

SKY TOWN

ST. PETE

3201 34TH STREET S
ST. PETERSBURG, FL 33711

DEVELOPED BY

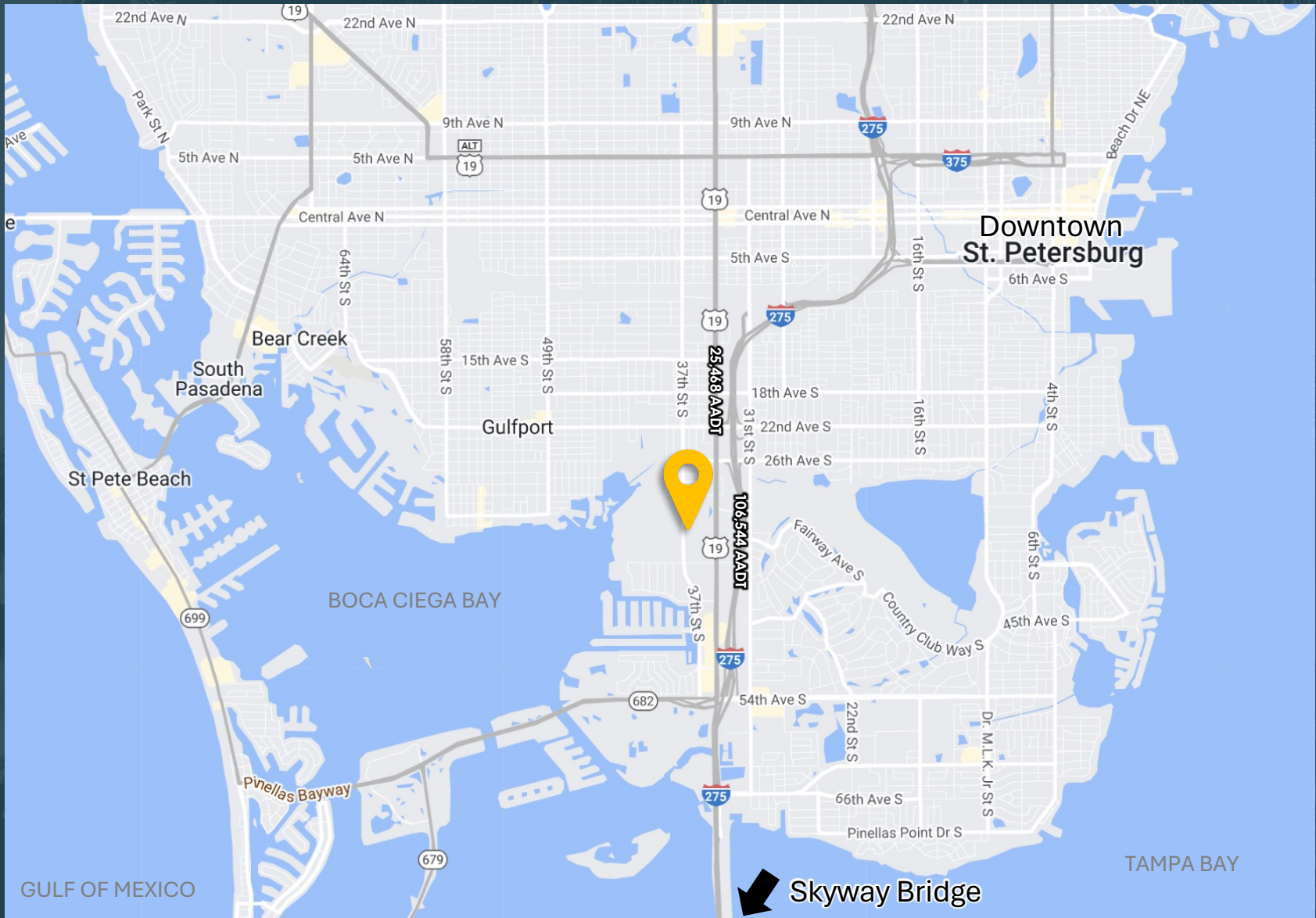


ALTIS
CARDINAL



CLOSE PROXIMITY

10 MINUTES TO DOWNTOWN ST. PETERSBURG
14 MINUTES TO ST. PETE BEACH



AERIAL VIEW



PASADENA ON THE GULF

South Pasadena

PASADENA GOLF & YACHT CLUB

CHILDS PARK

Gulfport

BROADWATER

MAXIMO

BAYWAY ISLES

ISLA DEL SOL

LAKEWOOD ESTATES

GREATER PINELLAS POINT

Downtown St. Petersburg

HISTORIC ROSER PARK

BARTLETT PARK

COQUINA KEY

BAHAMA SHORES

25,468 AADI

106,544 AADI

Skyway Bridge

GULF OF MEXICO

TAMPA BAY

699

679

375

275

16

275

PASS-A-GRIFFIN

PASS-A-GRIFFIN

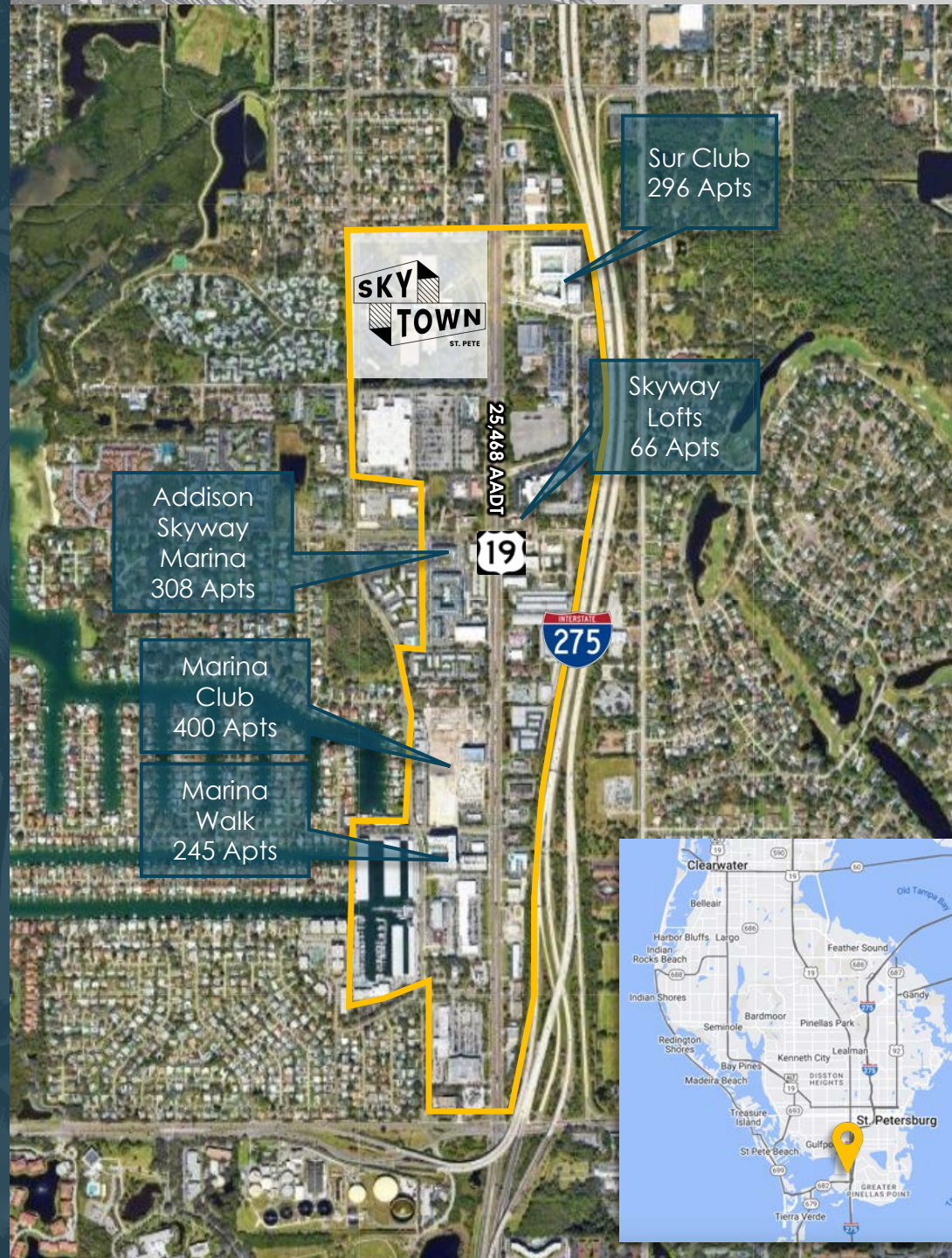
A NEIGHBORHOOD REIMAGINED



The Skyway Marina District is a vibrant and growing area located in southern St. Petersburg, Florida. Recent retail tenants to sign deals in the corridor are Sprouts, Starbucks, Chipotle, Zaxby's and Tropical Smoothie with many more in the works.

34th Street/US Hwy 19 is the major north/south artery serving the entire western coast of Florida. This corridor in South St. Petersburg is experiencing significant growth with brand new luxury apartments including Sur Club, Marina Walk Marina Club, Skytown and the Addison Skyway Marina, which are attracting young professionals relocating not only from different parts of Florida but also the country. Strong retailers are thriving in this market. The Starbucks one mile south of Skytown is one of the busiest locations in St. Petersburg. A driver for people being drawn to the area is the convenient access to the major destinations in Pinellas, Hillsborough, Manatee, and Sarasota counties. It is only a few minutes from Downtown St. Petersburg and St. Pete Beach and offers convenient access to I-275.

The St. Petersburg market overall is experiencing heavy growth as more businesses, young professionals, and families move to the area every day from different parts of the US. The objective is to make Skytown into a shopping and dining destination for the area.



RETAIL AROUND TOWN

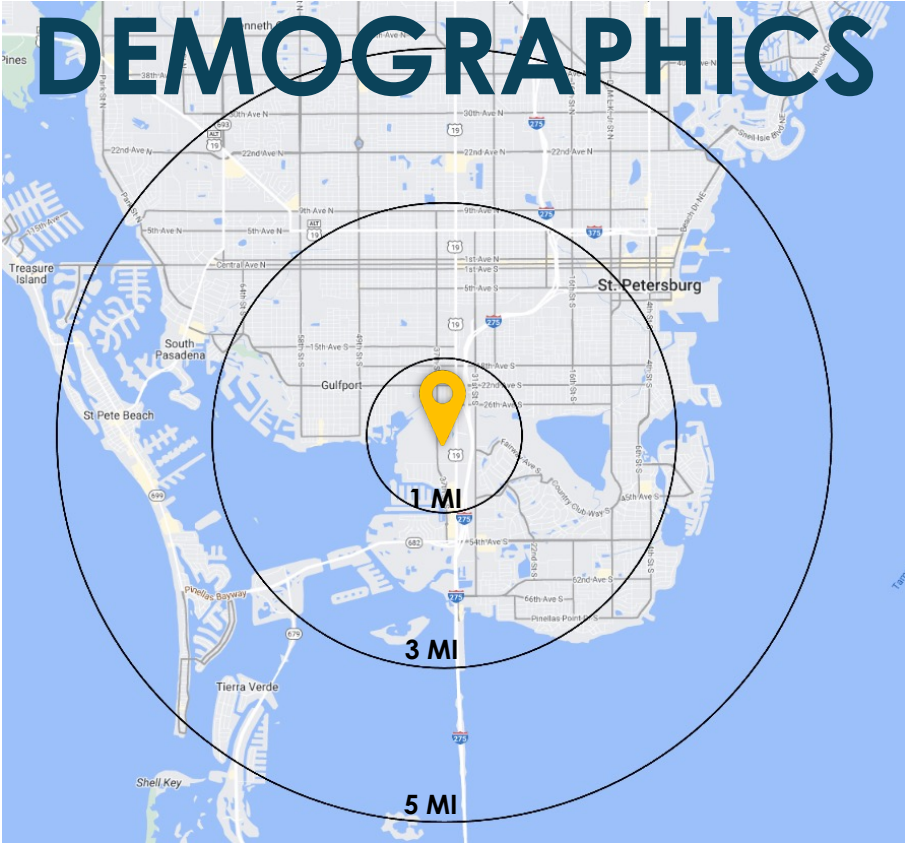


©David Warner



©Sprouts Farmers Market

OPENING 2026
1ST. PETE LOCATION
Publix **EGG FITNESS**



The secret is out- St. Petersburg is a great place to live. Local housing costs falling below the U.S. average and the city's Guinness World Record for 768 consecutive days of sunshine are just two attributing factors to the rapid growth of this urban landscape. Residents of Downtown St. Petersburg enjoy the live, work, play balance that this city boasts.

	1 MILE	3 MILES	5 MILES
POPULATION	10,267	98,170	209,532
AVG HH INCOME	\$68,518	\$87,402	\$106,523
MEDIAN AGE	46.6	43.4	46.1
DAYTIME EMPLOYEES	3,552	32,854	97,606

#4 MID-SIZE CITY FOR ECONOMIC GROWTH
-COWORKING CAFE

#5 METRO FOR RELOCATION IN NATION
-REDFIN

+95% HIGHEST NET GAIN OF MILLENIAL RESIDENTS IN THE COUNTRY
-HIRE A HELPER

PROPERTY HIGHLIGHTS

- 92,000 SF of phased ground-floor retail space
 - 23,000 SF Sprouts Grocer
- Six phased apartment buildings
 - 2,084 luxury multi-family units on site
- Outdoor patio space available
- Monument signage on 34th St. S/US 19
- Located in the booming Skyway Marina District
- Conveniently located off I-275
- Close-proximity to beaches which attract over 5 million annual overnight visitors
- More than 3,000 new multi-family units new, under construction and/or planned in the immediate area



PROJECT SITE PLAN



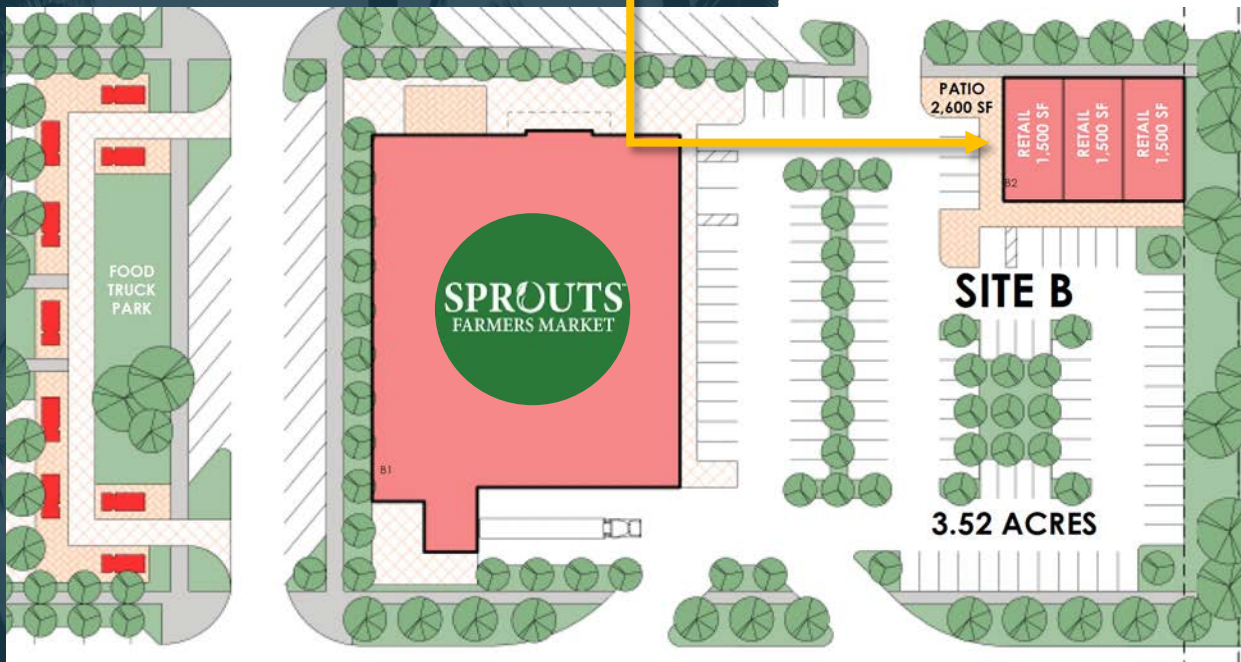
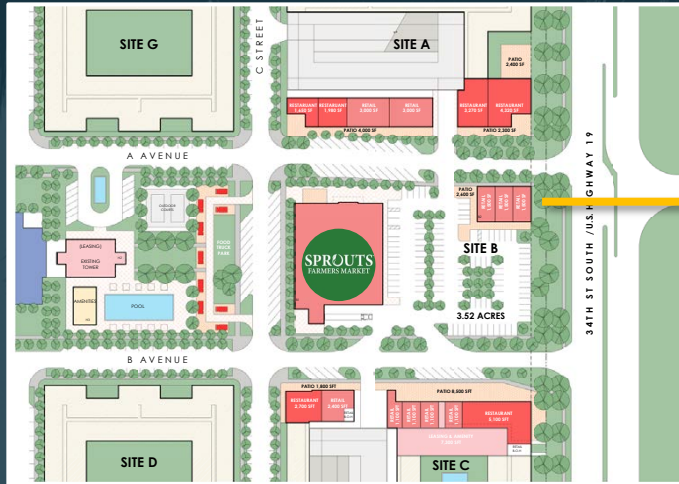
Parcel A
Phase 3 Retail
Deliver 2027
Ground Floor Retail
Parking: 124
GLA: 17,220 SF
Monument signage

Parcel B
Phase 1 Retail
Deliver Q3 2025
4,500sf Out-Parcel (*divisible*)
Parking: 146
GLA: 27,500 SF
Monument signage

Parcel C
Phase 2 Retail
Deliver 2026
Ground Floor Retail
Parking: 119
GLA: 11,240 SF

Total Available Parking:
Approx 737

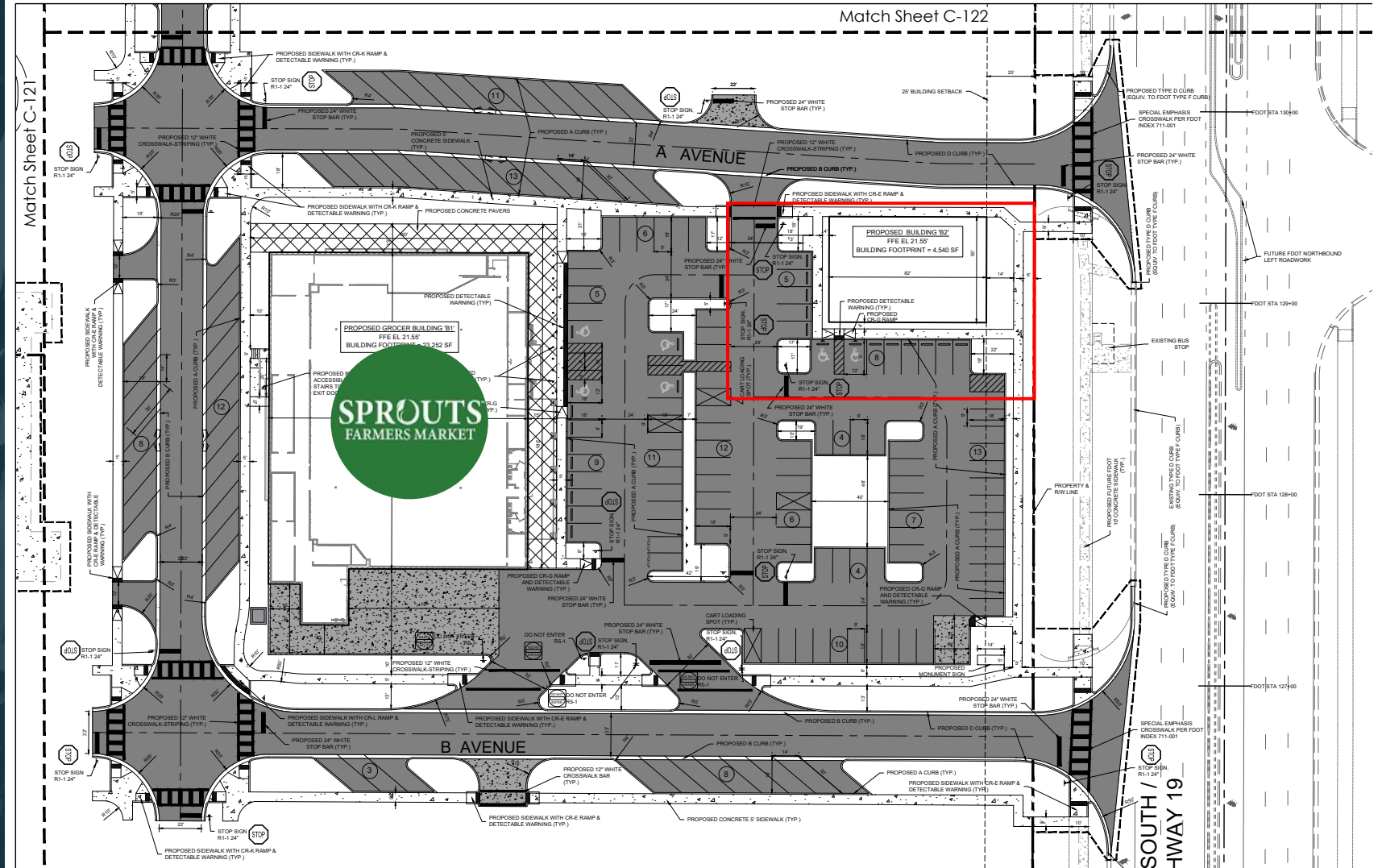
PHASE 1 SITE PLAN



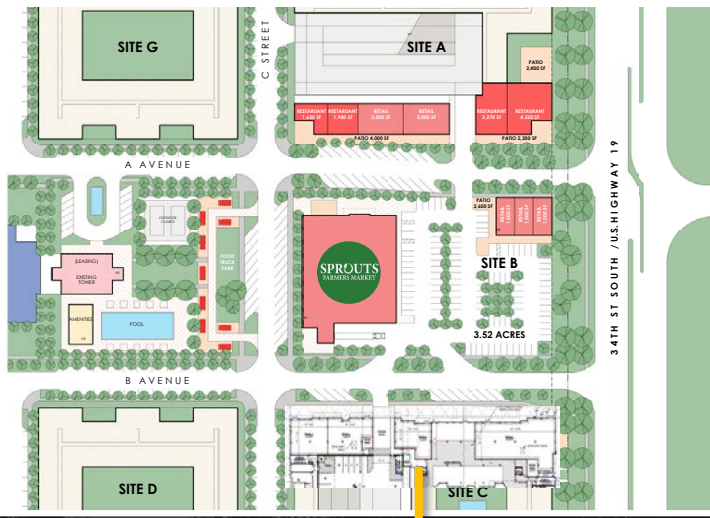
DIVISIBLE
OPTIONS
AVAILABLE

GLA: 27,500 SF

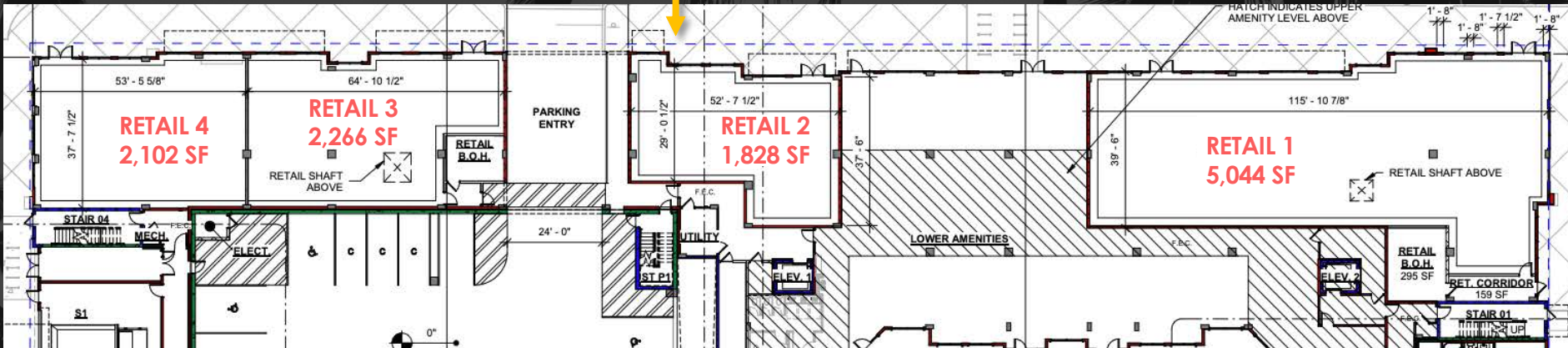
PHASE 1 SITE PLAN



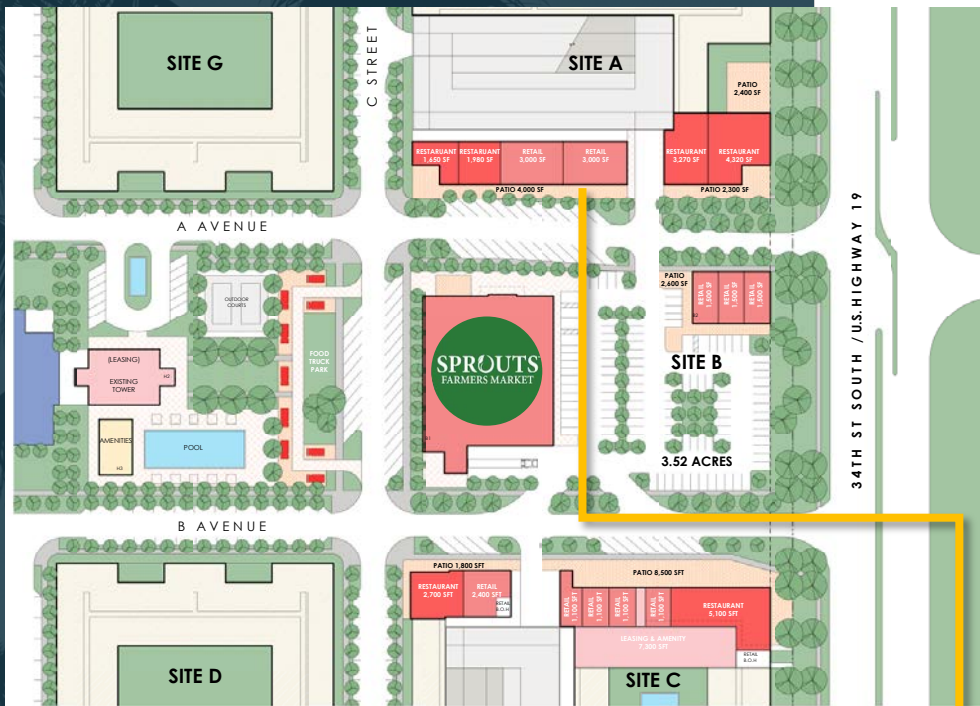
PHASE 2 SITE PLAN



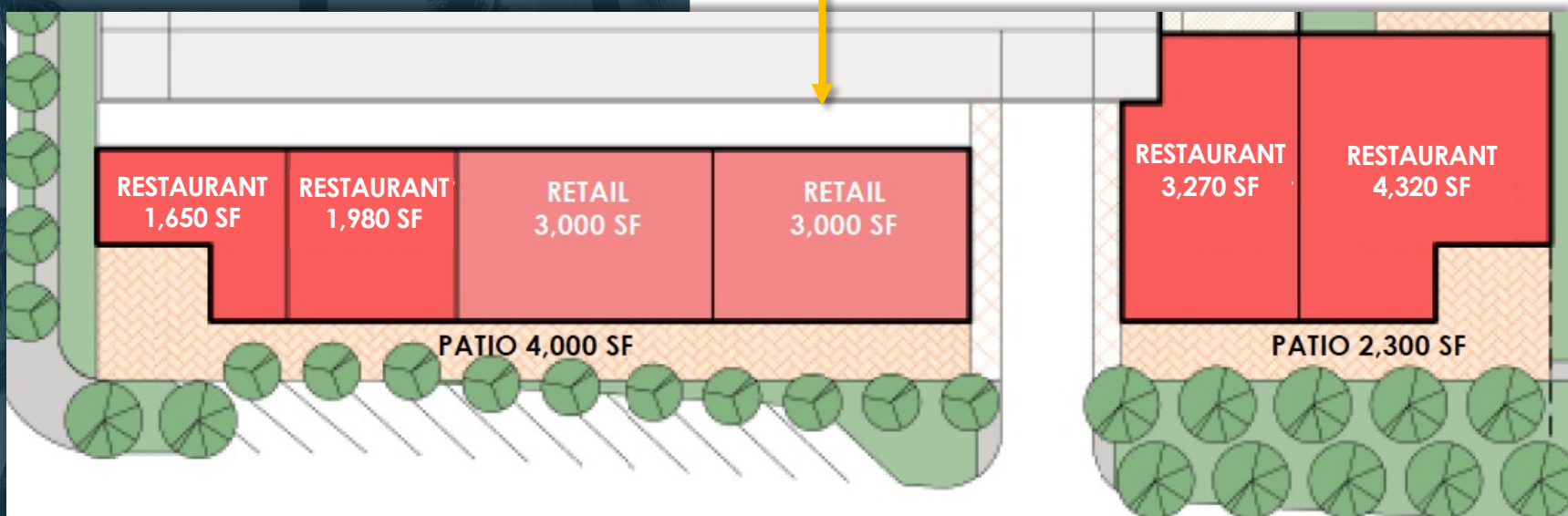
GLA: 11,240 SF



PHASE 3 SITE PLAN



GLA: 17,220 SF



RETAIL LEASING CONTACTS



LIC. REAL ESTATE BROKER

JAMIE EADS
Senior Associate
jamie@acrefl.com
(407)690-0796

WILLOW FERRELLI
Broker + Managing Partner
willow@acrefl.com
(407)453-1858

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