



1,582 SF Available

3,285 SF Available

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Retail For Lease

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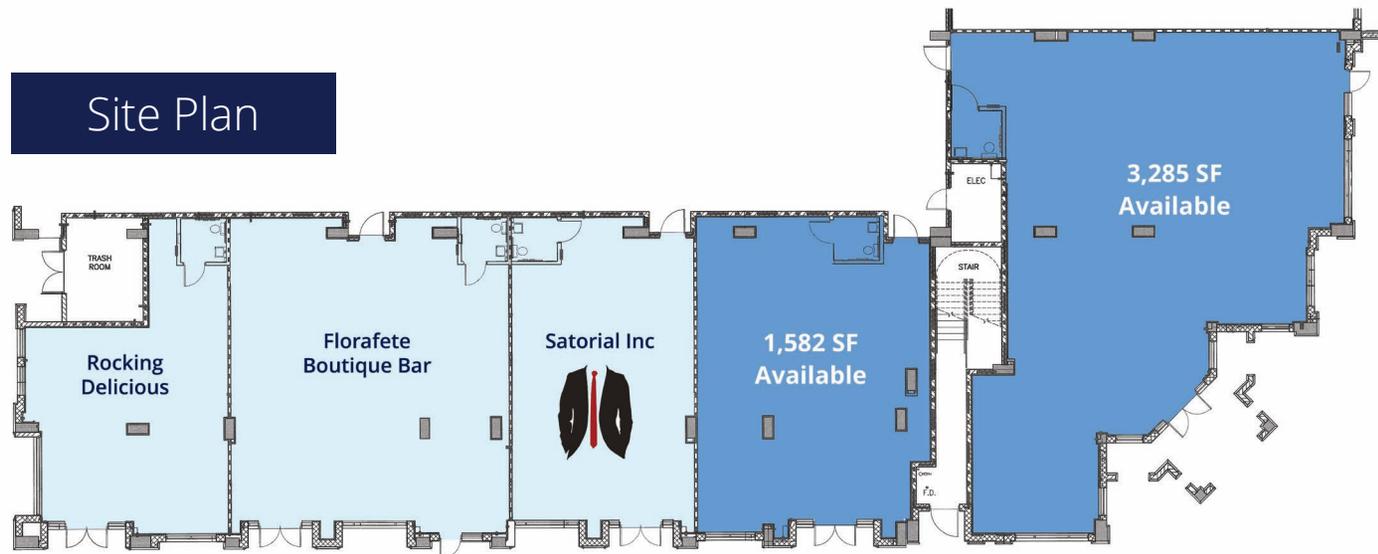
## 400 Beach Drive

- 1,582 & 3,285 SF available
- Rare opportunity along iconic Beach Drive! St Pete's premier destination for dining, shopping, events and the arts
- Located steps from North Straub Park, the St Pete Pier and the Museum of Fine Arts
- Average household income of \$128,178 within 1 mile
- Join Juno & The Peacock, Ceviche, Parkshore Grill and the award-winning Allelo



*Located along  
iconic Beach Drive!*

### Site Plan





**ST. PETE PIER**

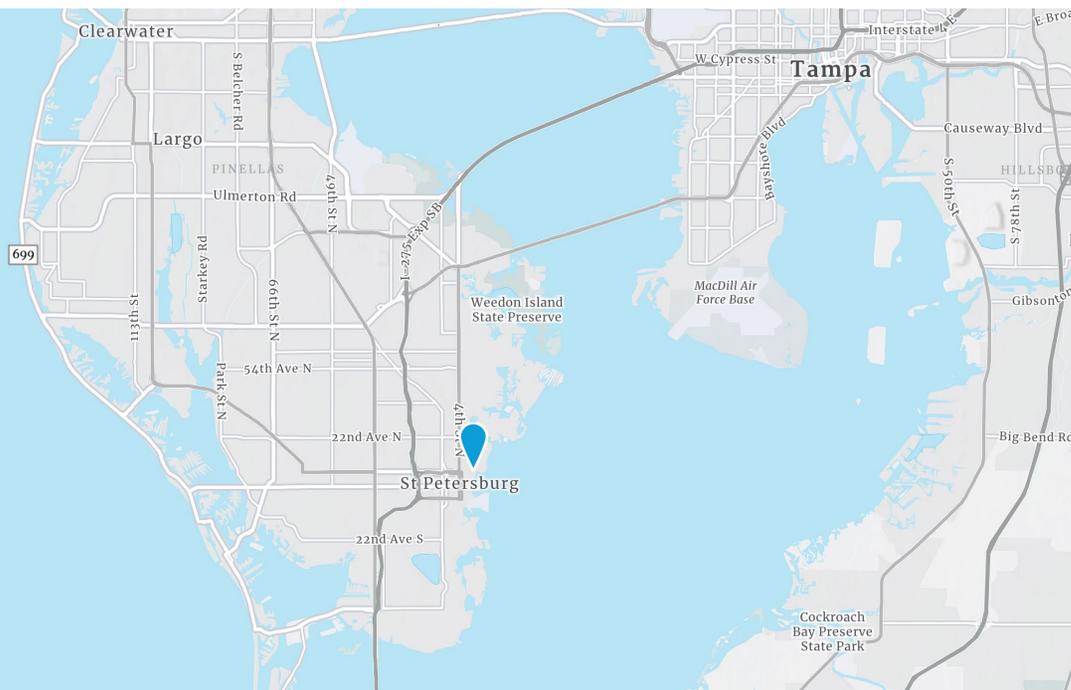
**Doc Ford's**  
RUM BAR & GRILLE

**Teak** - 4-floor upscale restaurant

**Teak**

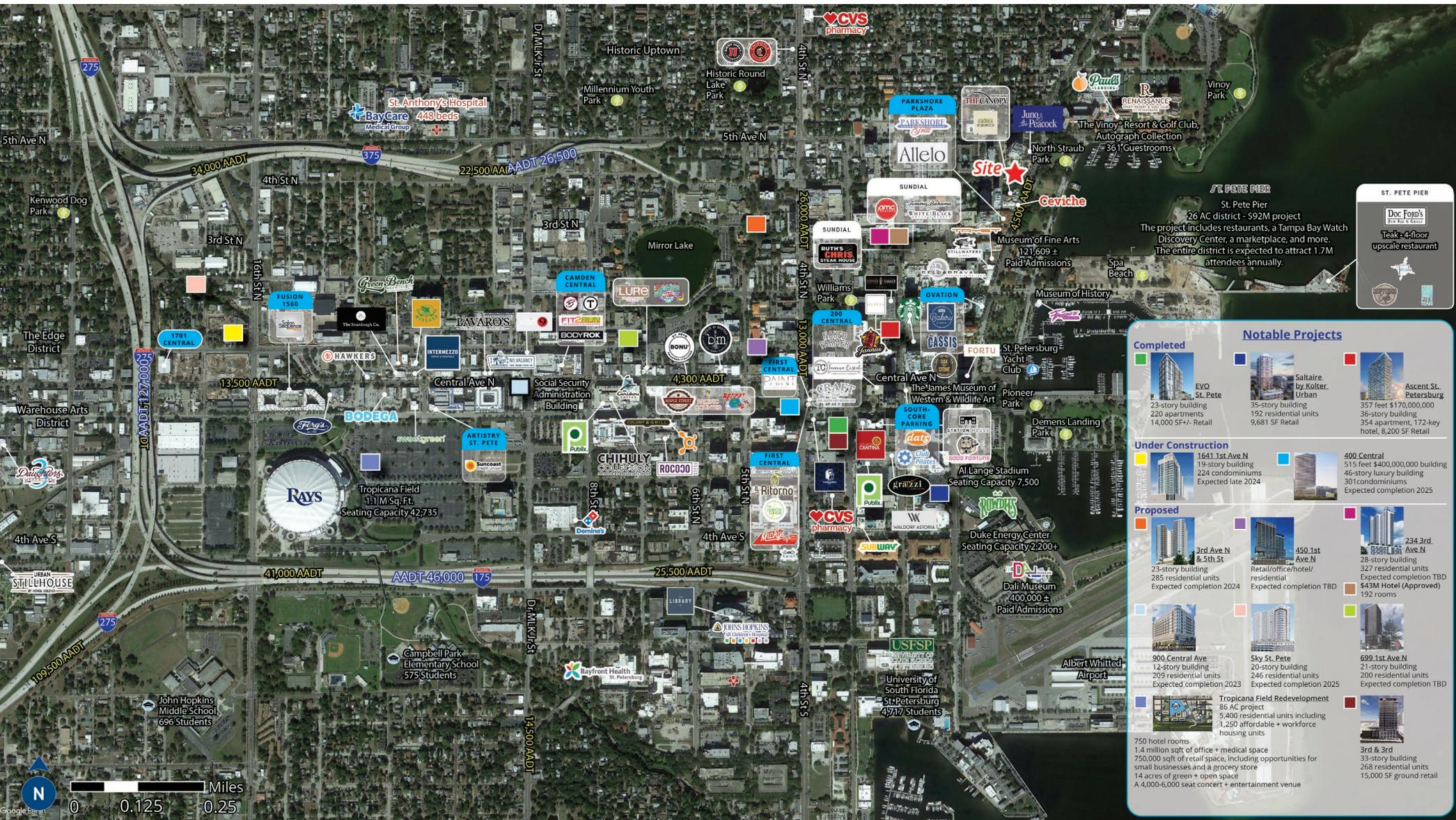
**DRIFTWOOD**

**PIER TEAM**



**Area Demographics**

	1-Mile	3-Mile	5-Mile
Total Population	18,529	91,398	213,327
Daytime Population	32,619	107,102	202,813
Average Household Income	\$128,178	\$120,845	\$107,478
Median Age	50.1	43.8	44.2



**ST. PETE PIER**  
 St. Pete Pier  
 26 AC district - \$92M project  
 The project includes restaurants, a Tampa Bay Watch Discovery Center, a marketplace, and more. The entire district is expected to attract 1.7M attendees annually.

**Doc Ford's**  
 Teak - 4-floor  
 Upscale restaurant

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**Completed**

<b>EVO St. Pete</b> 23-story building 220 apartments 14,000 SF+ Retail	<b>Saltire Urban</b> 35-story building 192 residential units 9,681 SF Retail	<b>Ascend St. Petersburg</b> 357 feet \$170,000,000 36-story building 354 apartment, 172-key hotel, 8,200 SF Retail
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**Under Construction**

<b>1641 1st Ave N</b> 19-story building 224 condominiums Expected late 2024	<b>400 Central</b> 515 feet \$400,000,000 building 46-story luxury building 301 condominiums Expected completion 2025
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**Proposed**

<b>3rd Ave N &amp; 5th St</b> 23-story building 285 residential units Expected completion 2024	<b>450 1st Ave N</b> Retail/office/hotel/residential Expected completion TBD	<b>234 3rd Ave N</b> 28-story building 327 residential units Expected completion TBD
<b>900 Central Ave</b> 12-story building 209 residential units Expected completion 2023	<b>Sky St. Pete</b> 20-story building 246 residential units Expected completion 2025	<b>699 1st Ave N</b> 21-story building 200 residential units Expected completion TBD
<b>Tropicana Field Redevelopment</b> 86 AC project 5,400 residential units including 1,250 affordable + workforce housing units	<b>3rd &amp; 3rd</b> 33-story building 268 residential units 15,000 SF ground retail	

750 hotel rooms  
 1.4 million sqft of office + medical space  
 750,000 sqft of retail space, including opportunities for small businesses and a grocery store  
 14 acres of green + open space  
 A 4,000-6,000 seat concert + entertainment venue



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