

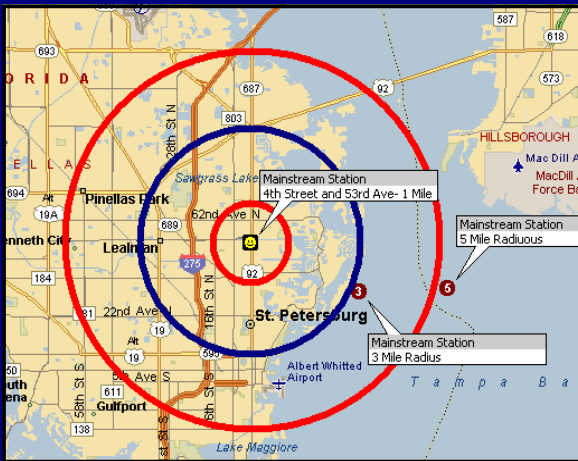


# MAINSTREAM STATION

SWC 4th Street North & 53rd Avenue North Saint Petersburg, FL 33703



## FOR SALE ! 6.75% Cap Rate!



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	15,550	103,972	209,326
Med HH Inc:	\$35,287	\$36,569	\$35,775
Daytime Pop	7,100	49,756	127,941

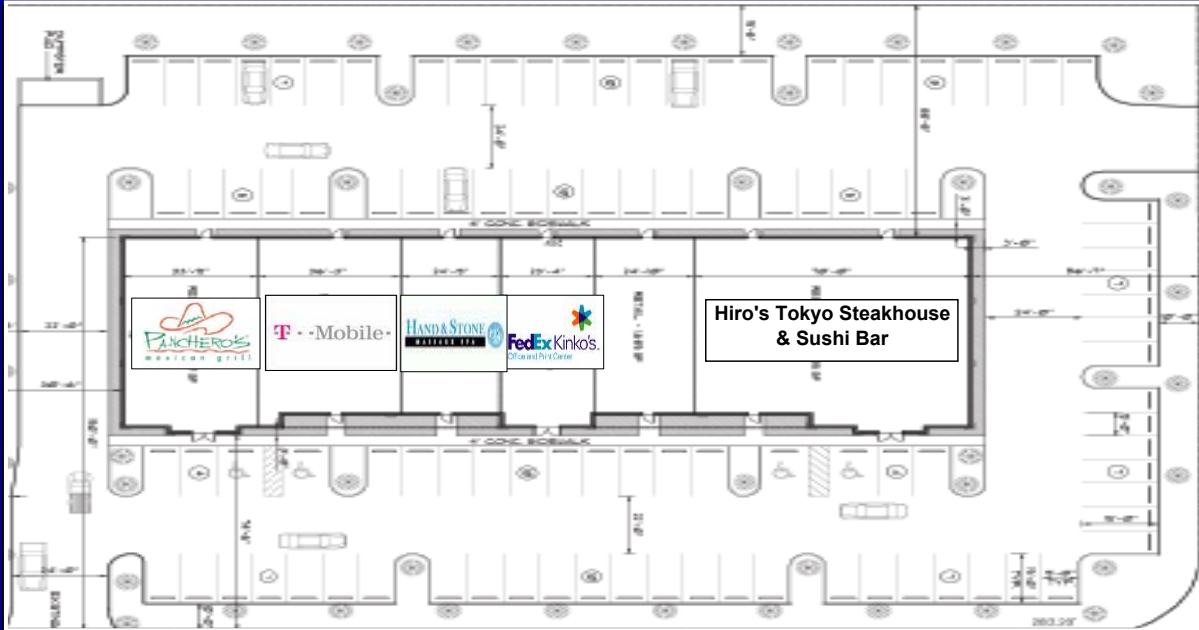
### PROPERTY HIGHLIGHTS

- Join area retailers Starbucks, Firehouse Subs, Cingular, Talbot's and more!
- Located on the southwest corner of 4th Street North and 53rd Avenue North !
- Co-tenants include Panchero's Mexican Grill, T-Mobile, FedEx Kinkos, Hand & Stone Massage, and Hiro's Tokyo Steakhouse & Sushi Bar !
- 310 feet of frontage on 4th Street North ! Close proximity to I275 and Gandy Boulevard !
- 6.75% Cap Rate !

**FOR MORE INFORMATION CALL:**  
**(727) 823-1605**

BANK OF AMERICA TOWER | 200 CENTRAL AVE | SAINT PETERSBURG, FL | 33701

PHONE: (727) 823-1605 | FAX: (727) 897-9579 | WEBSITE: [www.gulfcoastcommercial.net](http://www.gulfcoastcommercial.net)



### PROJECT SITE PLAN



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FOR ADDITIONAL  
COMMERCIAL REAL ESTATE  
OPPORTUNITIES PLEASE  
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