

GATEWAY MARKET CENTER

7751-8229 9th St N | St. Petersburg, FL 33702

FOR LEASE



PROPERTY OVERVIEW

- » New multitenant building of 16,450 sqft including drive thru end cap, and patio end cap
- » Super Regional Target and Publix Center. Top 3% of visits within a 15 mile radius
- » Extremely dense local and daytime population with ample at-grade parking
- » Features a NEW access point from 4th St as well as multiple points of Ingress/Egress on 83rd Ave N & 77th Ave N
- » Anchored by: Target, Publix, TJ Maxx, PetSmart, & Homegoods
- » Co-tenants include: Bath & Body Works, Five Below, and Shoe Carnival

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,861	90,551	194,423
Households	7,689	45,428	93,162
Avg. HH Income	\$95,776	\$106,375	\$114,475

TRAFFIC COUNTS AADT

4th St N	34,500 AADT
Dr MLK Jr St N	27,500 AADT



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PROPERTY UPGRADES

Enhanced Vehicular & Pedestrian Circulation

- » Throughout the site, improving overall access and flow spaces available

Direct Access From 4th Street

- » Providing strong visibility and convenient ingress and egress

Landscaping Upgrades

- » To enhance curb appeal and create a more attractive shopping environment

Upgraded Pylon Signage

- » To increase visibility and strengthen tenant presence along the corridor

New Paint

- » Applied throughout the property, delivering a refreshed and modernized appearance

Introduction of A Larger-Format Grocer

- » To serve as a key anchor and drive increased customer traffic

Disclaimer: renderings subject to change



STFranklinStreet

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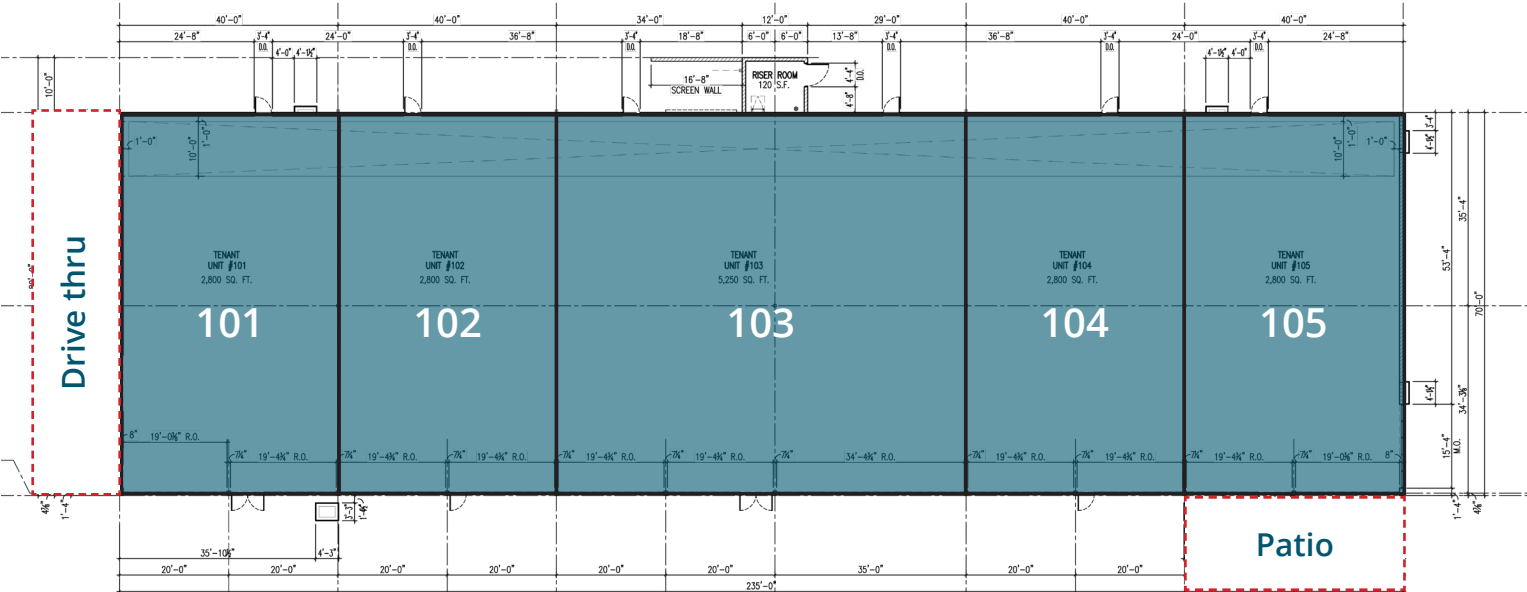


REDEVELOPMENT LEGEND

OP1	Proposed Building A	±7,000
OP2	Proposed Building B	16,450

LEGEND

1	TJ Maxx	30,000
2	Shoe Carnival	6,500
3	AVAILABLE	11,940
4	Bath & Body Works	3,000
5	AVAILABLE ANCHOR	38,000
6	Grocer	37,888
7	Liquor	3,000
8	Grocer	10,000
9	PetSmart	23,351
10	Five Below	8,000
11	HomeGoods	30,121
12	Pediatric Associates	5,000
13	Geico	2,000
14	Coast Dental	3,200
15	Harmony Nail & Spa	1,266
16	China One	1,266
17	H&R Block	1,266
18	Miller's Ale House	(NIC)
19	CVS	(NIC)
20	Steak N' Shake	(NIC)
21	Truist	(NIC)
22	Proposed Bank	(NIC)
23	Target	(NIC)



OP2 LEGEND

101	AVAILABLE	2,800
102	AVAILABLE	2,800
103	AVAILABLE	5,250
104	AVAILABLE	2,800
105	AVAILABLE	2,800

Note: Drive thru endcap & patio endcap available

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RETAIL AERIAL



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MARKET AERIAL

