

marketplace.
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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.

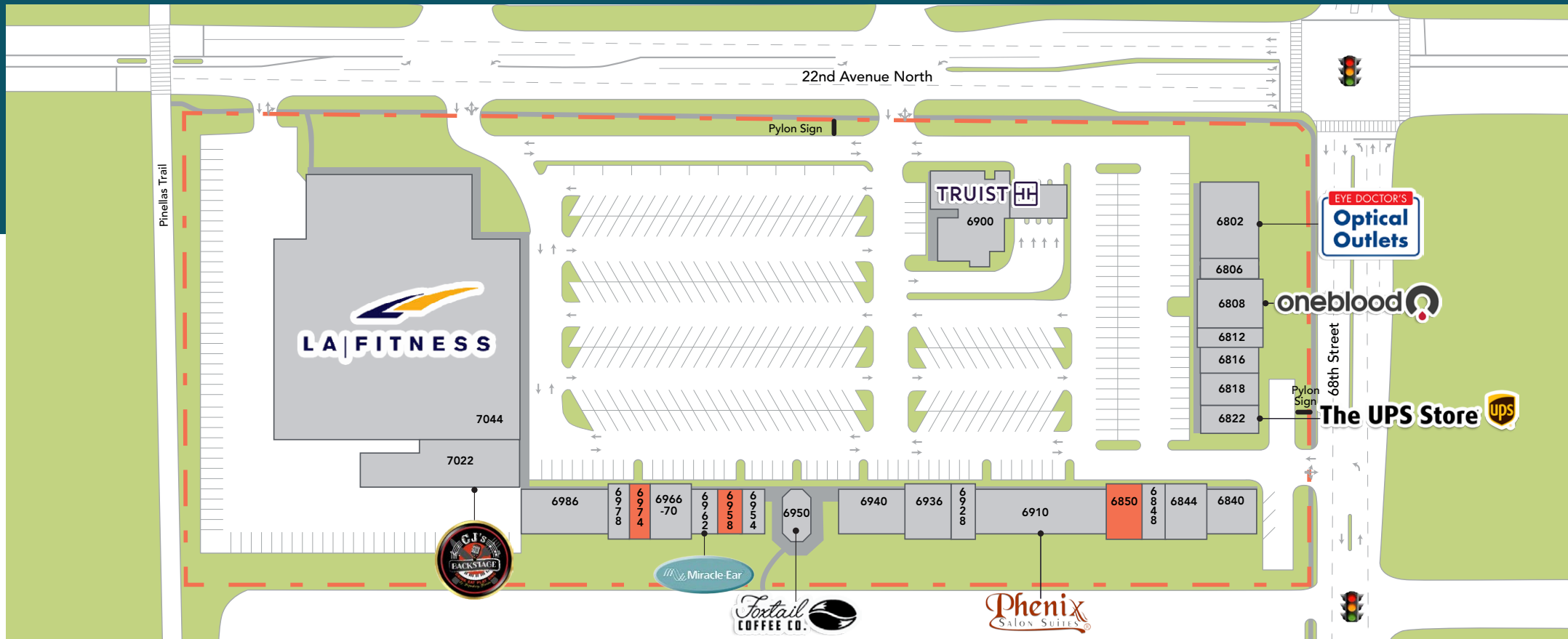
Marketplace Shopping Center is a retail property spanning 90,109 square feet in Pinellas County.

- Situated in the heart of multiple neighborhoods and parallel to Madeira Beach and Treasure Island.
- Key tenants include LA Fitness, Foxtail Coffee Co., Phenix Salon Suites, Optical Outlets, UPS 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 93,624, 44,009 households and an average household income of \$103,381.
- Surrounding affluent population that continues to migrate into the area, resulting in enhanced traffic counts year-over-year.

Key tenants



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	Coming Available
6966-70	South Beach Tanning Company
6962	Miracle Ear
6958	Coming Available

Unit	Tenant
6954	Coming Available
6950	Foxtail Coffee
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

Population

5 Min.	15,772
10 Min.	93,624
15 Min.	242,629

Households

5 Min.	7,130
10 Min.	44,009
15 Min.	114,476

Average Household Income

5 Min.	\$119,003
10 Min.	\$103,381
15 Min.	\$107,571

Number of Businesses

5 Min.	943
10 Min.	4,182
15 Min.	12,631

Number of Employees

5 Min.	9,676
10 Min.	33,684
15 Min.	106,355



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