

RETAIL FOR LEASE

PARK AND MAIN
211 Main St N | St. Petersburg, FL
Echelon City Center

A New Mixed-Use Destination For
DINING & EXPERIENCES

LEASING CONTACT: Jane Levin | (813) 997-6004 | jl@levininvest.com



SPECIFICATIONS

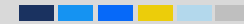
211 Main St.
St. Petersburg, FL



- New Construction
- 17 Stories
- 176 Luxury Apartments
- 6 Level Parking Garage
- Ample Retail Parking
- Multi-purpose Outdoor Park
- Adjacent to the 432 Acre Carillon Office Park
- Close to I-275 and Howard Frankland Bridge

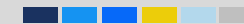


Available Space



- Retail Restaurant Space
 - 6,915 sf w/d
 - 2,734 sf
- Spacious Patio Seating
- Pet-Friendly Patio/Balcony
- 2nd Floor Balcony for Lease
- Wet Zoning in Place Throughout the Property
- Lease Price Available Upon Request

Join Existing Tenants



- Publix
- Publix Liquors
- Courtside Grille
- Blu Halo Steak & Seafood
- Top Golf
- Modern Medical
- Aesthetics
- Feather Sound Smiles



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Tampa Int'l Airport

Downtown Tampa

MacDill AFB

Gandy Bridge

Howard Franklin Bridge

4th Street

9th Street

Echelon City Center
20.5 Acre Mixed-Use
New Development
2,300 Apt. units, 120
room hotel, 150,000 SF
total retail

Park & Main
Mixed-Use
New Development
NOW LEASING



Feather Sound



Ulmerton Road



RAYMOND JAMES



Roosevelt Blvd



The Big Picture

Echelon City Center

Under Construction

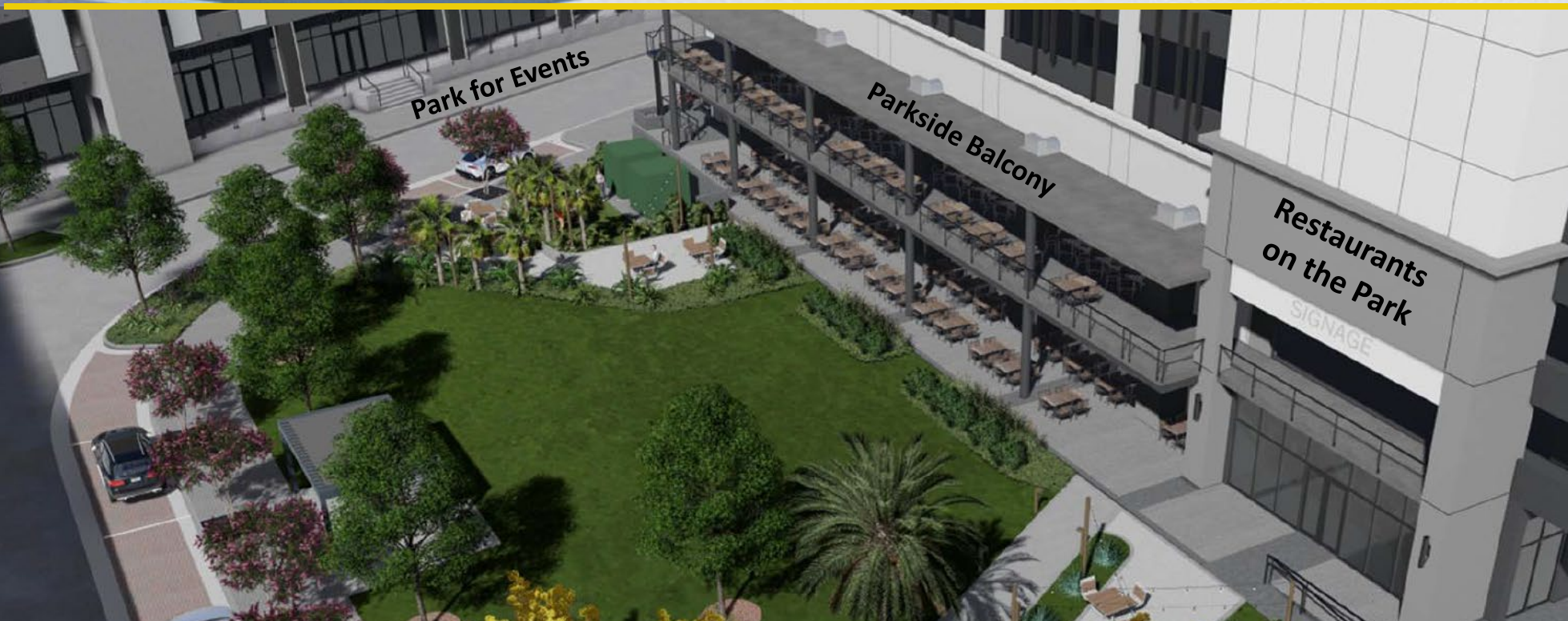
- Park & Main - 17 Stories
 - 176 Units
 - Retail SF 13,500+

Completed (Fully Leased)

- Axio - 298 Units
- Waterview - 14 Stories
 - 226 Units
 - Retail SF 13,000+



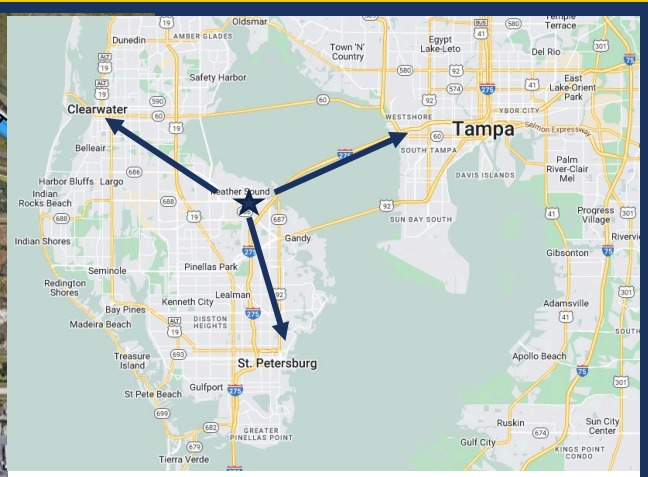
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Restaurants on Main Street



AERIAL VIEW



Echelon City Center is located within the Carillon Office Park in the Gateway Business District, at the center of the Tampa Bay MSA, and is equally accessible from Downtown Tampa, St. Petersburg, and Clearwater.

It's conveniently located within a 10-minute drive from Tampa International Airport, St. Pete-Clearwater International Airport, and less than a 20-minute drive to the stunning Gulf Coast beaches.

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DEMOGRAPHICS


KEY FACTS



307,063
Population



2.11
Avg Household Size



46.3
Median Age




\$90,726
Avg Household Income




“St. Petersburg is the largest consumer market in Florida, leading the state in buying power, retail sales, food sales, and bank deposits. The region is one of the wealthiest in the U.S. and has been recognized as a “best city for business” and “America’s most livable city” compared to like-sized cities across the nation.” - www.stpete.org

Based on 1-3 miles (ESRI Estimates for 2021)


EDUCATION



21%
High School Graduate




36%
Some College




43%
Bachelor's/
Grad/Prof Degree


EMPLOYMENT



63.7%
White Collar




18.8%
Blue Collar




17.4%
Services

SHOPPING & SPENDING




\$91,411
Disposable income for the Area


Annual Household Spending



\$5,723
Meals at Restaurants

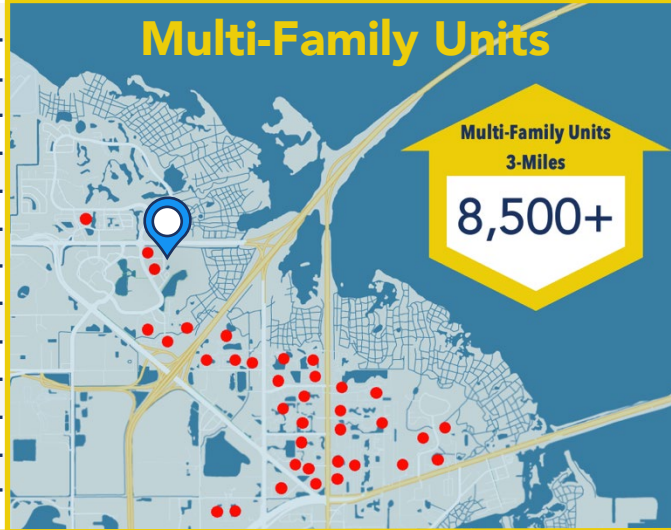


\$1,576
Lunch



\$2,445
Dinner

Fairways at Feathersound.	288 Units
WaterView at Echelon City Center	226 Units
Axio at Carillon Apartments	298 Units
Promenade at Carillon	334 Units
The Reserve at Gateway Apartments	314 Units
Provenza at St. Pete	308 Units
TGM Bay Isle	705 Units
The Preserve at Gateway	144 Units
Inlet Bay at Gateway	196 Units
The Meadows	312 Units
Tamarind Bay Apartments	200 Units
Gateway on 4th Apartments	304 Units
Lincoln Shores	631 Units
TGM Ibis Walk	401 Units



Bridges at Bayside Apartments	208 Units
Isles of Gateways	212 Units
Aventura Bay Place	105 Units
Aventura at the Bay	274 Units
Sienna Bay	192 Units
Wyngate Apartments	192 Units
Trellis at the Lakes Apartments	688 Units
Aura @ 4th	150 Units
West Port Colony	324 Units
The Levi Apartments	295 Units
Verandahs of Brighton Bay	381 Units
The Coves at Brighton Bay	382 Units
Peridot Palms	381 Units

Carillon Office Park

Carillon Park is one of the premier multi-use parks on the West Coast of Florida. This 432-acre office and multi-family residential park is strategically located in the Gateway area of Tampa Bay, convenient to Tampa, St. Petersburg and Clearwater.

Employees within Carillon

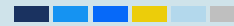
 **18,000**

Carillon is home to the who's-who of corporate clients including:

- Raymond James Worldwide headquarters with over 4,500
- Franklin Templeton Investments with over 1,000 employees
- Aegon Transamerica (largest insurance company in the world) with 1,450 employees
- McKinsey & Company with over 1,300 employees
- Catalina Marketing with 833 employees
- Tenant Health with over 500 employees
- Humana Health with 550 employees
- Public Service Credit Union (PSCU) with 1,089 employees
- Spectrum/Bay News 9 with 1,032 employees
- Carillon Outpatient and Wellness Center with 672 employees
- Paychex with 500 employees
- Triad with 450 employees
- Accenture with 400 employees as well as Cisco Systems, Hilton, The Department of Veterans Affairs and others



— RETAILER VISION —

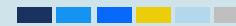


We want to build hub of social activity that enriches the lives of our multi-family residents, expansive local workforce, surrounding communities and travelers.

Focus is on creating a space that is a feast for the senses, with ample patio space and activities that will keep guests entertained any time of day.

Major Destination For Food, Drinks, and Entertainment

— IDEAL USERS —



- Fine Dining
- Gastropub
- Wine bar
- Cocktail Lounge
- Contemporary Casual
- Fast Casual
- Dessert Concepts
- Tapas Bar
- Steakhouse
- Brasserie
- Sports Bar
- Seafood
- Entertainment Dining



← MAIN STREET →

↑ PLAZA PARKWAY ↓

↑ ECHELON WAY ↓



Available
2,734 RSF

Leased
Blu Halo Steak & Seafood
5,438 RSF

Available
2,784 RSF

Available
3,476 RSF

Available
655 RSF

Can Combine or Divide

Second Floor Balconies Available For Lease



Potential for outdoor
bar and seating.
Dumbwaiters connect
the 1st & 2nd floors.

ADA access through
2nd floor garage.

