



## BAYVIEW PLAZA II

11270 4TH STREET NORTH  
St. Petersburg, FL 33716

Located on 4th Street North, Bay View Plaza II received an extensive facade renovation in 2019 and is surrounded by 7,000 apartments in a 1.5 mile radius. It offers great visibility, excellent access and ample parking. Tenants include H&R Block, Thai Wok and Brewers' Tasting Room.

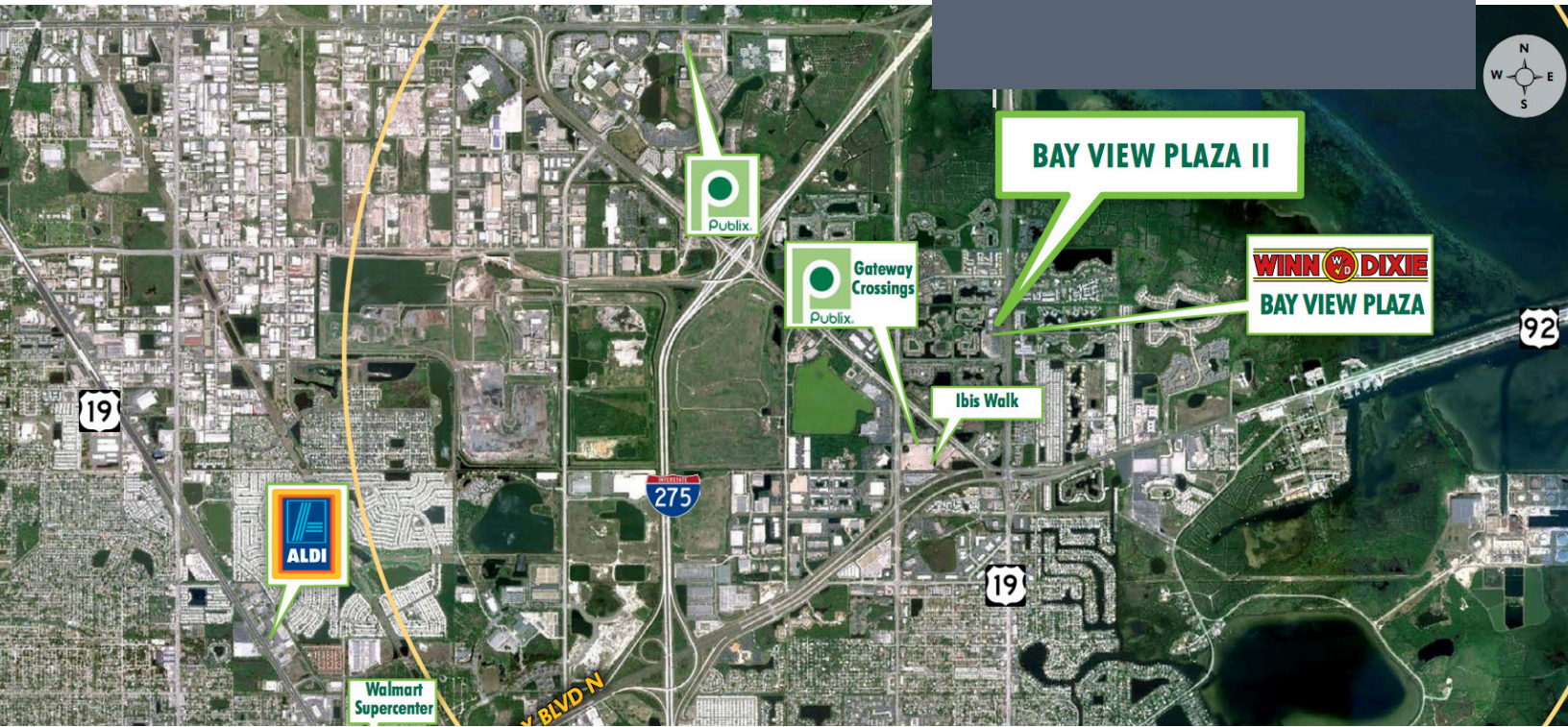
**Available: Endcap 2,725 SF with patio seating.**

### Property Features & Key Demographics (2019)

**GLA:** 16,146 square feet  
**Year Built:** 1985 (Renovated: 2019)  
**Parking:** 59 surface spaces, plus adjacent office building (via easement) for a total of 367 spaces  
**AADT:** 25,500 vehicles/day  
**Zoning:** ROR-P, City of St. Petersburg

|               | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------|----------|----------|----------|
| Population    | 15,886   | 49,011   | 133,503  |
| Average Age   | 37       | 42       | 42       |
| Ave HH Income | \$63,271 | \$70,276 | \$67,847 |
| Med HH Income | \$50,973 | \$54,214 | \$50,770 |



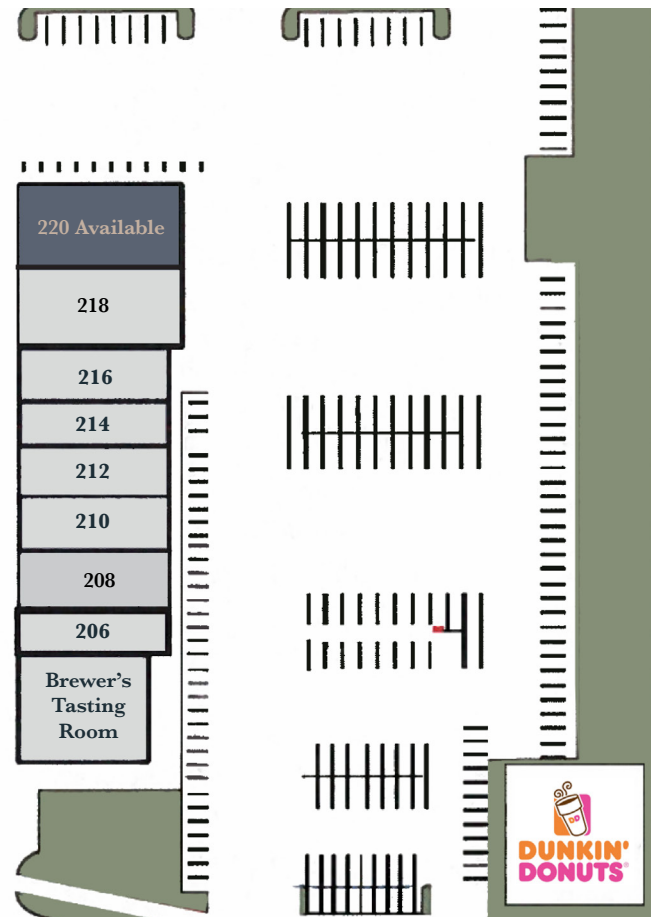


## Tenants

| Suite      | Tenant                             | Size         |
|------------|------------------------------------|--------------|
| 202/204    | Brewers' Tasting Room              | 2,400        |
| 206        | Bayview Pharmacy                   | 1,200        |
| 208        | Your CBD Store                     | 1,392        |
| 210        | H&R Block                          | 1,874        |
| 212        | MCI Metro Access Transimission Svc | 980          |
| 214        | Thai Wok                           | 1,427        |
| 216        | Barber Shop                        | 1,427        |
| 218        | Critical Hit Games                 | 2,725        |
| <b>220</b> | <b>Available</b>                   | <b>2,725</b> |

**Susanne Arbagy, CCIM, RPA**

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