



Street Retail Available for Lease

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Marinova at Coquina Key

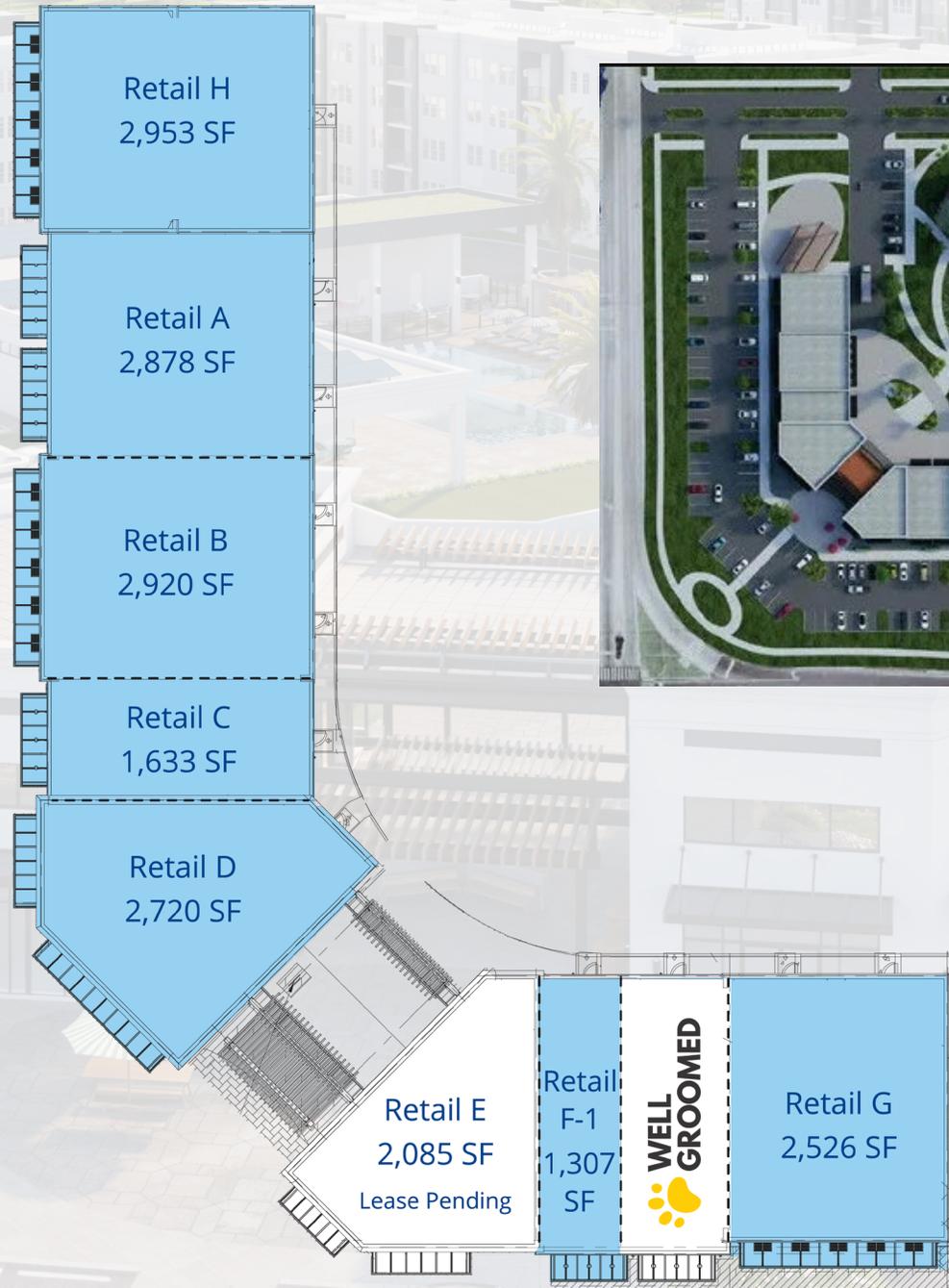
4350 6th Street South, St Petersburg, FL 33705



Marinova at Coquina Key

- 16,937 SF Retail space available at Marinova at Coquina Key (new 456 unit residential community)
- 1,307 SF up to 13,104 SF available
- 3 full-service restaurant endcaps available with dedicated outdoor seating areas
- Shop spaces will have direct frontage along 6th Street South and 45th Avenue South; connecting the property to Boyd Hill Nature Preserve, Lakewood High School and St Petersburg Country Club
- Average household income of \$110,557 within 1 mile
- Located in a high growth area of South St Petersburg adjacent to new workforce housing and along public transit routes

Retail Site Plan

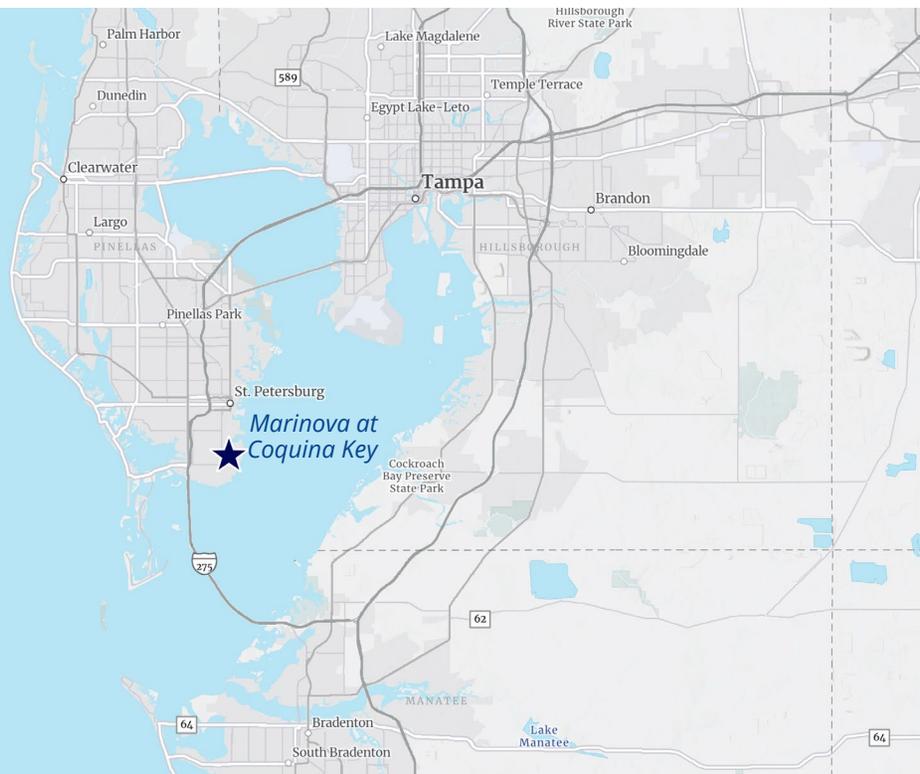


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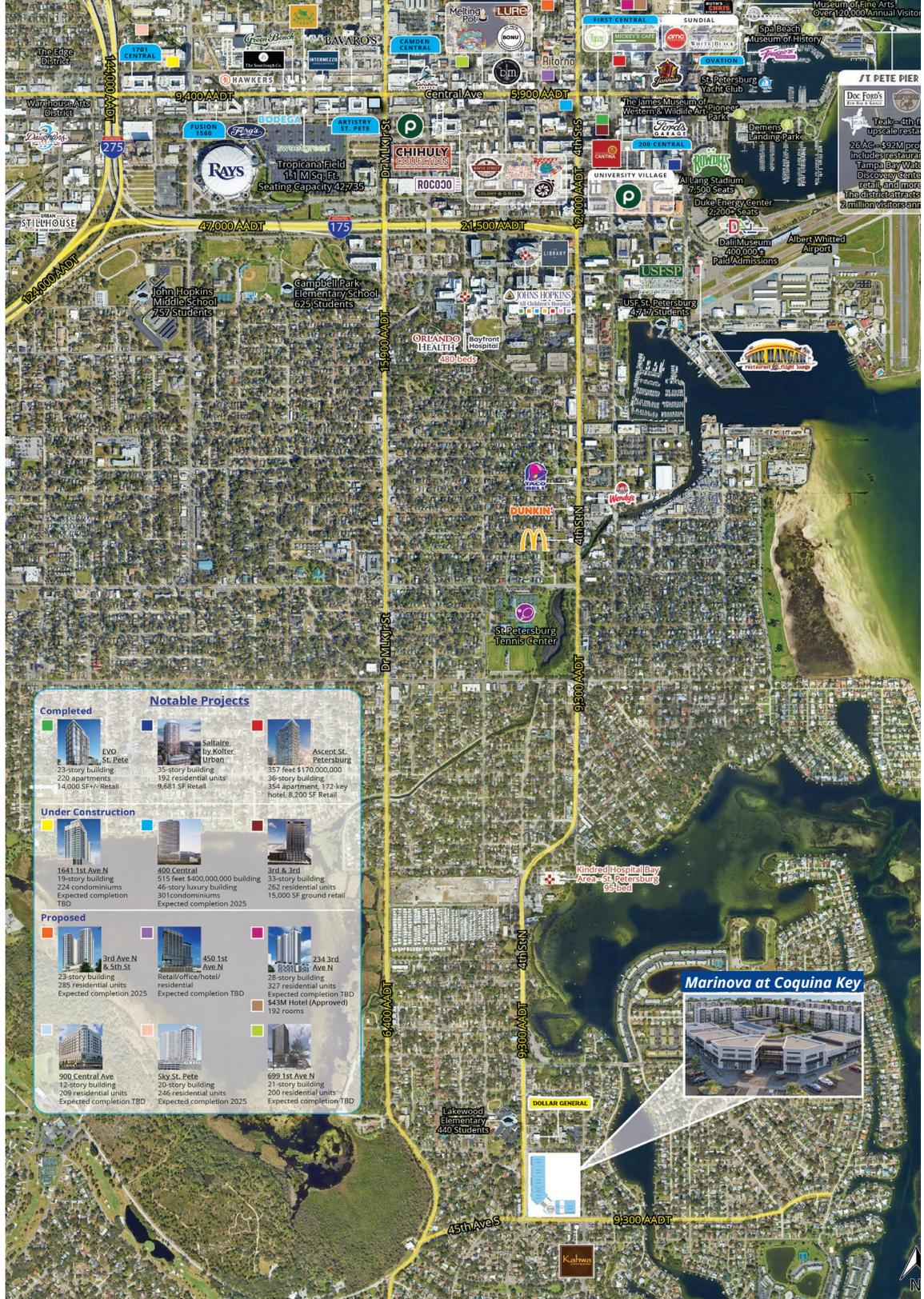
Marinova at Coquina Key



Area Demographics



	5 Min DT	10 Min DT	15 Min DT
Total Population	18,937	68,663	153,880
Daytime Population	11,878	75,498	159,507
Average Household Income	\$104,364	\$105,917	\$108,236
Median Age	44.5	45.0	45.2



ST PETE PIER
 Teak - 4th fl upscale resta
 26 Ac - \$92M pro includes restaura Tampa Bay West Discovery Centre retail, and more The district attracts 2 million visitors ann

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Completed

- EVO St. Pete**
23-story building
220 apartments
14,000 SF retail
- Saltaire by Walter Urban**
35-story building
192 residential units
9,681 SF retail
- Ascend St. Petersburg**
357 feet \$170,000,000
36-story building
354 apartment, 172-key hotel, 8,200 SF Retail

Under Construction

- 1641 1st Ave N**
19-story building
224 condominiums
Expected completion TBD
- 400 Central**
515 feet \$400,000,000 building
46-story luxury building
301 condominiums
Expected completion 2025
- 3rd & 3rd**
33-story building
262 residential units
15,000 SF ground retail

Proposed

- 3rd Ave N & 5th St**
23-story building
285 residential units
Expected completion 2025
- 450 1st Ave N**
Retail/office/hotel/residential
Expected completion TBD
- 234 3rd**
28-story building
327 residential units
Expected completion TBD
- 143M Hotel (Approved)**
192 rooms
- 900 Central Ave**
12-story building
209 residential units
Expected completion TBD
- Sky St. Pete**
20-story building
246 residential units
Expected completion 2025
- 699 1st Ave N**
21-story building
200 residential units
Expected completion TBD

Marinova at Coquina Key



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