

777 3RD AVE N.
DOWNTOWN
ST. PETERSBURG,
FLORIDA, 33701

REFLECTION

GROUND FLOOR RETAIL SPACE

FOR SALE

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/ R**PROPERTY FEATURES:**

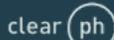
- Street level exterior entry
- 734 SF and 1,782 SF units
- Priced at \$450.00/SF

**HIGHLIGHTS:**

- New construction to be delivered mid-2024
- Visible frontage on 8th Street N & 3rd Avenue N
- 88 luxury condominium residence units above
- Rapidly expanding Mirror Lake neighborhood
- Multi-level parking garage and street parking
- On-site concierge and property manager
- Golf cart shuttle
- 12,000 SF rooftop amenity deck
- Smart build featuring fiber optic, WiFi, air purification and water softener systems



kw DEVELOPER SERVICES



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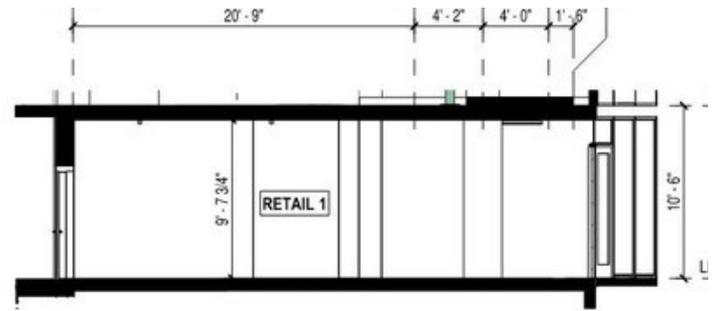
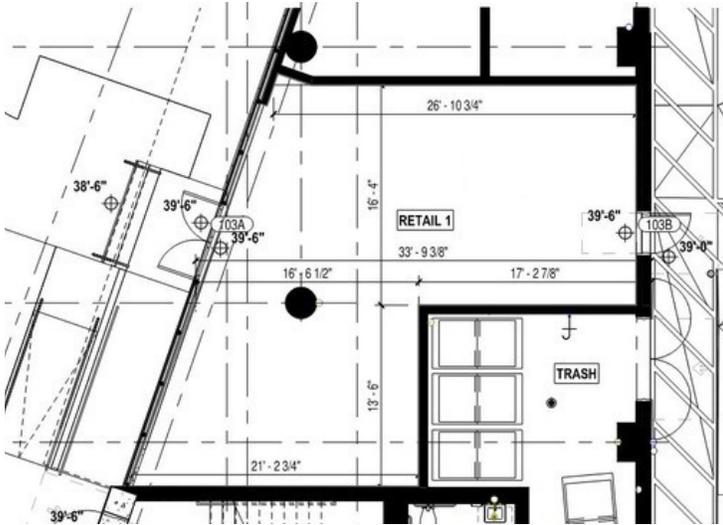
FOR SALE Reflection Retail Condominiums



Retail #1 offers 734 SF fronting 8th Street N. Retail #2 offers 1,782 SF fronting 3rd Avenue N. The spaces will be delivered in dark shell condition.

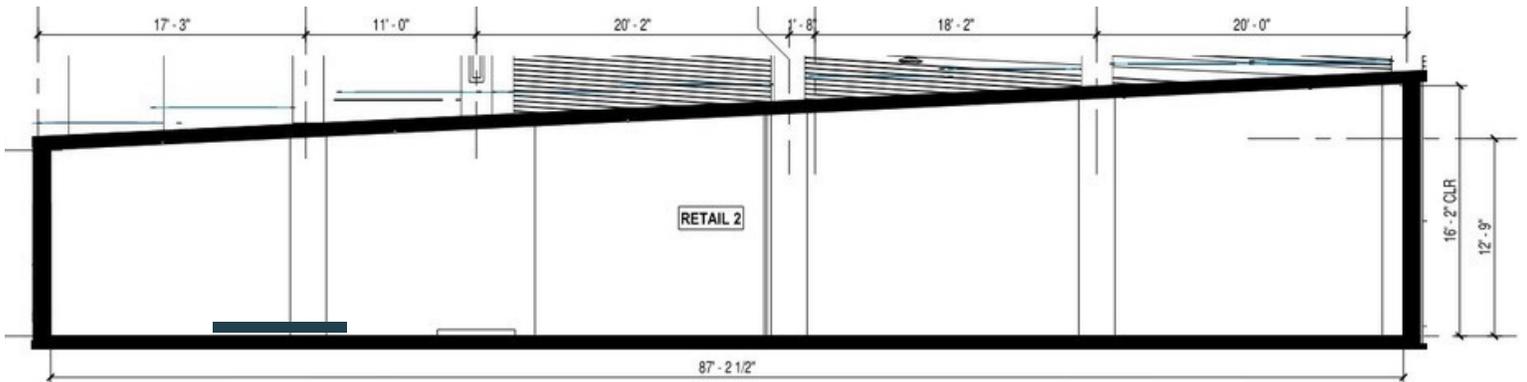


**RETAIL 1
734 SF**

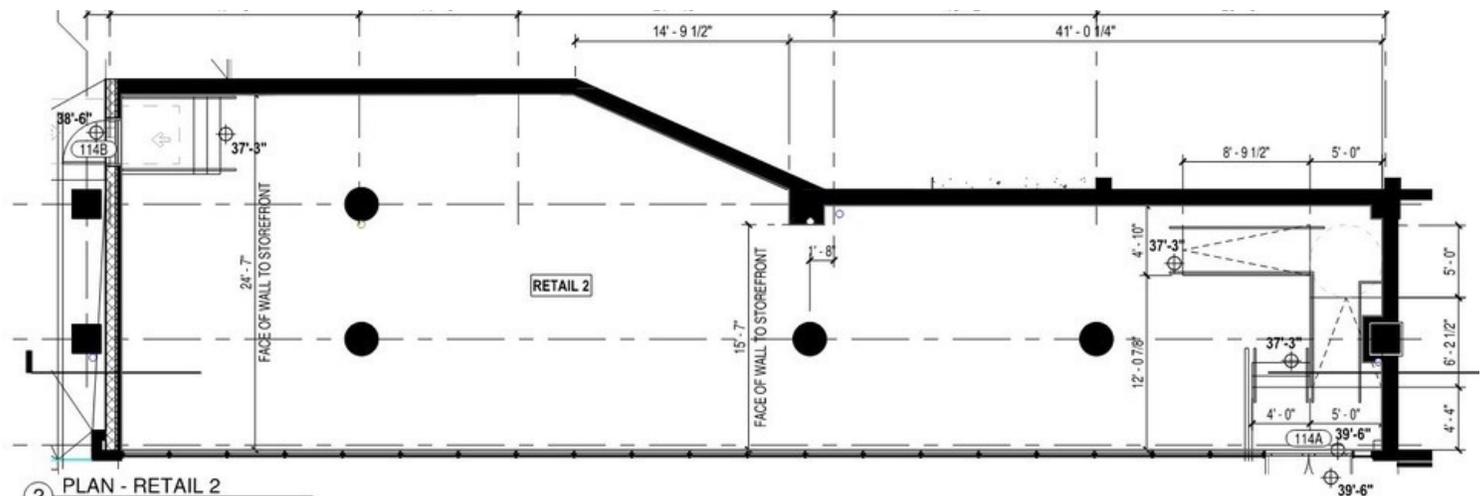


1 SECTION - RETAIL 1
1/8" = 1'-0"

**RETAIL 2
1,782 SF**



CEILING HEIGHT ASCENDS FROM A MINIMUM OF 12.9 FT TO A MAXIMUM OF 16.2 FT



2 PLAN - RETAIL 2
1/8" = 1'-0"

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Mirror Lake The Heart of St. Petersburg



Introducing two newly constructed retail condominiums in the thriving Mirror Lake neighborhood. Positioned just south of the I-275 onramp, these ground-floor spaces boast a prime location in the heart of bustling activity. With its historic charm and picturesque views, Mirror Lake has experienced remarkable expansion, attracting a diverse range of developers and retailers. Strategically nestled along a scenic park and walking trail between Downtown St. Petersburg and The Edge District, **REFLECTION** offers the ultimate destination for embracing the Florida lifestyle and achieving business success.

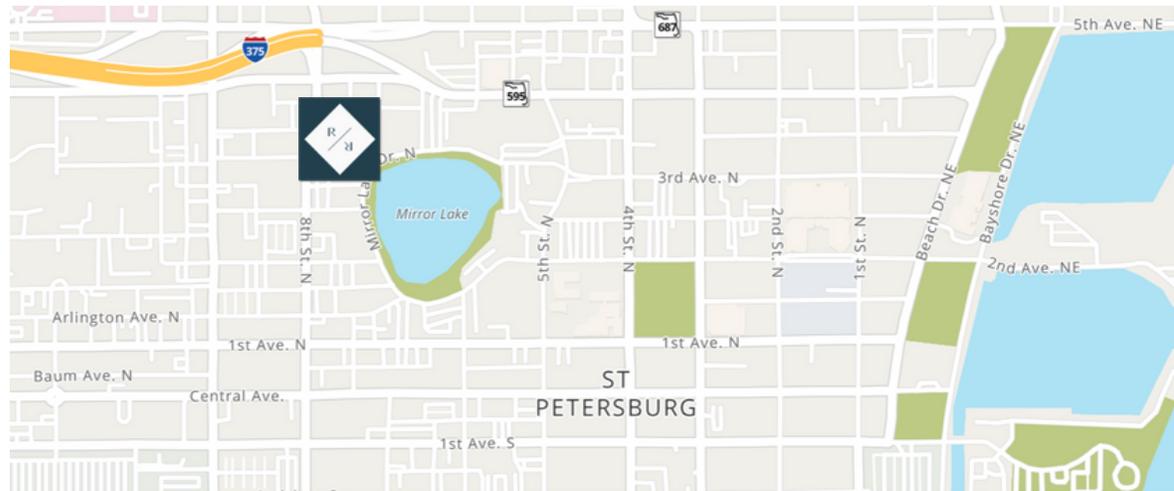
AREA DEMOGRAPHICS

3-MILE RADIUS

 **107,230**
TOTAL POPULATION

 **\$84,450**
AVG. HOUSEHOLD INCOME

 **25,891**
TRAFFIC COUNT



WALKER'S PARADISE

WITHIN 5 MINUTES

- MIRROR LAKE PARK AND RECREATIONAL TRAIL
- PUBLIC TRANSIT
- DTSP SHUFFLEBOARD CLUB
- DOWNTOWN ST. PETE'S LOCAL RESTAURANTS, CAFÉS, GROCERY STORES, PHARMACIES, BANKS, BARS, BOUTIQUES, LIVE MUSIC VENUES & GALLERIES

WITHIN 15 MINUTES

- ST. PETE PEIR
- THE CHIHULY COLLECTION
- SATURDAY MORNING MARKET
- THE VINOY® RENAISSANCE RESORT & GOLF CLUB
- THE MOREAN ARTS CENTER
- THE JAMES MUSEUM OF WESTERN & WILDLIFE ART

WITHIN 25 MINUTES

- TROPICANA FIELD
- THE DALI MUSEUM
- THE ST. PETERSBURG MUSEUM OF FINE ART
- THE MAHAFFEY THEATRE
- SUNKEN GARDENS
- AL LANG STADIUM
- USF ST. PETE CAMPUS

WALK SCORE
90



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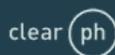
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