



Prime opportunity to step into a fully built-out quick-service restaurant in the heart of South Pasadena, just minutes from St. Pete Beach and downtown St. Petersburg. Formerly operated as a Wendy's, this freestanding building offers exceptional visibility and access on busy Pasadena Avenue S.

Offering Sublease Summary:

Address: 1452 Pasadena Ave S South Pasadena, FL 33707

County: Pinellas

Market: St. Petersburg

Lease Rate: \$6,833.33/mo + utilities through 3/31/2026

\$7,333.33 + utilities through 4/5/2031

Options: None

Space Size: 2,349 Approximate



Key Features:

- Fully Equipped & Turnkey: All existing restaurant equipment, including hood system, grease trap, walk-in cooler/freezer, and drive-thru infrastructure, is included in the sublease.
- Drive-Thru Advantage: High-volume drive-thru lane ready to generate significant off-premise sales.
- Prime Location: Strong traffic counts with excellent signage along Pasadena Ave S, surrounded by national retailers, residential neighborhoods, and beach-bound visitors.
- Ample Parking: Dedicated parking lot for customer convenience.



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Physical Description

Address: 1452 Pasadena Ave S

South Pasadena, FL 33707

County: Pinellas

Market: St. Petersburg

Zoning: Commercial General (CG)

GLA: +- 2,349 SF

Parking Spaces: +-21

Parking Ratio: 8.94: 1,000 SF

Lease Rate: \$6,833.33/mo + utilities
through 3/31/2026

\$7,333.33 + utilities through 4/5/2031

Options: None

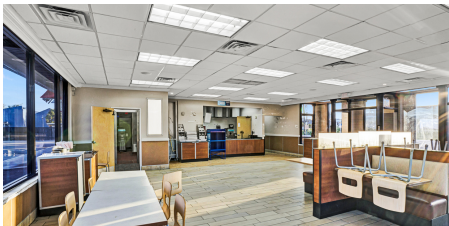


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