

34th Street Crossing

2810-2940 34th St. S., St Petersburg, FL 33712



Property Highlights:

- Strong visibility to 34th Street S (US 19)
- Great mix of local and national tenants
- Excellent frontage, ingress/egress
- 296 apartment homes and 100,000+ SF storage facility right next door – scheduled to finish in 2019
- Prominent pylon signage available
- Opposite to Ceridian Benefits Services' 400,000 SF Headquarters, and proximate to St Petersburg College All State Center Campus
- Proximate to I-275, via 26th Ave S (0.2 miles to the north)
- 34th Street S (US 19) (N/S) 43,883 AADT
- I-275 (N/S) 101,000 AADT

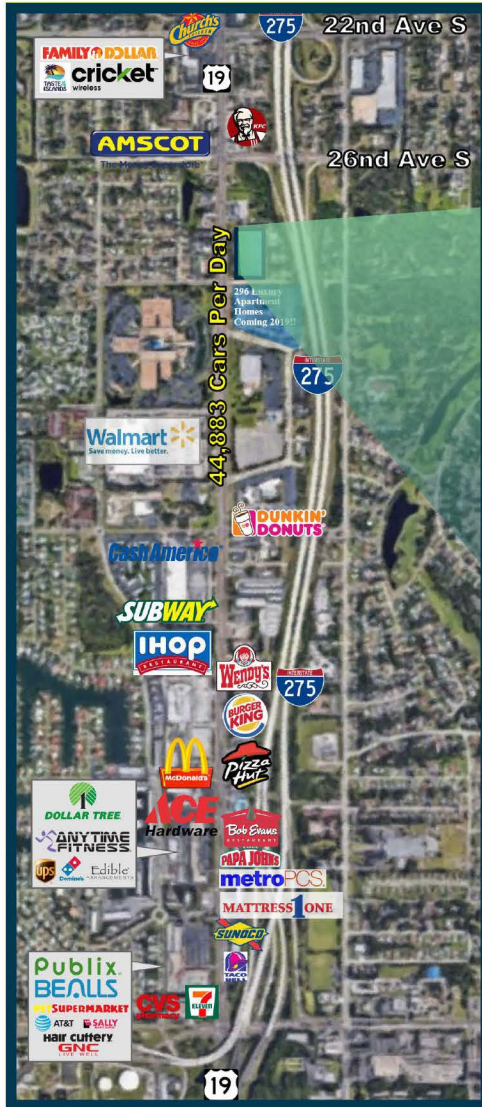
Drive Time	5 Min	10 Min	15 Min
Population*	31,825	158,867	288,499
Households*	12,735	69,413	129,405
Average HH Income*	\$54,418	\$59,139	\$64,324
Median Age	40	44	45
Number of Businesses	901	6,036	10,812
Daytime Population	9,958	68,852	147,641

* 2017 Estimation

SURROUNDING RETAIL

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UNIT	TENANT	SF
2810	AVAILABLE	1,400
2820	Direct Auto Insurance	1,200
2830	AVAILABLE	3,000
2850	DaVita Dialysis	6,720
2900	Aldi Supermarket	18,636
2906	AVAILABLE	12,900
2910	J&K Beauty Supply	2,800
2930	J&K Nails	1,400
2940	Step in Style	1,400
2950-60	Greenberg Dental	2,800
2970	Bank of America	1,400