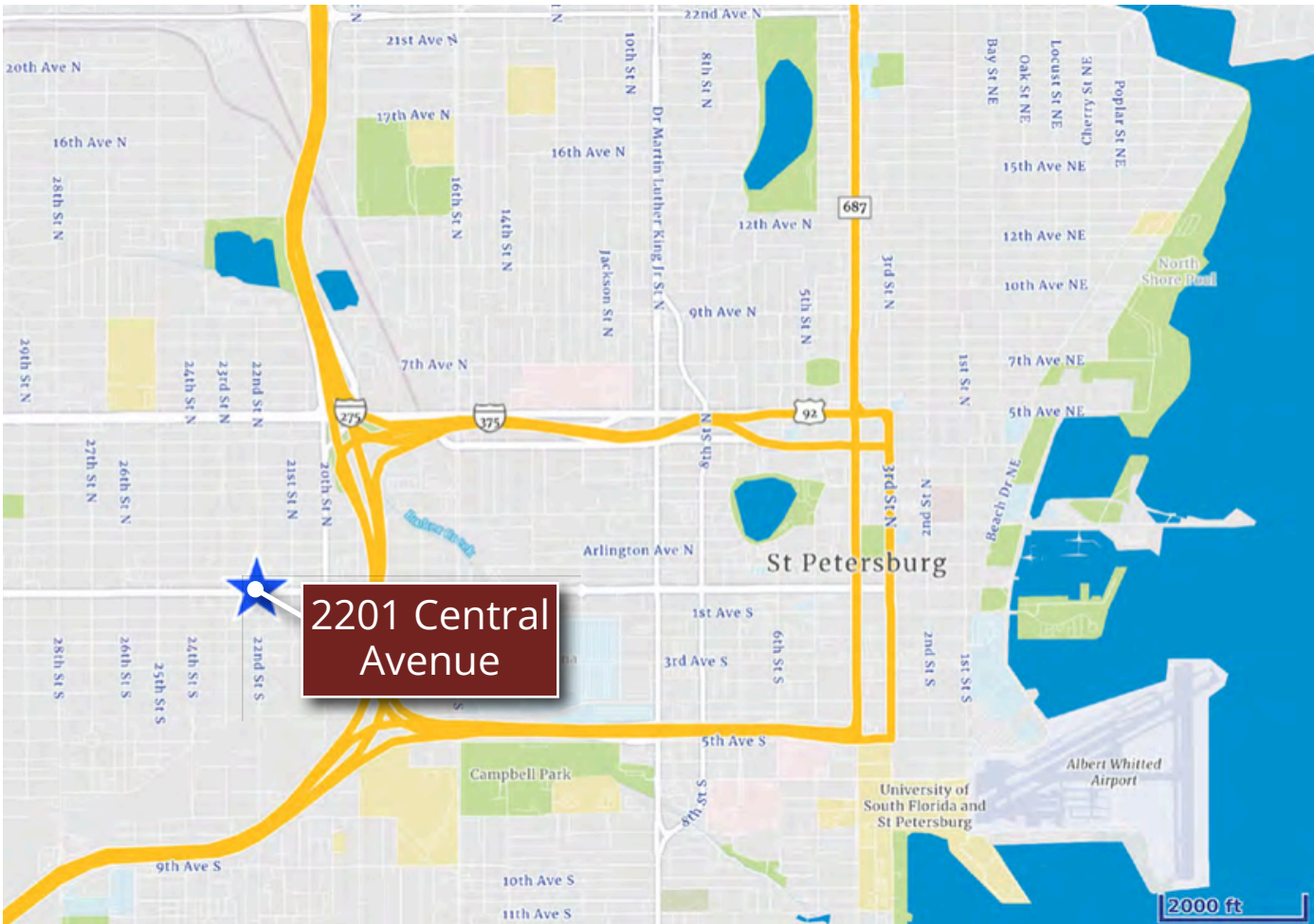


Property Aerial



2201 Central Ave

Area Map



Site Plan

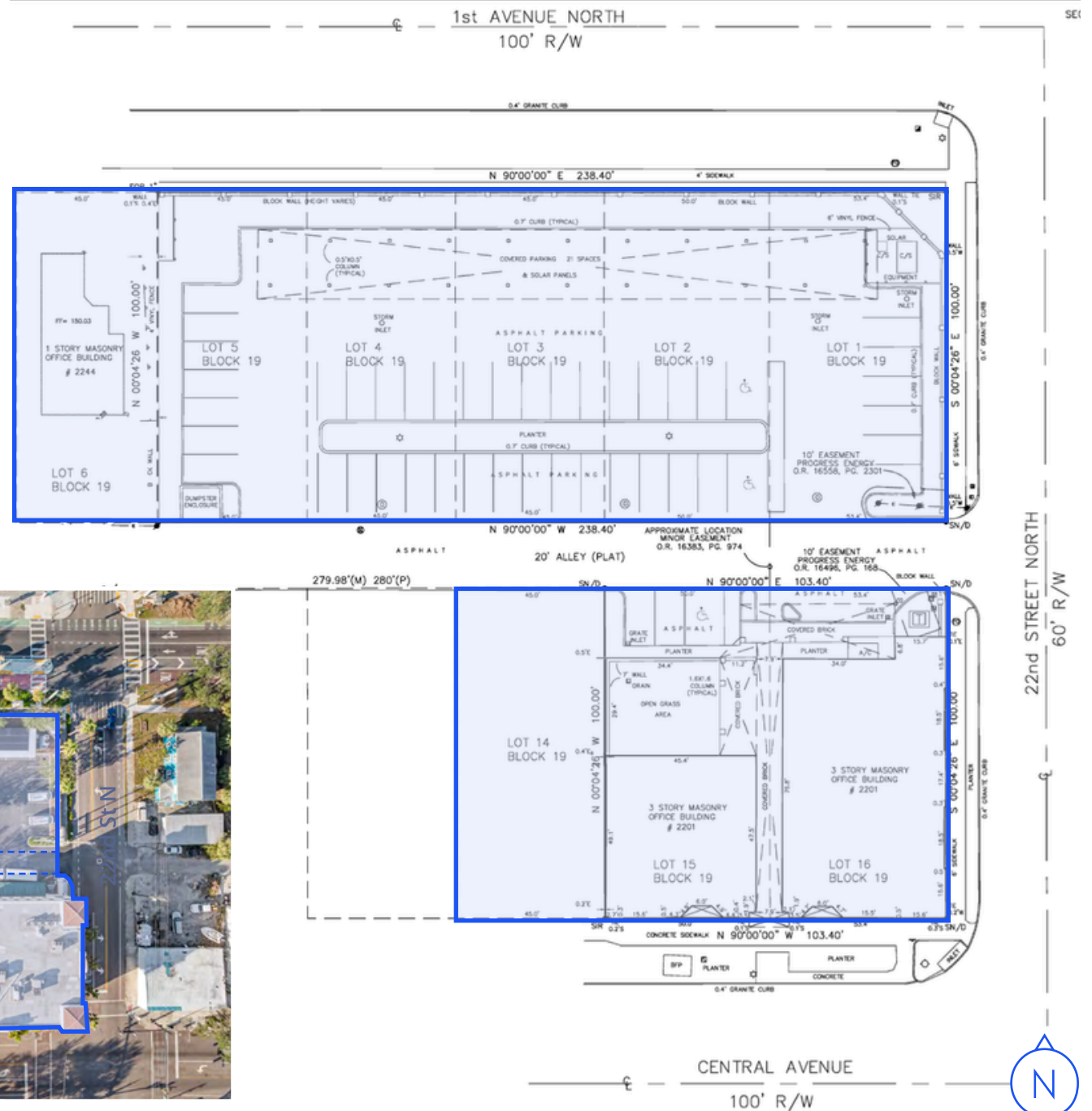
Details:

- Redevelopment opportunity
- 0.99 acres, which includes a 4,500-sf vacant lot (Lot 14, Block 19)

1st Ave N

Alley

Central Ave



Demand Perspective

Physician Demand

Encompassing a 5-mile radius, Advisory Board's analytics show the projected additional providers needed per 100k population within the next five years for the following specialties.

Specialty Category	5-YR Pop Growth Implied Change
Advanced Practitioner	19.3
Cardiovascular	1.8
Dentistry	3.9
Emergency Medicine	1.3
Endocrinology, Diabetes & Metabolism	0.2
ENT	0.3
Gastroenterology	0.4
General Surgery	0.9
Hospitalist	0.5
Nephrology	0.3
Neurosciences	0.8
Obstetrics & Gynecology	1.1
Oncology & Hematology	0.7
Orthopedics	1.1
Other Specialties	6.4
Pathology & Laboratory Medicine	0.4
Pediatrics & Neonatology	2.4
Physical Medicine & Rehabilitation	3.6
Primary Care	6.9
Psychiatry, Psychology & Social Services	8.1
Pulmonology	0.3
Radiology	0.9
Rheumatology	0.1
Urology	0.3


Outpatient Demand

The following illustrates the 5- and 10-year estimate for patient volumes and growth rates within a 5-mile radius.

Service Line	2028 Volume	2033 Volume	5-YR Growth	10-YR Growth
Cardiology	131,722	142,067	10.8%	19.5%
Cosmetic Procedures	7,965	8,179	1.4%	4.1%
Dermatology	49,275	51,096	4.1%	8.0%
Endocrinology	2,701	3,044	20.8%	36.2%
ENT	33,285	35,517	8.1%	15.4%
Evaluation and Management	1,151,413	1,210,065	6.6%	12.0%
Gastroenterology	28,407	28,847	1.4%	2.9%
General Surgery	6,772	7,028	2.7%	6.6%
Gynecology	9,324	9,400	-0.1%	0.7%
Lab	540,966	580,484	9.7%	17.7%
Miscellaneous Services	246,759	271,157	9.4%	20.3%
Nephrology	6,508	6,819	5.7%	10.8%
Neurology	17,342	18,408	5.5%	12.0%
Neurosurgery	964	1,040	3.3%	11.5%
Obstetrics	3,239	2,797	-12.1%	-24.1%
Oncology	18,233	18,820	1.8%	5.1%
Ophthalmology	120,814	134,189	11.2%	23.5%
Orthopedics	37,206	41,622	10.0%	23.1%
Pain Management	14,536	15,633	9.3%	17.5%
Physical Therapy/Rehabilitation	293,997	343,787	11.3%	30.2%
Podiatry	24,050	26,214	7.5%	17.1%
Psychiatry	145,649	152,653	15.8%	21.4%
Pulmonology	13,835	13,042	-3.2%	-8.7%
Radiology	350,334	367,724	5.2%	10.5%
Spine	2,578	2,772	14.8%	23.4%
Thoracic Surgery	640	649	5.0%	6.5%
Trauma	9,066	9,622	6.2%	12.7%
Urology	11,826	12,220	0.6%	3.9%
Vascular	22,788	25,108	11.8%	23.2%

Why St. Petersburg


2024

 **#2 - St. Pete is #2 in FL, #18 in U.S. for Gen-Z Professionals in Mid-Sized Cities**
CommercialCafe (September 2024)


 **#4 - St. Pete is #4 in Economic Growth in U.S. Mid-Sized Cities**
CoworkingCafe (July 2024)


 **#1 - St. Pete is Best-Run City in FL; #2 Economy Nationally**
WalletHub (June 2024)


 **#1 — St. Pete has Best Parks System in Florida; #10 in U.S.**
The Trust for Public Land (June 2024)

 **#1 - St. Pete is #1 in Work/Life Balance in Florida**
CommercialCafe (March 2024)

 **St. Pete is Top Spot for Millennial Moves**
Hire a Helper (March 2024)


 **St. Pete Top Spot for New Office Normal**
The Boyd Co. (February 2024)

 **#8 - Tampa-St. Pete-Clearwater Hotspot of Economic Growth**
Chmura Analy cs+AreaDevelopment (January 2024)

 **#2 - St. Pete is Travelers' Choice Best of the Best**
Tripadvisor (January 2024)


2023


 **Top 15 - Tampa-St. Pete-Clearwater Top Metro for Tech Job Growth**
Brookings Ins tu on (December 2023)


 **#8 - St. Pete is a Top City for Veterans and Their Families**
Coworking Cafe (November 2023)

 **#15 - St. Pete is a Happiest Place to Live in U.S.**
Outside (September 2023)

 **#8 - St. Pete is Best for Entrepreneurs**
Swy Filings (August 2023)


 **#1 - St. Pete is Best-Run City in FL; #1 Economy Nationally**
WalletHub (June 2023)


 **#1 - St. Pete is Best Place to Live in Florida; Top for U.S.**
Livability (June 2023)


 **#3 - Tampa-St. Pete-Clearwater Named Fiscally Fit Cities**
BestPlaces (June 2023)

 **#1 — St. Pete has Best Parks System in Florida**
The Trust for Public Land (June 2023)

 **Forbes Names St. Pete a Best Place to Travel**
Forbes (April 2023)

 **#5 - Tampa Bay is #5 Relocation Destination in U.S.**
Redfin (February 2023)

 **#7 - Tampa-St. Pete-Clearwater Best Place for Summer Travel**
BestPlaces (May 2023)

 **#1 - St. Pete #1 in Florida for Work-Life Balance and Mental Health; #18 Nationally**
Coworking Cafe (January 2023)

Source: St. Petersburg Area EDC