

marketplace.  
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LA/FITNESS

LA/FITNESS

retail  
space  
available  
for lease



St. Petersburg, FL

6802-7088 22nd Avenue N, St. Petersburg, FL



# property highlights

800 to 1,755 s.f. available.

Marketplace Shopping Center is a retail property spanning 90,109 square feet in Pinellas County.

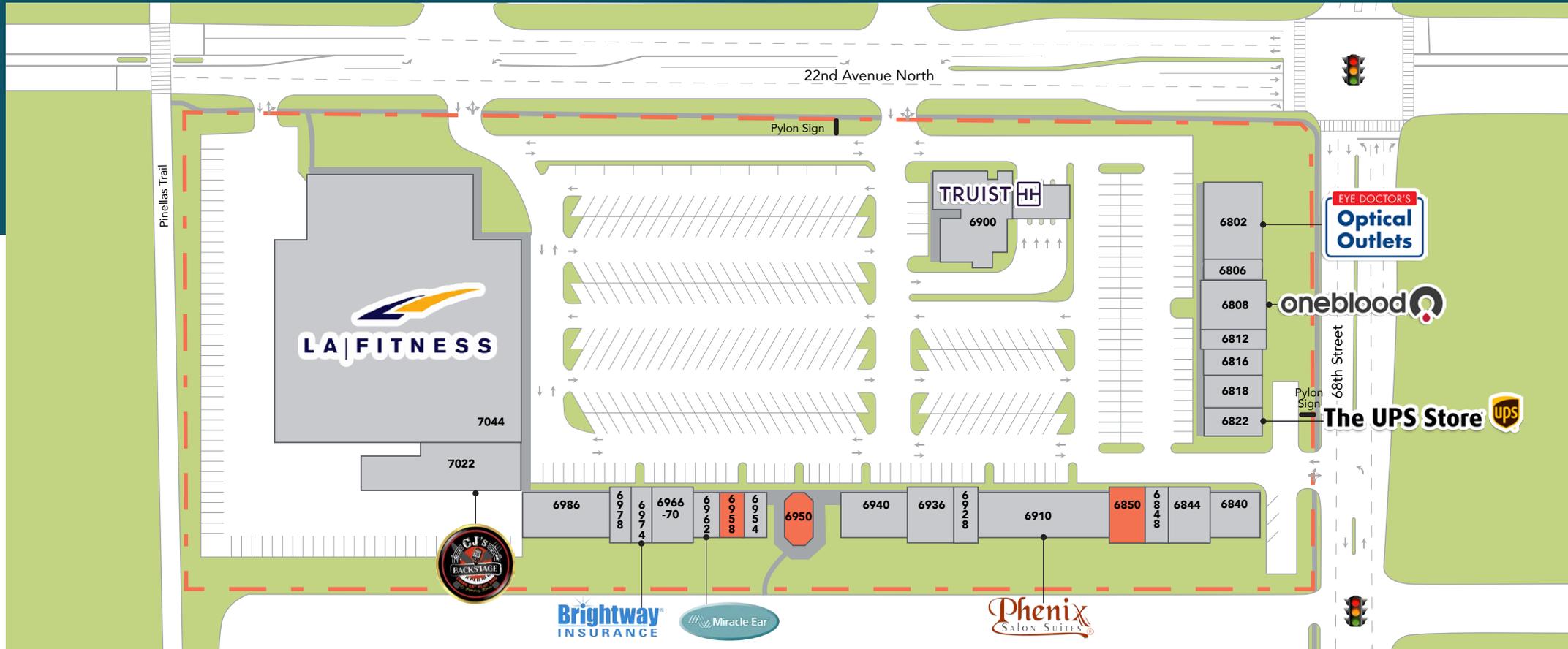
- Situated in the heart of multiple neighborhoods and parallel to Madeira Beach and Treasure Island.
- Key tenants include LA Fitness, UPS, Phenix Salon Suites, Optical Outlets and Truist Bank, offering a diverse mix of national and local retailers like Stretch Med, St. Pete Running, Athenian Gardens and 100% Chiropractic.
- Brand-new, modern pylon sign constructed for better tenant visibility and overall aesthetic quality.
- LA Fitness rebranded their space from Esporta Fitness in 2024, indicative of the trending market surroundings.
- Directly across the street from Tyrone Square, an enclosed mall anchored by Dick's Sporting Goods, Dillard's and many others.
- Strong demographics within a 10-minute distance, including a population of 90,979, 42,336 households and an average household income of \$99,330.
- Surrounding affluent population that continues to migrate into the area, resulting in enhanced traffic counts year-over-year.

## Key tenants



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# site plan



Unit	Tenant
7044	LA Fitness
7022	CJ's Backstage
6990	St Pete Running Co Storage
6986	St Pete Running Company
6978	Smooth Wax Lounge
6974	Brightway Insurance
6966-70	South Beach Tanning Company
6962	Miracle Ear
6958	Coming Available

Unit	Tenant
6954	Coming Available
6950	Available Now
6940	Athenian Gardens
6936	Paradise Foot Spa
6928	Westshore Pizza
6910	Phenix Salon Suites
6850	Coming Available
6848	Herban Flow
6844	100% Chiropractic

Unit	Tenant
6840	Clean Eatz
6822	The UPS Store
6818	In'Dulgence Nail Spa
6816	China King
6812	Any Lab Test Now
6808	One Blood
6806	Herban Flow
6802	Optical Outlets
6900	Truist Bank

TOTAL GLA: 90,109 SF

# market aerial

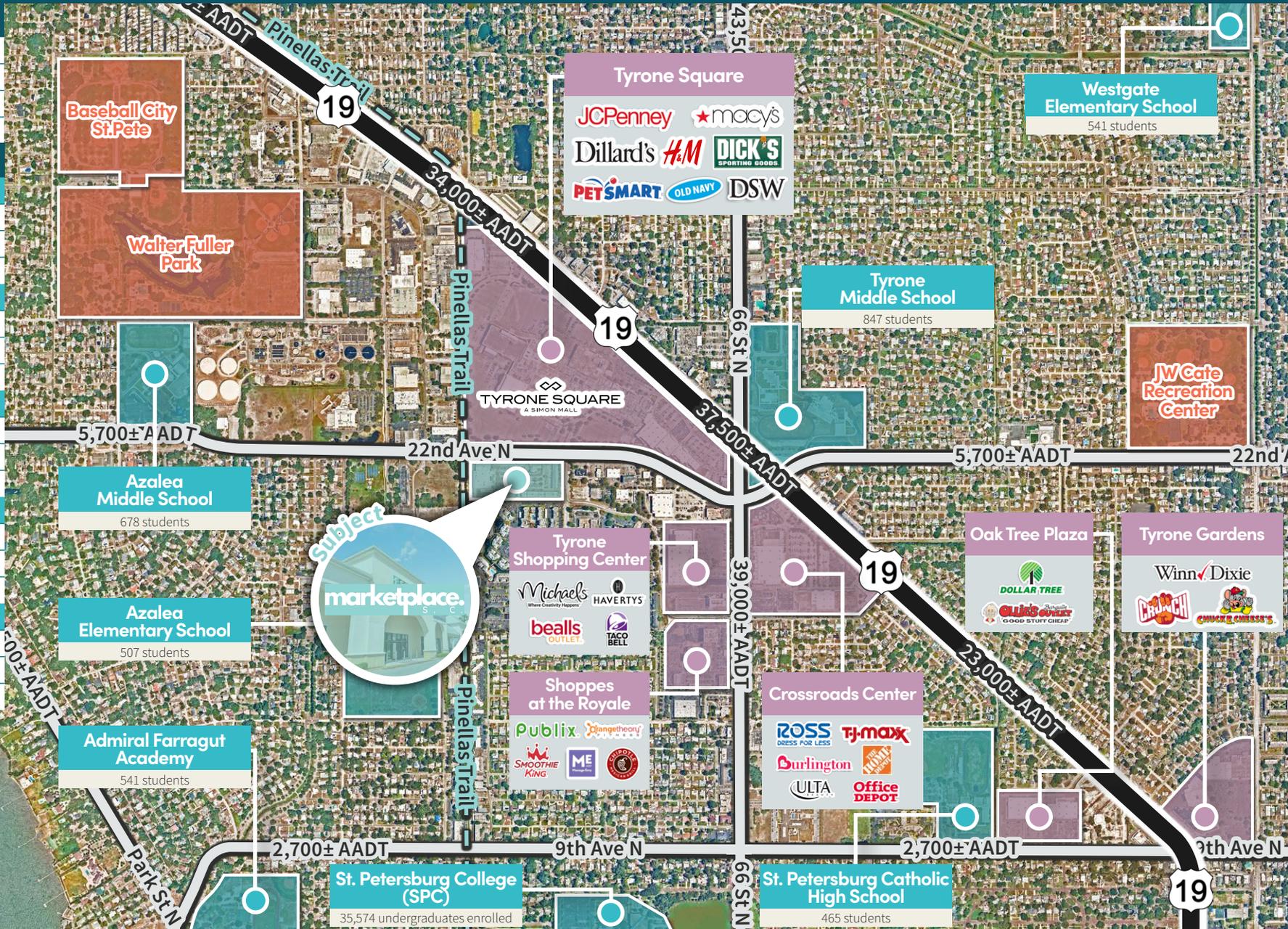


## Map Legend

Subject
Educational Institution
Shopping Center
Point of Interest

## Market Demographics

<b>Population</b>
5 Min. 14,639
10 Min. 14,639
15 Min. 240,396
<b>Households</b>
5 Min. 6,615
10 Min. 42,336
15 Min. 111,995
<b>Average Household Income</b>
5 Min. \$116,555
10 Min. \$99,330
15 Min. \$102,034
<b>Number of Businesses</b>
5 Min. 886
10 Min. 4,326
15 Min. 12,483
<b>Number of Employees</b>
5 Min. 9,597
10 Min. 39,125
15 Min. 110,476



# contact us



**Taylor Ling**

Associate  
taylor.ling@jll.com  
+1 407 271 3067



**Colette Santana**

Senior Vice President  
colette.santana@jll.com  
+1 813 777 8611



**Brandon McCalla**

Vice President  
brandon.mccalla@jll.com  
+1 954 665 3113



**Billy Rodriguez**

Senior Vice President  
billy.rodriguez@jll.com  
+1 407 443 3925

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