

SITE



LEASE RATE

\$35 PSF 1st/2nd Level
\$42 PSF Rooftop
(NNN)



EXISTING SPACE SIZE

24,378 +/- SF 1st Level
3,721 +/- Mezzanine



YEAR BUILT

2000



POSSIBLE USES

Retail - Commercial
- Entertainment Site



POTENTIAL RSF

24,378 +/- to
59,584 +/- RSF

**151 2ND AVENUE NORTH
SAINT PETERSBURG, FL 33701**

AMC ANCHORED - SUNDIAL RETAIL

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TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
PROPERTY DETAILS	7
LOCATION INFORMATION	8
AERIAL OVERVIEW	9
EXISTING FLOOR PLAN	10
ADDITIONAL PHOTOS	11
ADDITIONAL PHOTOS	12
LOCATION INFORMATION	13
REGIONAL MAP	14
LOCATION MAP	15
RETAILER MAP	16
ST PETE DISTRICTS	17
DEMOGRAPHICS	18
DEMOGRAPHICS MAP & REPORT	19

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PROPERTY INFORMATION



PROPERTY SUMMARY

SITE



OFFERING SUMMARY

Lease Rate:	\$35.00 PSF 1st/2nd Level \$42.00 PSF Rooftop NNN
Available SF:	24,378 to 59,584 +/- SF
Lot Size:	2.02 Acres
Building Size:	24,378 +/- SF 1st Level PLUS 24,029 +/- SF Potential Mezz Level PLUS 11,117 +/- SF Potential Rooftop
Zoning:	DC-1

SPACES AVAILABLE

- 24,378 +/- SF OR up to 48,407 +/- SF with full 2nd level mezzanine: Existing Ground Floor Retail Area of 24,378 +/- SF with the possibility of adding a mezzanine level to achieve up to 48,407 +/- SF of contiguous space while also maintaining impressive ceiling heights in both levels (Total of 34' Deck Height). Pair with the rooftop and add another 11,177 +/- SF for an enormous and unheard of potential of 59,407 +/- SF in DTSP, widely recognized as one of the hottest markets in the Nation.
- 10,000 to 12,000 +/- SF Rooftop Potential: Rooftop Bar/Restaurant/Lounge could include two dedicated fire exit stairwells, and a dedicated elevator bank on the NE corner of the building for direct access when open. Can be standalone or combined with the Ground Floor Retail and Potential Mezzanine space as needed.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

WHAT YOU SEE IS NOT WHAT YOU GET!!!!

The Landlord is prepared to invest core and shell dollars with additional TI (for well qualified groups). Imagine the ability to create new entrances, showcase windows, and flow based on the needs of your concept!

This is a unique and SIZABLE opportunity to showcase your concept in the heart of Downtown St Petersburg, FL. Do you want to be part of the only premier shopping, dining and entertainment center in the city? If so, you don't want to miss this chance to lease this exquisite commercial retail or indoor entertainment space available at the AMC Theater anchored section of the Sundial Complex!

Whether you are a gallery, entertainment center, indoor sports facility, bowling alley, fitness concept, racquet sports concept (I'm looking at you pickleball!) or other creative concept, you will find this could be the perfect spot for your unique and sizable first-class concept.

An opportunity of this SCALE and SIZE in Downtown St Pete is as rare as it gets!

With 34' clear heights, there are many options for users who need high ceilings or who would like to create multiple levels of fun (via a potential mezzanine addition and/or rooftop space). You can also enjoy the benefits of a massive parking garage one block to the south (with direct access easements and validation), fantastic multiple street exposure together with multiple dedicated off & on site signage opportunities, and a significant deeded outdoor area (side-walk cafe area or other permitted use is available) at the prime corner of 3rd Ave N & 1st St N. This corner may also support a private elevator entrance to the rooftop area for your extended outdoor lounge/bar concept.

The Sundial Complex is located between 2nd and 3rd Ave S and 1st St N, meaning it is just steps away from the world famous Beach Drive and Central Avenue and the downtown retail core. It is a real main and main location in the Tampa Bay metro area and a unique entertainment destination for locals and tourists alike. This is a rare opportunity to join the vibrant Downtown St Pete market and be part of the Sundial Complex success story. Don't wait, contact us today and secure your space!

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- New to the Market
- Potential to Buildout 59,500 +/- SF
- 24K +/- SF Existing Ground Floor
- Additional 24K +/- SF Mezzanine Level Potential
- Additional 11K +/- SF Rooftop Potential
- PRIME Downtown Location
- Retail, Commercial or Entertainment Uses
- Impressive 34' Clear Heights
- Options for Multiple Levels
- Options for Rooftop Concept
- Main and Main Location
- Destination Downtown Opportunity
- Beach Drive Vicinity
- Central Ave Proximity
- Massive Parking Garage Easement with 1,200+ spaces on-site
- Unique Entertainment & Shopping Destination
- Fantastic Street Exposure
- Ability to Create New Entrances & Street-Level Showcase Windows
- Second Avenue Address
- Large Deeded PRIME Corner @ 3rd Ave N & 1st St N
- Destination State
- Destination Downtown
- Destination Center
- AMC Theaters Anchored Building
- Extensive Area Foot Traffic
- LOCATION! LOCATION! LOCATION!



PROPERTY DETAILS

Lease Rate	\$35.00 - 42.00 SF/YR
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LOCATION INFORMATION

Building Name	AMC Anchored - Sundial Retail
Street Address	151 2nd Avenue North
City, State, Zip	Saint Petersburg, FL 33701
County	Pinellas
Market	Tampa Bay
Sub-market	Downtown St Petersburg
Cross-Streets	1st/2nd St N & 2nd/3rd Ave N
Signal Intersection	Yes
Road Type	Paved
Market Type	Mega
Nearest Highway	I-175, I-275 and I-375
Nearest Airport	Tampa, Clearwater and St Pete (3)



PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Power Center
Zoning	DC-1
Lot Size	2.02 Acres
APN #	19-31-17-60450-001-0011
Lot Frontage	518 ft
Lot Depth	276 ft
Corner Property	Yes

BUILDING INFORMATION

Building Size	28,099 SF
Tenancy	Multiple
Ceiling Height	34 ft
Year Built	2000
Year Last Renovated	2024
Gross Leasable Area	59,584 SF
Condition	Excellent
Roof	Available
Free Standing	Yes
Number of Buildings	1
Exterior Walls	Concrete
Mezzanine	Possible addition

PARKING & TRANSPORTATION

Parking Type	Structure
Parking Ratio	20.0
Number of Parking Spaces	1,295

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes

LOCATION INFORMATION



LOCATION DESCRIPTION

Welcome to the ultimate retail, restaurant, and entertainment destination in the heart of Downtown St Pete, where luxury meets convenience and opportunity. This PRIME location is on the coveted city block between 2nd & 3rd Avenues North and 1st & 2nd Streets North, one of the most sought-after retail corridors in the city. Surrounded by upscale luxury condo towers, new to market apartment complexes and hotels, this location boasts thousands of affluent residents and visitors within walking distance and a steady stream of visitors from the nearby Sundial Plaza. This location is more than just a place to shop, dine and be entertained; it's a place to connect, celebrate and thrive. Whether you're looking for a flagship store, a trendy boutique, a place to grab a fantastic meal or both indoor and outdoor entertainment, this location has it all.

The property is also conveniently located one block west of the renowned Beach Drive Shopping and Dining District. It is also just down the street from the iconic St Pete Pier an attraction that 2.5+ million people visit annually. Furthermore, it is only two blocks from the vibrant Central Avenue as well as within walking distance of Williams Park where the popular Summer Saturday Market hosts over 130 vendors selling local goods, foods, and crafts.

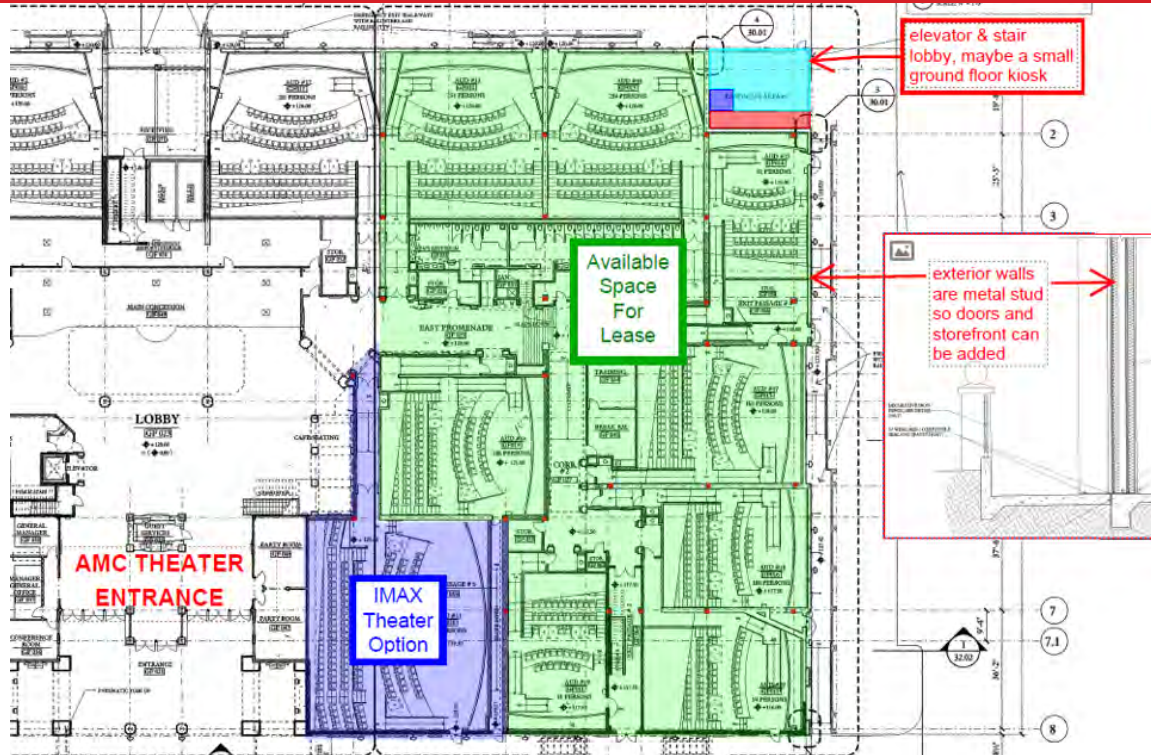
The site is also within walking distance of the famous Jannus Block (and live music venue Jannus Live), the 600 Block, and The Edge Shopping and Dining Districts.

Don't miss this rare opportunity to be part of this iconic location in the Sunshine City and join the elite group of retailers who call this block home!

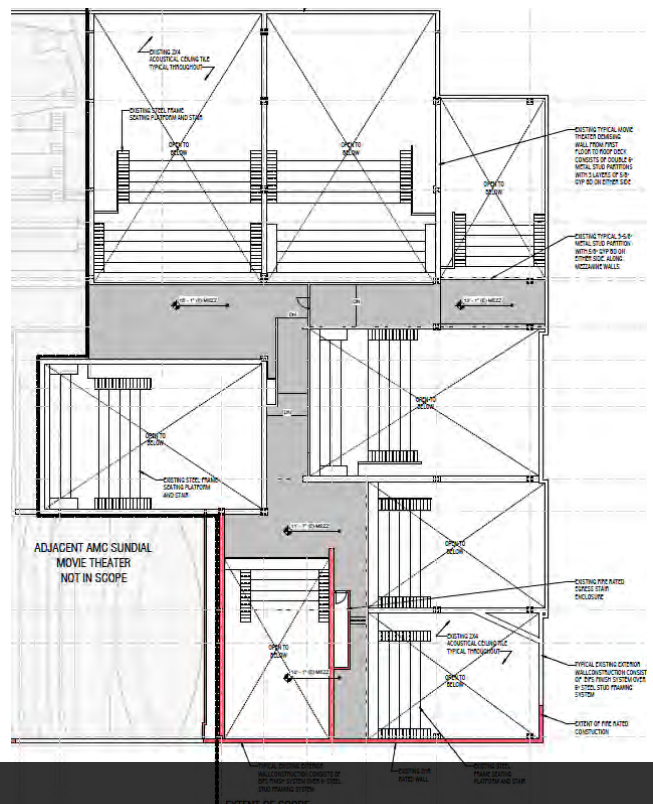
AERIAL OVERVIEW



EXISTING FLOOR PLAN



1st/Ground Level Existing Floor Plan with Imax



2nd Level Existing Mezzanine Floor Plan

ADDITIONAL PHOTOS



Retail Eastern Entrance from Sundial Courtyard via Pedestrian Easement



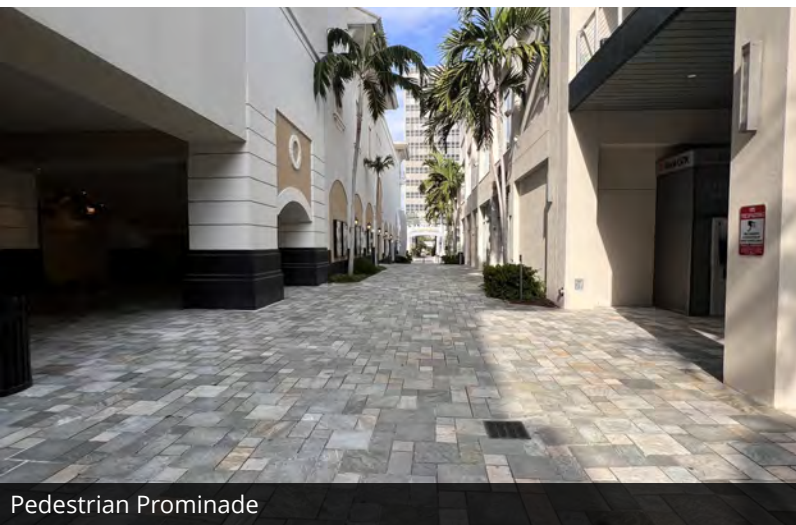
Pedestrian Promenade Entrance



Parking Garage Walkway



Pedestrian Promenade Entrance



Pedestrian Promenade



AMC Theater Entrance

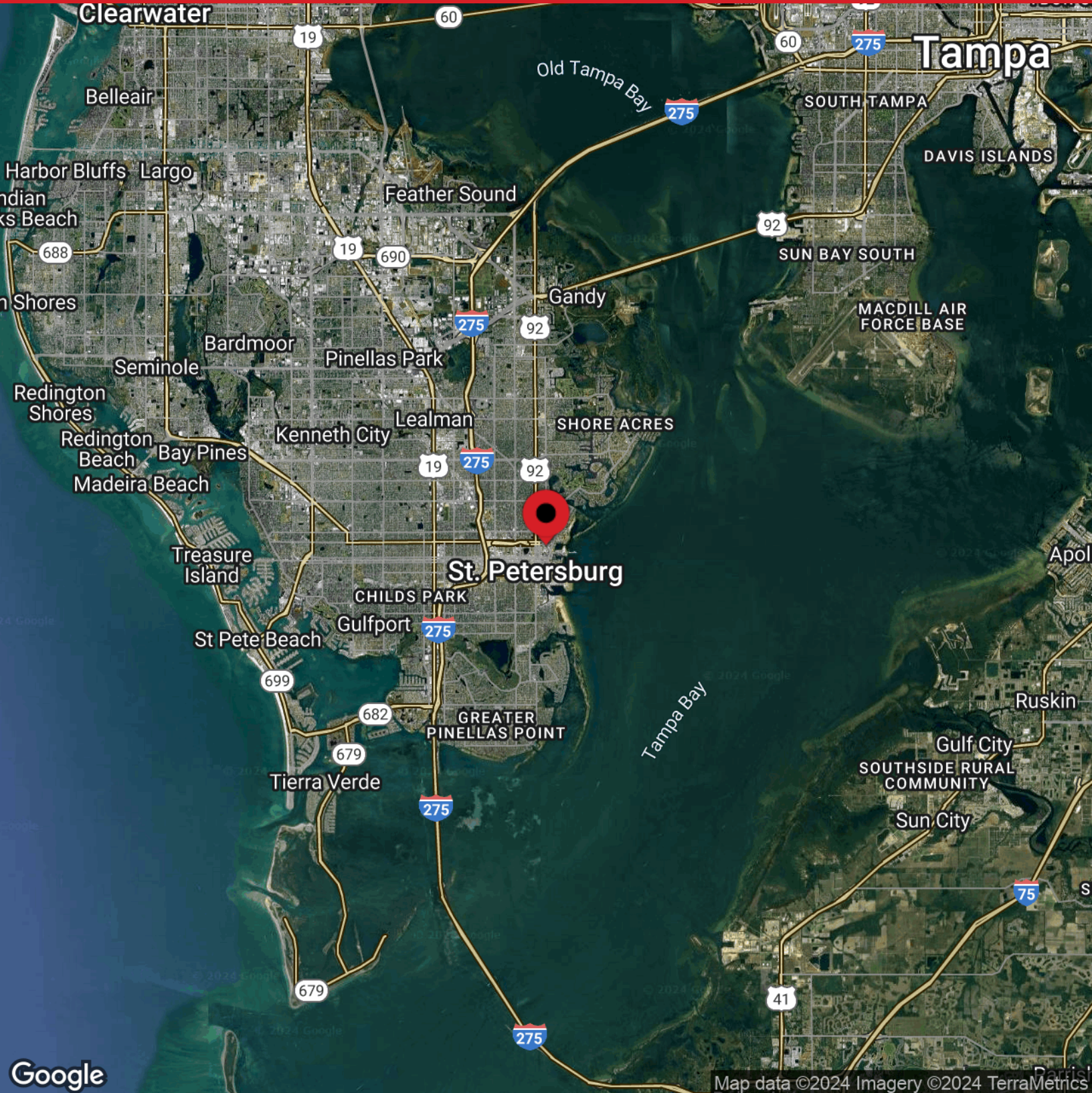
ADDITIONAL PHOTOS



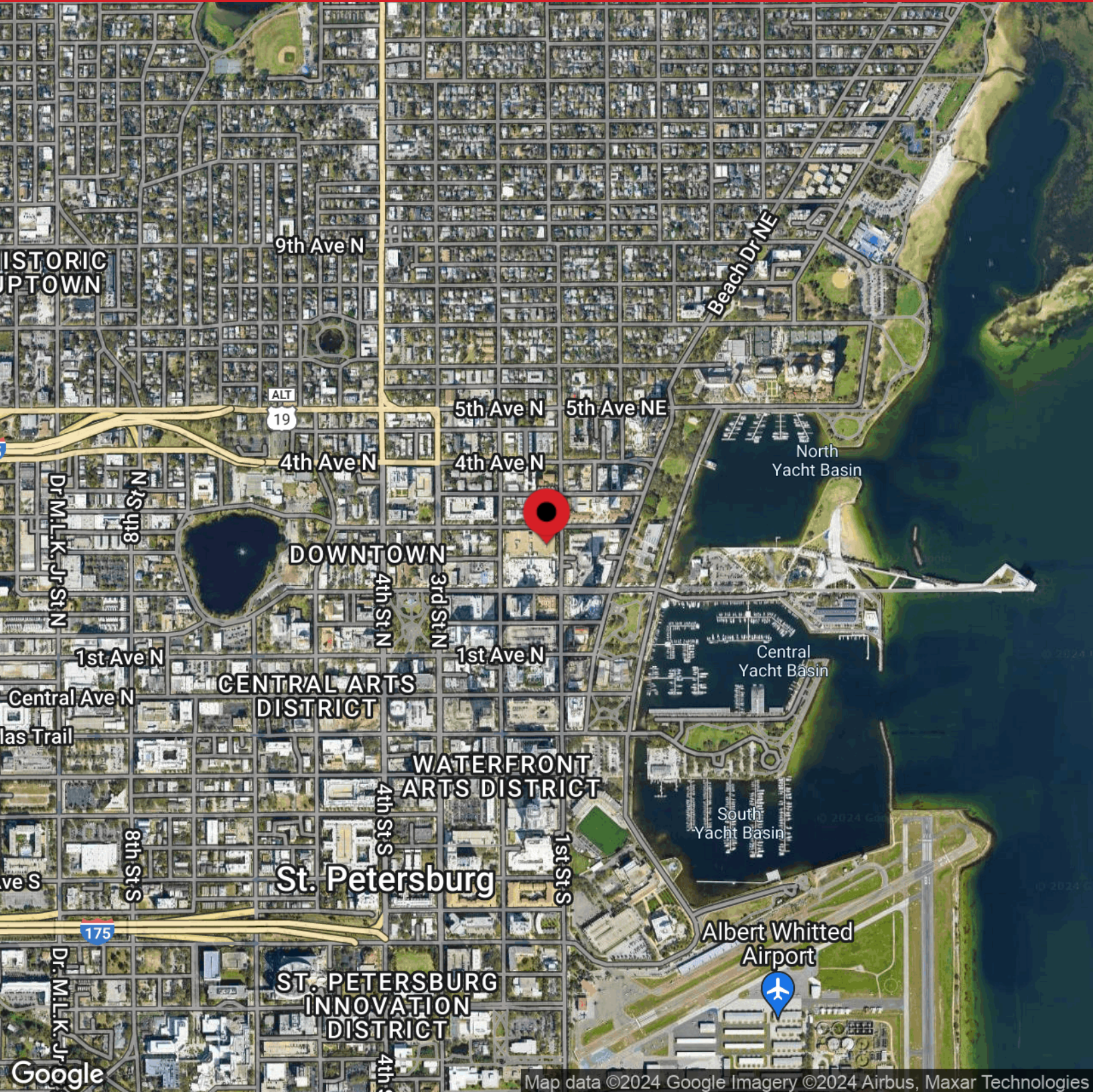
LOCATION INFORMATION



REGIONAL MAP



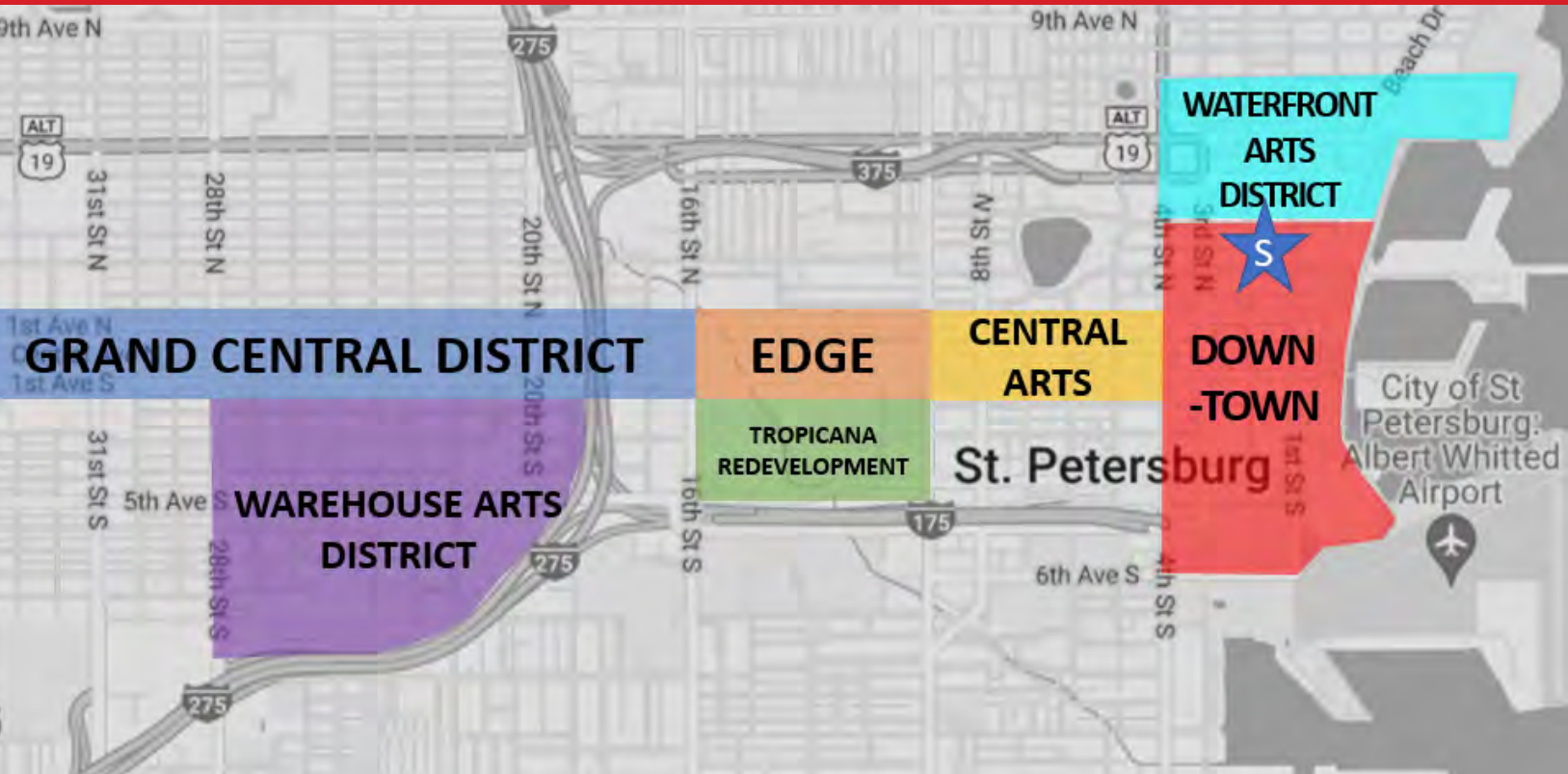
LOCATION MAP



RETAILER MAP



ST PETE DISTRICTS



DOWNTOWN DISTRICT

Forget cookie-cutter retail strips, St. Pete's Downtown District is a vibrant tapestry woven with culture, cool vibes, and a captive audience – the perfect recipe for your retail success.

JOIN THE ARTISTIC PULSE: Imagine a scene straight out of a hipster dream. Your store sits amidst world-renowned museums like the Dali and The James Museum, where a steady stream of art enthusiasts with a penchant for unique finds becomes your daily crowd.

FESTIVALS & GRAND PRIX FUEL THE BUZZ: From the electrifying roar of the Firestone Grand Prix to vibrant art shows and bustling markets, the Downtown District is a calendar of non-stop excitement. This translates to foot traffic galore, turning casual strollers into enthusiastic customers.

FOODIE MECCA MEETS RETAIL HAVEN: High-end restaurants abound, creating a sophisticated atmosphere that complements your trendy offerings. Patrons can indulge in a culinary adventure and then head straight to your store for that perfect post-dinner purchase.

ST PETE PIER - YOUR EXTENDED SHOWCASE: Step outside your storefront and directly onto the iconic 26-acre St. Pete Pier. This sprawling waterfront complex with stunning views and diverse activities creates a built-in customer base ready to explore your store. Imagine the possibilities for pop-up shops or seasonal promotions!

WATERFRONT DISTRICT

The St. Pete Water District isn't just about stunning waterfront views. It's a thriving cultural hub with a built-in, engaged customer base that's perfect for your retail business.

THRIVING ARTS & ENTERTAINMENT SCENE: with the prestigious Museum of the American Arts and Crafts Movement and the historic Palladium Theater. This translates to a steady stream of cultured customers seeking unique retail experiences to complement their artistic ventures.

FESTIVALS & EVENTS GALORE: From vibrant art shows to the electrifying St. Pete Jazz Festival and energetic Pride celebrations, the district is a hotspot for events. This creates a captive audience for your store during peak seasons and fosters a sense of community, perfect for customer engagement.

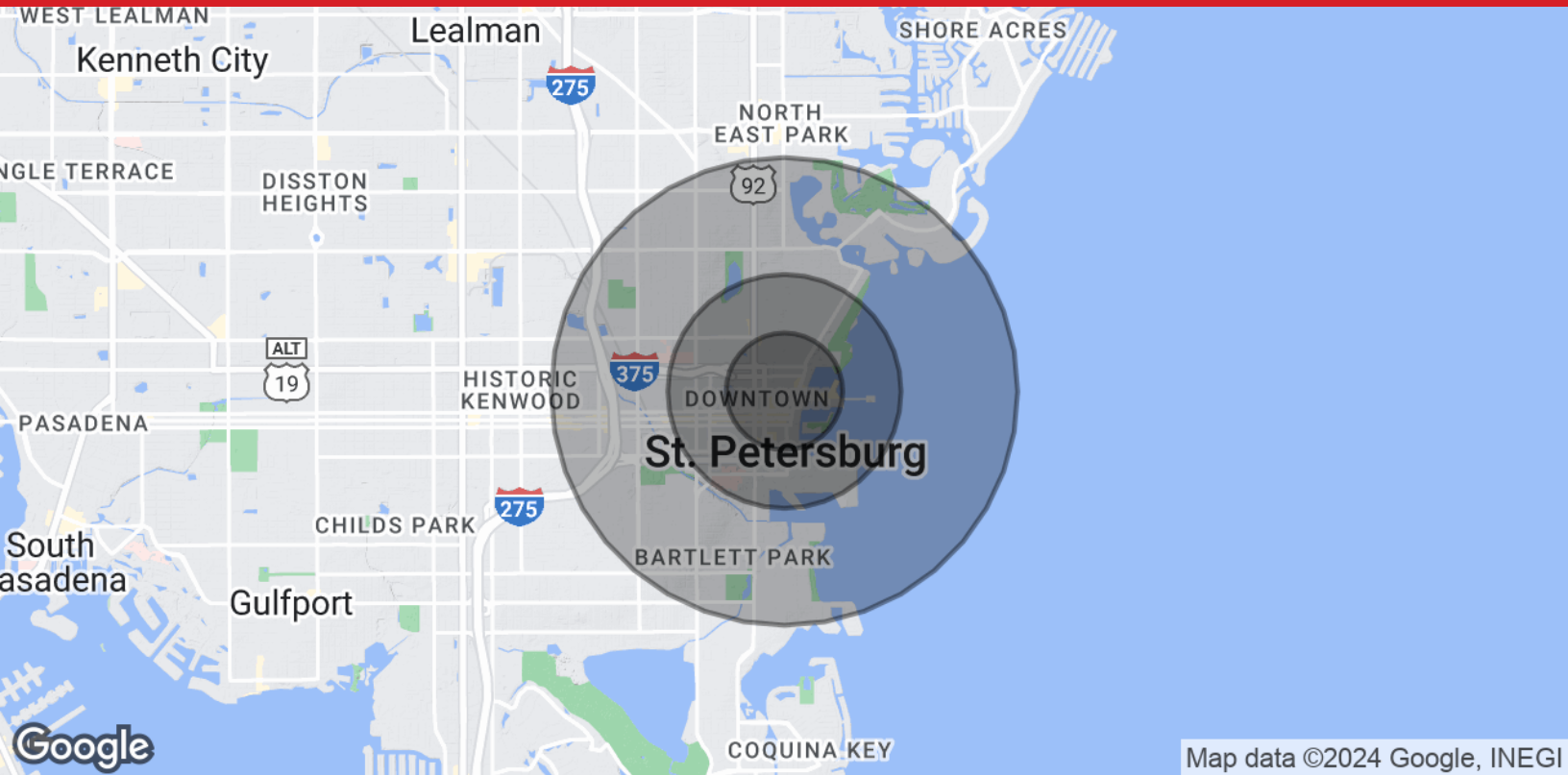
HIGH-END CLIENTELE: The presence of 5-star hotels like the newly renovated Renaissance Vinoy with its 361 plush rooms attracts affluent visitors with disposable income, a prime demographic for many retailers.

FOODIE PARADISE: Fine dining abounds in the district, creating a sophisticated atmosphere that complements high-end retail offerings. Customers can enjoy a delicious meal and then explore your store for that perfect post-dinner purchase.

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google, INEGI

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	7,171	19,672	49,464
Average Age	54	49	45
Average Age (Male)	54	50	45
Average Age (Female)	54	49	46

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	4,737	12,228	25,787
# of Persons per HH	1.5	1.6	1.9
Average HH Income	\$120,029	\$106,402	\$111,471
Average House Value	\$900,844	\$726,052	\$607,574

Demographics data derived from AlphaMap