



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1345

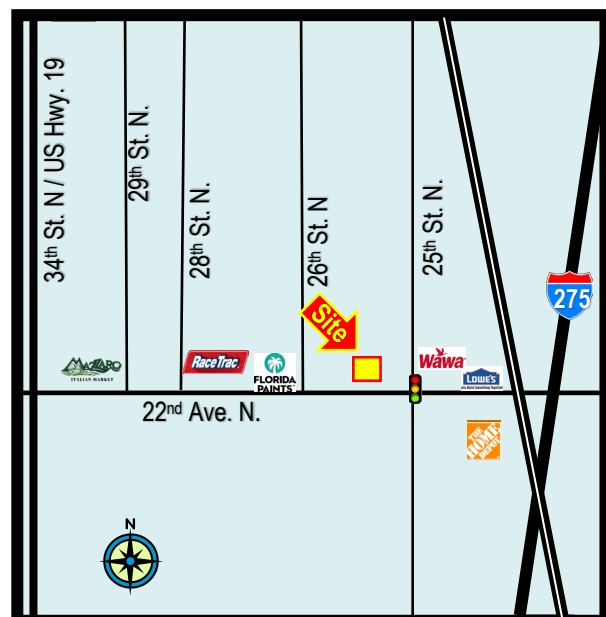
RETAIL / SHOWROOM

FOR LEASE



2533 22ND AVE. N.
ST. PETERSBURG, FL 33713

- FREE STANDING 8,520 SF FULLY AIR-CONDITIONED BUILDING
- 18 FT. EAVE HEIGHT
- AUTOMATIC GLASS DOUBLE DOOR ENTRANCE
- WELL-LOCATED IN THE 22ND AVE., N. HOME IMPROVEMENT CORRIDOR.
- ½ MILE FROM I-275
- **LEASE RATE:**
\$25.00/SF NNN -BASE RENT
\$5.61/SF EST. 2026 OPERATING EXPENSES



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



PROPERTY OVERVIEW

ADDRESS: 2533 22ND Ave. N.
St. Petersburg, FL 33713

LOCATION: North side of 22nd Ave N., between US 19
& I-275. East of Home Depot & Lowe's.

LAND AREA: 38,000 SF / 0.87 acres ±
DIMENSIONS: 200' x 190'

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: 1 Building – 8,520 SF
YEAR BUILT: 1994

LEGAL DESCRIPTION: In listing file

PARKING: 25 Total spaces

UTILITIES: Water, Sewer & Trash – City of St. Petersburg
Electric – Duke Energy

PRESENT USE: Retail Home Furnishings

TAXES: \$16,931.77 (March Gross - 2025)

LEASE RATE: \$25.00 /SF NNN

PARCEL ID: 11-31-16-92735-001-0020
TRAFFIC COUNT: 32,000 AVPD (2024)

NOTES: Position your business in a standout freestanding 8,520 sq. ft. building designed for visibility, flexibility, and impact. This fully air-conditioned space features an impressive 18 ft. eave height, open floor plan, and modern blacked-out exposed ceiling—ideal for showroom, retail, or specialty commercial use. A 1,200 sq. ft. covered, enclosed patio provides additional usable space and added versatility.

Located on the north side of 22nd Avenue N, this property sits within a highly active home improvement corridor surrounded by major retailers and service providers, including The Home Depot, Lowe's, Bob's Carpet & Flooring, Stone-Mart, Florida Paints, Wawa and others. With approximately 32,000 vehicles passing by each day, the site offers excellent exposure to customers already shopping in the area.

KEY HOOK #: None

ASSOCIATE: Don Russell, Mobile 727-709-2158

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1345-3-19

SHOWING INFORMATION: Call listing agent to arrange showing.

LEASING INFORMATION:

PROJECT SIZE: 8,520 SF

SPACE AVAILABLE: 8,520 SF

PARKING: 25 total spaces

OCCUPANCY: Estimated to be 1/1/2027

RENT: \$25.00/SF NNN

ESCALATION: 4%

NNN: \$5.61/SF Estimated 2026

OTHER CHARGES**LESSOR LESSEE**

Real Estate Taxes	CAM
Insurance	CAM
Insurance: Personal Property & Liability	X
Trash	X
Exterior Maintenance	CAM
Interior Maintenance	X
Cleaning	X
Water	X
Management	CAM
Electric	X
Landscaping	CAM

SIGNAGE: Monopole sign by 22nd Ave. N.

MINIMUM TERM: 5 years

