

FOR LEASE

3333 5th Ave S | St. Petersburg, FL 33712

Turnkey Retail / Studio Opportunity

MODERN SPACE.
FLEXIBLE USES.
PRIME LOCATION.

RETAIL / STUDIO
FOR A **BRIGHTER**
TOMORROW.



OPEN & BRIGHT INTERIOR



UPDATED RESTROOM

PROPERTY HIGHLIGHTS

- Approx. 751 SF Leasable Space
- Rate: \$32.00 PSF NNN
- Move-In Ready November 1, 2026
- Zoning: CCS-1
- Parking: 6 Spaces

PROPERTY FEATURES

- ✓ Fully remodeled
- ✓ New windows, doors, A/C, electrical & plumbing
- ✓ Polished concrete floors
- ✓ Abundant natural light
- ✓ Updated private restroom
- ✓ Ideal for salon, tattoo studio, art studio, boutique retail or studio use (subject to city approval)

ESTIMATED MONTHLY COSTS

Base Rent:

Approx. \$2,003 / Month

Estimated NNN / Pass-Throughs:

Approx. \$5.00 – \$7.50 PSF Annually

Estimated NNN:

Approx. \$313 – \$469 / Month

Mike Schultz

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PEOPLE.
PROPERTIES.
POSSIBILITIES.

NNN estimate is based in part on 2025 real estate taxes of \$3,747 plus estimated insurance / CAM / maintenance and is for marketing purposes only.
Tenant to verify all expenses, measurements, lease terms, and permitted uses.

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Interior Photos • Lease Snapshot • Recent Improvements

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LEASE SNAPSHOT

- Approx. 751 SF Net Leasable Area
- Approx. 935 SF Total Building Area
- Rate: \$32.00 PSF NNN
- Estimated Occupancy Cost:
Base Rent approx. \$2,003/mo +
estimated NNN approx. \$313-\$469/mo
- Availability: November 1, 2026
- Parking: 6 surface spaces
- Building Year: 1954
- Single-story standalone building

RECENT IMPROVEMENTS

- Extensively renovated, move-in-ready condition
- New windows and doors
- Updated A/C
- Updated electrical and plumbing
- Fresh modern interior with polished concrete floors
- Updated private restroom with modern finishes

IDEAL USES

- Salon
- Boutique Retail
- Tattoo Studio
- Creative Studio
- Art Studio / Gallery
- Service Business

All uses subject to zoning and city approval.

NNN ESTIMATE NOTES

- Property is offered on an NNN structure.
- 2025 real estate taxes are approximately \$3,747.
- Estimated NNN / pass-through range shown in this brochure is approximately \$5.00-\$7.50 PSF annually, including taxes plus estimated insurance / CAM / maintenance.
- Actual expenses and lease structure should be verified by tenant.

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