

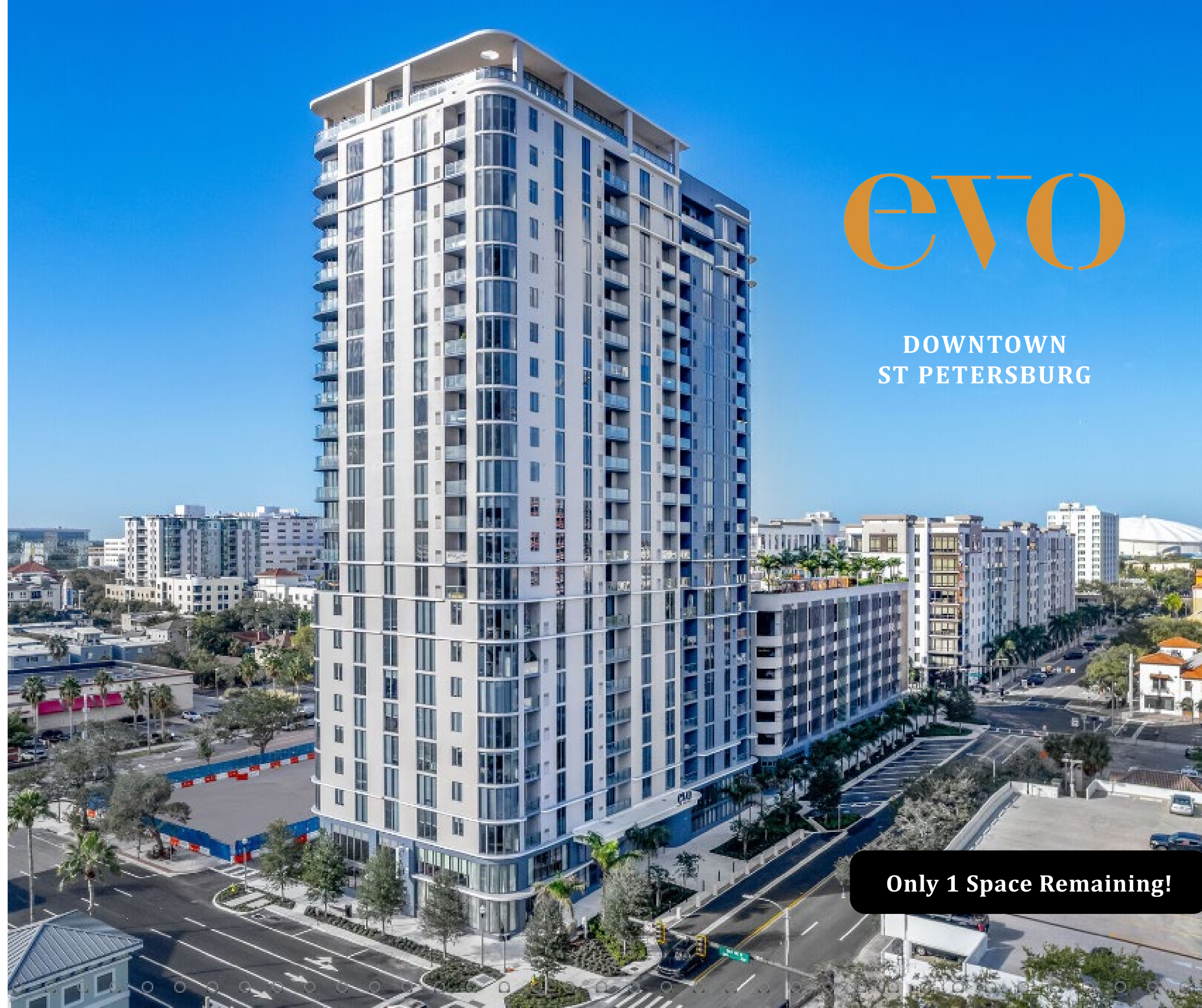
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RETAIL

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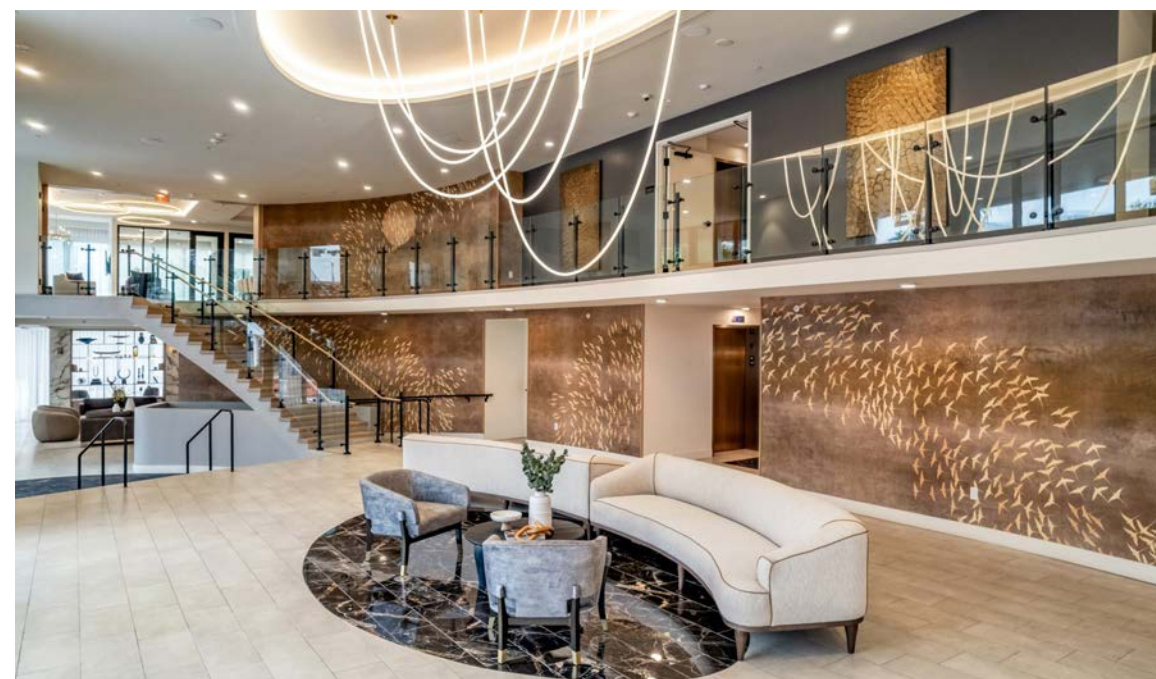
DOWNTOWN
ST PETERSBURG

Only 1 Space Remaining!

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DOWNTOWN ST PETERSBURG

- Positioned just two blocks south of Central Avenue in the vibrant downtown St Petersburg submarket, within the Central Business District
- 220 Luxury Residential Units, desirable distinguished amenities, boasting panoramic city and water views
- Directly across the street from a high-performing Publix supermarket with 9,000+ residents who walk and drive by the front door everyday
- Perfect central location with Tropicana Field to the west, Tampa Bay (including the St. Pete Pier and Beach Drive) to the east, and the downtown core both north and south
- The neighborhood hosts several special events including the Grand Prix of St. Petersburg, St. Anthony's Triathlon, Bluesfest and the Mainsail Art Festival attracting residents, locals and visitors alike
- High Daytime Population of 165,016 within 10 min DT





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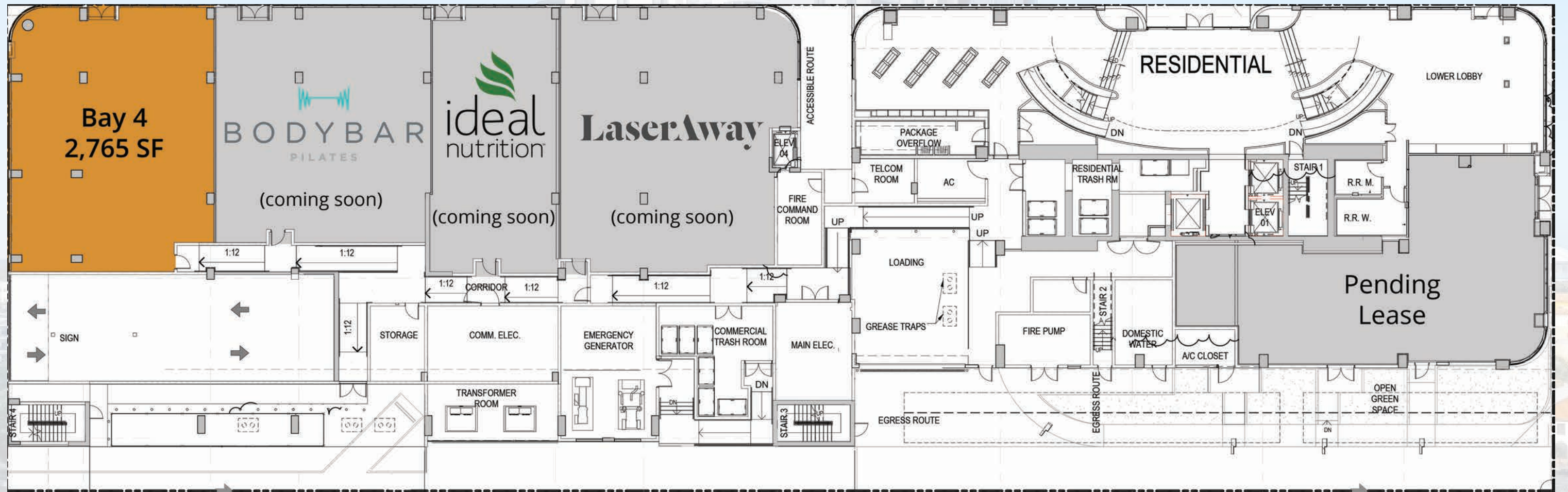
RETAIL SITE PLAN

DOWNTOWN
ST PETERSBURG

2nd Avenue South



4th Street South



3rd Street South



Tropicana
Field



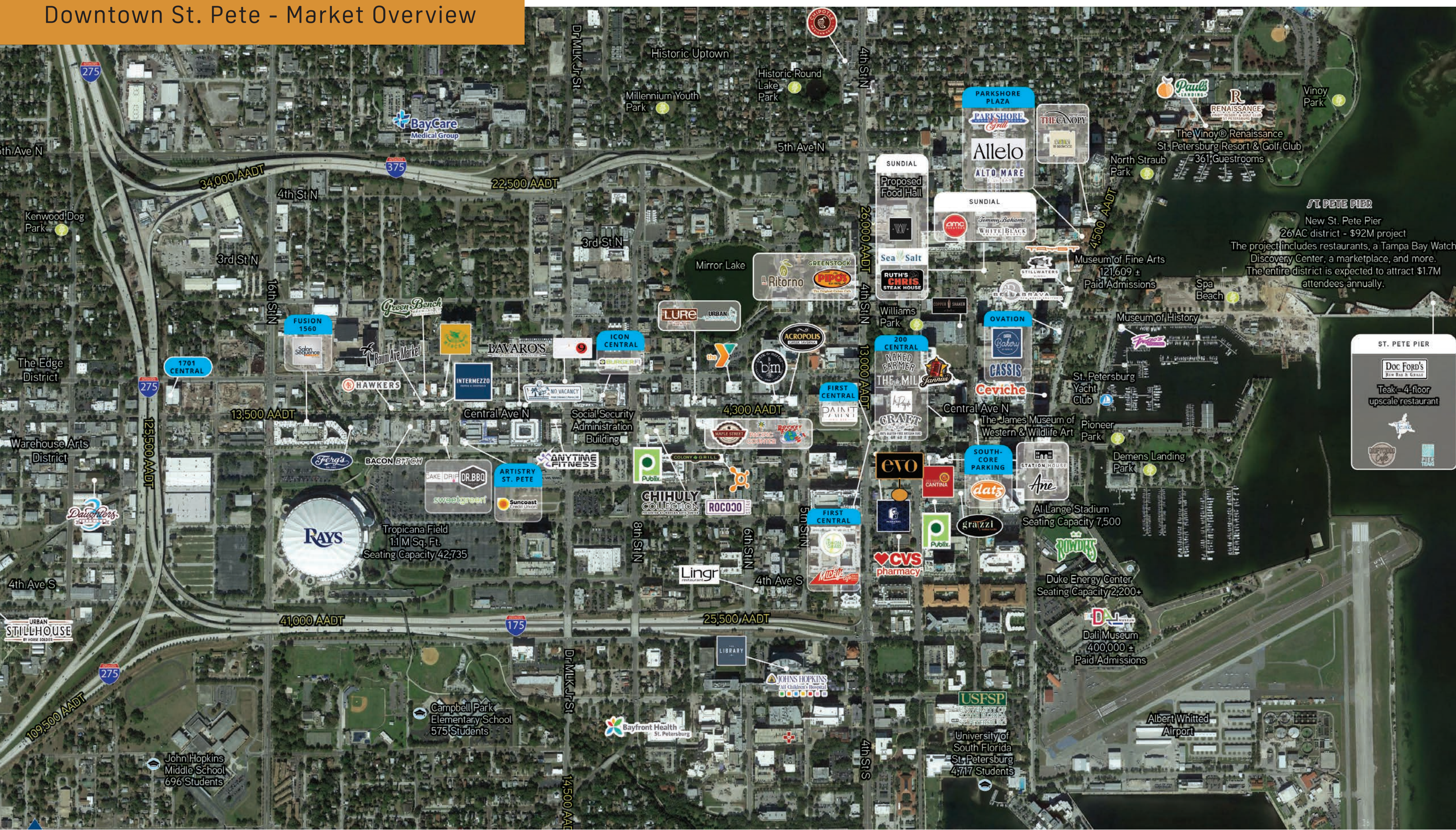
St. Pete
Pier



Walkability
Score

98

Downtown St. Pete - Market Overview



Downtown St. Pete - View East



\$43M HOTEL
APPROVED
192 ROOMS

234 3RD AVE N
PROPOSED
28-STORY BUILDING
327 RES. UNITS

HISTORIC OLD NORTHEAST

ASCENT ST. PETERSBURG
357 FEET \$170,000,000
36-STORY BUILDING
354 APARTMENTS AND
172-KEY HOTEL
8,200 SF RETAIL

THE VINOY® RENAISSANCE
ST. PETERSBURG RESORT &
GOLF CLUB
361
GUESTROOMS

SPA BEACH

ST. PETE PIER
26 AC DISTRICT - \$92M PROJECT
PROJECT INCLUDES RESTAURANTS, TAMPA BAY
WATCH DISCOVERY CENTER, MARKETPLACE,
AND MORE. THE ENTIRE DISTRICT IS EXPECTED
TO ATTRACT \$1.7M ATTENDEES ANNUALLY.

ALBERT WHITTED
AIRPORT

MUSEUM OF FINE ARTS
121,609± VISITORS/YR

MUSEUM OF
HISTORY

ONE ST. PETERSBURG
41-STORIES
253 RESIDENTIAL UNITS

DEMENS LANDING
PARK

SALTIRE BY KOLTER URBAN
35-STORY BUILDING
192 RESIDENTIAL UNITS
9,681 SF RETAIL

THE DAL
MUSEUM
400,000 ±
PAID ADMISSIONS

SUNDIAL

PLAZA TOWER
150,000 SF CLASS B

ST PETERSBURG
YACHT CLUB

DUKE ENERGY
BUILDING
220,000 SF CLASS A

MORGAN STANLEY
TOWER
280,000 SF CLASS A

CITY CENTER
267,000 SF CLASS A

HILTON ST. PETERSBURG
BAYFRONT
333 GUESTROOMS

450 1ST AVE N (PROPOSED)
RETAIL/OFFICE/HOTEL/
RESIDENTIAL

FIRST CENTRAL
TOWER
405,000 SF CLASS A

200 CENTRAL
340,000 SF CLASS A

THE JAMES MUSEUM
200,000± VISITORS

STATION HOUSE
35,000 SF CLASS B

HYATT PLACE
ST. PETERSBURG DOWNTOWN
175 GUESTROOMS

AL LANGE STADIUM
SEATING CAPACITY 7,500

THE MADISON
100 BUILDING

400 CENTRAL
UNDER CONSTRUCTION / EST 2025
515 FEET \$400,000,000 BUILDING
46-STORY LUXURY BUILDING
301 CONDOMINIUMS

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CAMDEN PIER DISTRICT
APARTMENTS
357 RESIDENTIAL UNITS
ADD. 18-STORY PROPOSED

MADISON AT
ST. PETERSBURG
100 BUILDING

490 1ST AVE S
240,000 SF CLASS A

3RD & 3RD (PROPOSED)
33-STORY BUILDING
268 RESIDENTIAL UNITS
15,000 SF GROUND RETAIL

HARBOR'S EDGE SENIOR
APARTMENTS
125 RESIDENTIAL UNITS
GROUND LEVEL RETAIL

THE BEACON ON THIRD
326 RESIDENTIAL UNITS
GROUND LEVEL RETAIL

AVANTI
246 RESIDENTIAL UNITS

BEACON 430 APARTMENT
HOMES
326 RESIDENTIAL UNITS

- ▲ RESIDENTIAL
- ▲ OFFICE
- ▲ HOTEL
- ▲ ATTRACTION

Downtown St. Pete - View West



N

INTERSTATE 275

INTERSTATE 175

INTERSTATE 375

TROPICANA FIELD
1.1 M SQ. FT.
SEATING CAPACITY 42,735

TROPICANA FIELD REDEVELOPMENT
(PROPOSED) 86 AC PROJECT
2 ACTIVE PROPOSALS. MIXED-USE
DEVELOPMENT, A WATER BASIN
AND A CONVENTION CENTER

1641 1ST AVE N
19-STORY BUILDING
224 CONDOMINIUMS
EXPECTED LATE 2024

SKY ST. PETE
20-STORY BUILDING
246 RESIDENTIAL UNITS
EXPECTED COMPLETION 2025

930 CENTRAL FLATS
6-STORY BUILDING
218 RESIDENTIAL UNITS

GTE BLDG
230,000 SF
CLASS C

699 1ST AVE N
(PROPOSED)
21-STORY BUILDING
200 RESIDENTIAL UNITS
EXPECTED COMPLETION TBD

3RD AVE N & 5TH ST
(PROPOSED)
23-STORY BUILDING
285 RESIDENTIAL UNITS
EXPECTED COMPLETION 2024

900 CENTRAL AVE
(PROPOSED)
14-STORY BUILDING
185 RESIDENTIAL UNITS

CHIHULY
COLLECTION
PRESENTED BY MORGAN DAVIS GALLERY

MILK Jr Street S

8th Street S

7th Street S

6th Street S

Central Ave

1st Ave N

450 1ST AVE N (PROPOSED)
RETAIL/OFFICE/HOTEL/
RESIDENTIAL

490 1ST AVE S
240,000 SF CLASS A

400 CENTRAL
UNDER CONSTRUCTION / EST 2025
515 FEET \$400,000,000 BUILDING
46-STORY LUXURY BUILDING
301 CONDOMINIUMS

AVANTI
246 RESIDENTIAL UNITS

5th Street S

FIRST CENTRAL
TOWER
405,000 SF CLASS A

BEACON 430 APARTMENT
HOMES
326 RESIDENTIAL UNITS

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13,500 AADT

4th Street S

26,000 AADT

3rd Ave S

2nd Ave S

1st Ave S

Central Ave

3RD & 3RD (PROPOSED)
33-STORY BUILDING
268 RESIDENTIAL UNITS
15,000 SF GROUND RETAIL

3rd Street S

- ▲ RESIDENTIAL
- ▲ OFFICE
- ▲ HOTEL
- ▲ ATTRACTION



CULTURE

- ◇ St. Petersburg Sculpture Experience
- ◇ Chihuly Collection (glass sculptures)
- ◇ Art Fusion Galleries St. Petersburg
- ◇ Street Art
- ◇ Sunken Gardens
- ◇ The Fountain of Youth
- ◇ Museum of the American Arts & Crafts Movement



ART

- ◇ Dali Museum
- ◇ Museum of Fine Arts
- ◇ The James Museum of Western & Wildlife Art
- ◇ Imagine Museum: Contemporary Glass Art
- ◇ Great Explorations Children's Museum
- ◇ The Florida Holocaust Museum
- ◇ St. Petersburg Museum of History



LIFESTYLE

- ◇ St. Pete Pier
- ◇ St. Pete Beaches/ Spa Beach
- ◇ Sundial
- ◇ Vinoy Park
- ◇ Tropicana Field
- ◇ Pioneer Park
- ◇ St. Petersburg Saturday Morning Market



DEMOGRAPHIC SUMMARY

5 min DT



30,186
Population



53,961
Daytime Population



\$93,940
Avg. HH Income



44.7
Median Age

10 min DT



164,118
Population



165,016
Daytime Population



\$95,728
Avg. HH Income



44.5
Median Age

15 min DT



310,723
Population



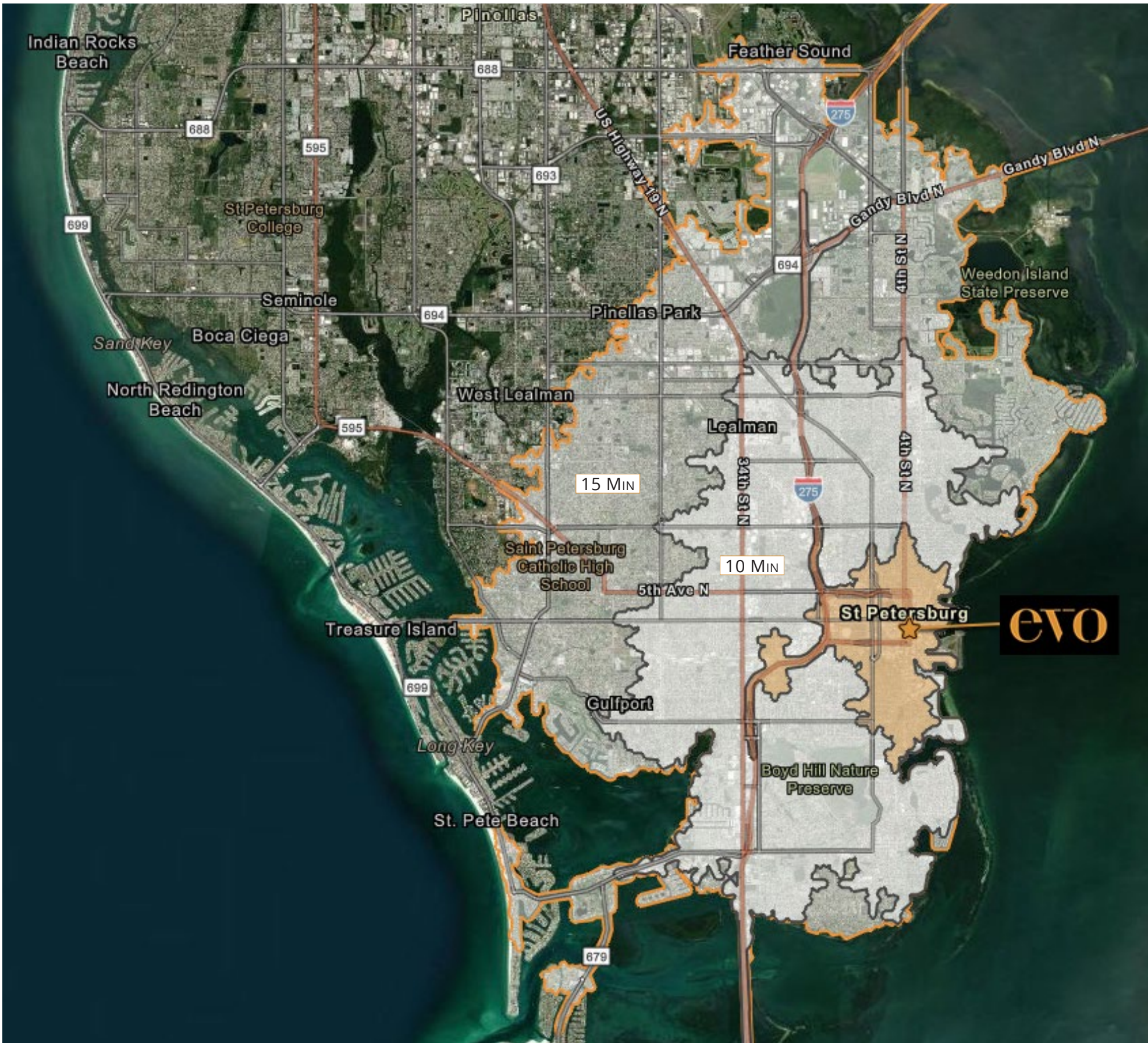
327,299
Daytime Population



\$96,412
Avg. HH Income



46.0
Median Age





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