



LEASE RATE

Negotiable



AVAILABLE SF

13,941 +/- RSF



DELIVERY DATE

December 2026



NUMBER OF UNITS

Four



UNIT SIZES

2,242 +/- RSF to
7,122 +/- RSF

**235 3RD STREET SOUTH
SAINT PETERSBURG, FL 33701**

**3RD & 3RD RETAIL
PRIME 1ST GENERATION SPACE**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Planned grease traps in loading dock for convenient food service operations
- Electric connections through PVC for efficient power distribution
- Water/sewer connections for convenience and utility access
- Generous allocation of 400 to 600 amps of electric per bay
- Gas availability for versatile usage options
- Landlord may include concrete floors with stubbed utilities
- Spacious sidewalks for pedestrian accessibility
- Prime frontage along 3rd Ave S & 3rd St S

OFFERING SUMMARY

Lease Rate:	Negotiable
Available RSF:	2,242 - 13,941 SF
Number of Units:	Four (4)
Zoning:	DC-1
Proposed Uses:	Restaurant, Cafe, Bar, Retail, Office, Salon, Fitness Gym
Parking Spaces:	323 Car Parking 286 Bicycle Parking
Building Height / Stories:	375 Feet / 33 Stories
Site Size:	0.88 +/- Acres
Building Size:	269,500 +/- SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	12,037	26,306	43,105
Total Population	20,229	51,888	89,716
Average HH Income	\$99,588	\$101,875	\$104,236

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

3rd & 3rd is a planned 33-story mixed-use project slated for late 2026 delivery in the heart of downtown St. Pete. The first floor will consist of 13,941 +/- SF of prime 1st generation leasable commercial space. The remaining 32 floors will contain 268 luxury apartments.

Once completed, this built-to-suit retail space can be designed to meet the exact needs of any tenant. Applicable uses include, but are not limited to, many types of hospitality such as bars, restaurants, pubs, and cafes, plus retail stores, spas, salons, galleries, gift shops, boutiques, and more. Office use is also possible, especially if street-level exposure is desired, such as medical, legal, financial, insurance, or showroom.

The property will feature retail units that range from 2,242 +/- RSF to 13,941 +/- RSF, including a large end-cap restaurant space offering an expansive dedicated 1,526 +/- SF exterior turf area.

As designed, the commercial spaces will feature up to 18'-6" ceilings, floor-to-ceiling storefront windows, and a beautified ally between this site and the adjacent property EVO. This ally is going to feature a green space with artificial turf and will create an outdoor gathering space and additional restaurant seating.

3rd & 3rd is located three blocks from downtown St. Pete's bustling Central Avenue retail corridor and one block from the city's Sunrunner Bus Rapid Transit (BRT) line with a stop located directly across the street at Publix.

The 268 luxury apartments in the 375-foot tower will range from studios to large two-story penthouse units on the top floor, which will feature high-end finishes and appliances and will be among the nicest residences in the city.

The tower's architecture features massive angular balconies, modern floor to ceiling windows, and black accents along the parking garage and building base.

LOCATION DESCRIPTION



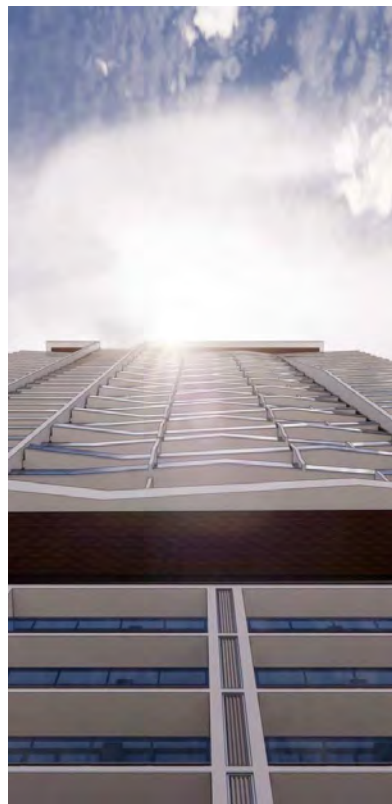
LOCATION DESCRIPTION

This EXCEPTIONAL RETAIL LEASE OPPORTUNITY is located in the heart of DTSP directly across the street from the busy University Village Shopping Center, including Publix, and only a few short blocks to the famed Central Avenue Shopping District as well as Beach Drive. Additionally, this site is only 1 block from the City Sunrunner with a stop directly across the street at the Publix Shopping Center. This location provides the best of the best in terms of access to shopping, restaurants and entertainment! This is a premier address with amazing visibility on the ground floor of a luxury 33-story, 268 unit apartment building that is going to drive your business to thrive!

The site lends itself to a killer location for many types of hospitality such as bars, restaurants, pubs, venues, nightclubs, and cafes, plus retail stores, spas, salons, galleries, gift shops, boutiques, and more. Office use is also possible, especially if street-level exposure is wished, such as medical, legal, financial, insurance, or an office or business that needs a showroom. The address is within walking distance of all the key hot spots of downtown such as The Pier, Beach Drive, Central Avenue Shopping District, Jannus Landing, The Edge, Rowdies Stadium, The Dali, Tropicana Field, the University Village Shopping Center, and more.

St Pete as a whole has seen a major shift in new development and growth due to the rapid influx of residents and companies that have moved to one of the most desirable places in the country to work and live. St Pete is the 5th most populated city in Florida, and the second largest city in Tampa Bay after Tampa. Known as the Sunshine City, St Pete combines the splendor of a vacation destination with an unbeatable urban center that is able to attract numerous Fortune 500 companies and an educated workforce. With over a quarter of million residents and more than 20 million visitors to Pinellas County annually, this vibrant city drives strong business for the retailers who call this city home. Don't miss this opportunity to be in the heart of this thriving vibrant city!

BUILDING RENDERINGS



BUILDING RENDERINGS (CON'T)



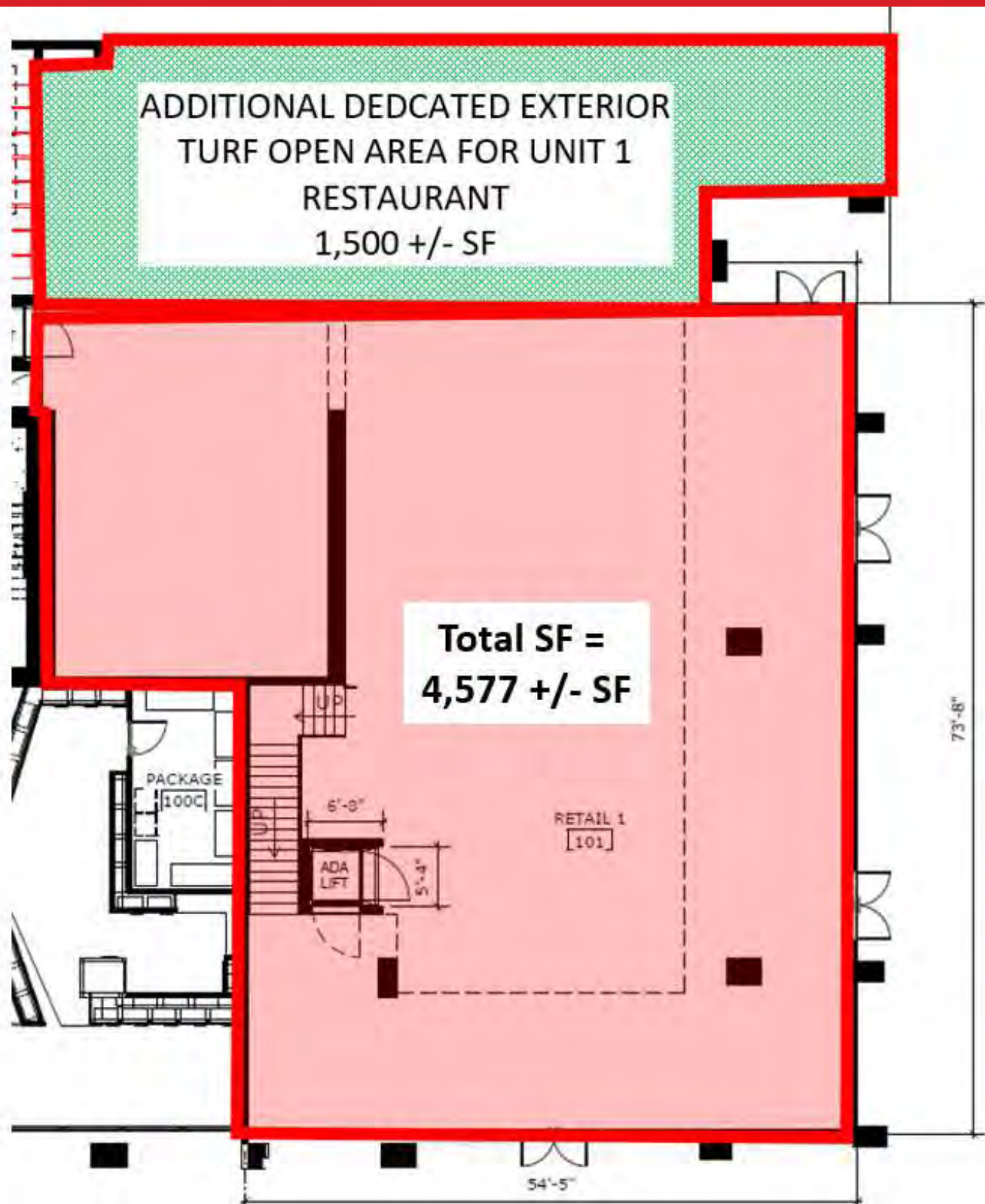
LEASE SPACES



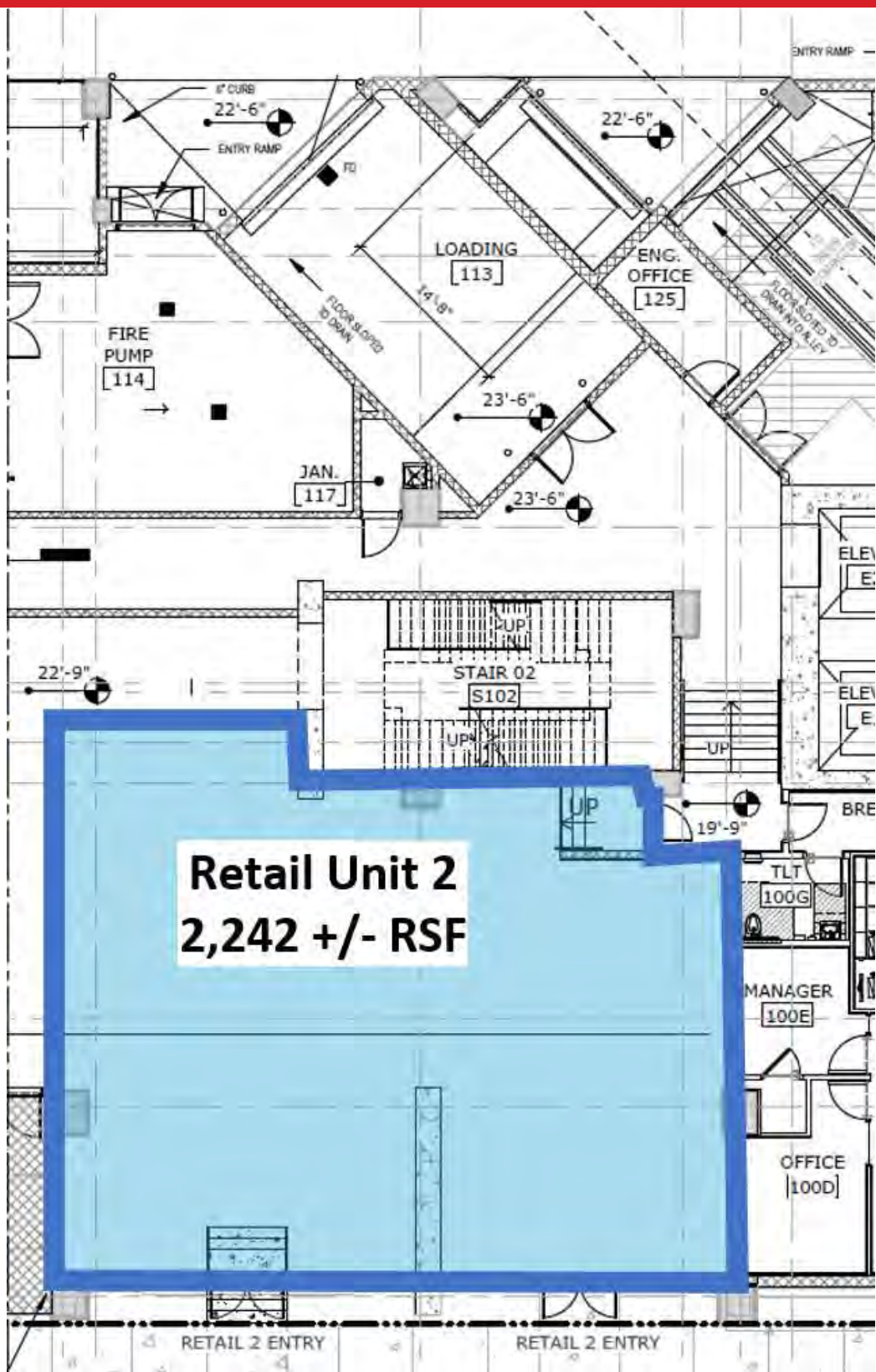
Available Units

Unit	SIZE (SF)	DESCRIPTION
Unit 1	4,577 +/- RSF	4,577 +/- RSF prime corner retail space. Space includes dedicated 1,526 +/- SF exterior turf open area next to the beautified alley.
Unit 2	2,236 +/- SF	Inline retail unit adjacent to the apartment lobby and management office.
Unit 3	3,730 +/- SF	Inline retail units.
Unit 4	3,584 +/- SF	Prime corner retail unit located next to the parking entry.

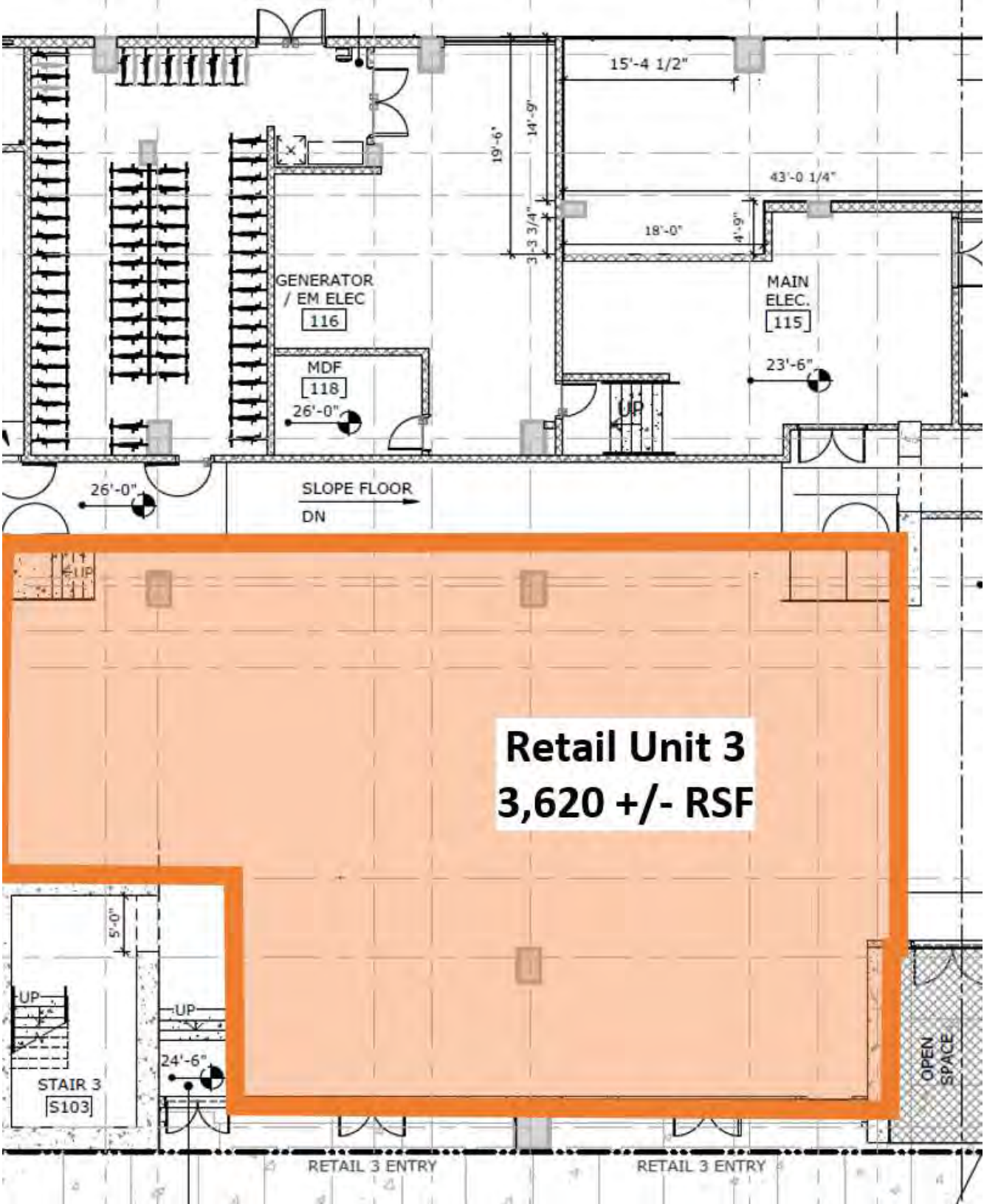
UNIT 1 SPACE PLAN



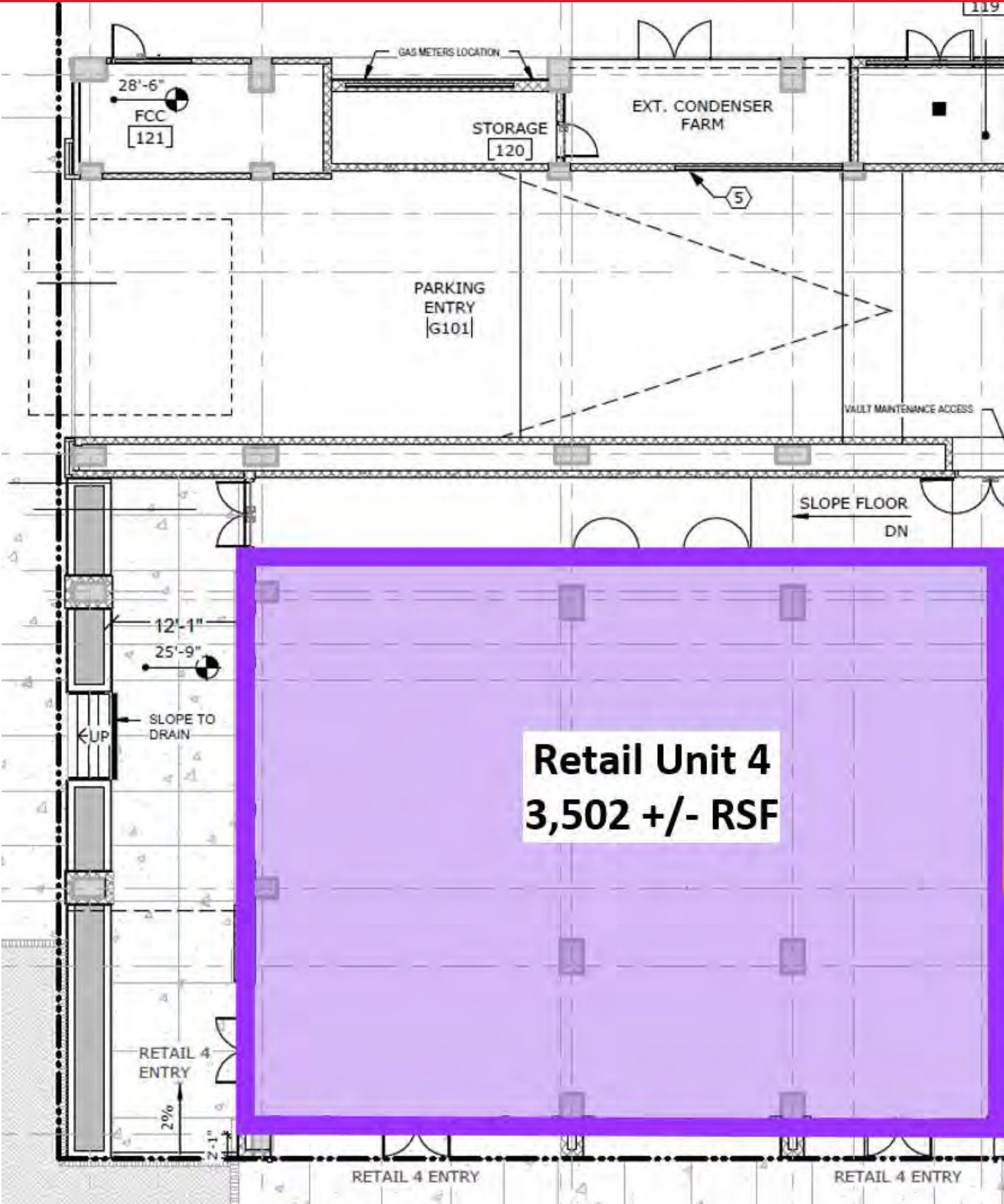
UNIT 2 SPACE PLAN



UNIT 3 SPACE PLAN



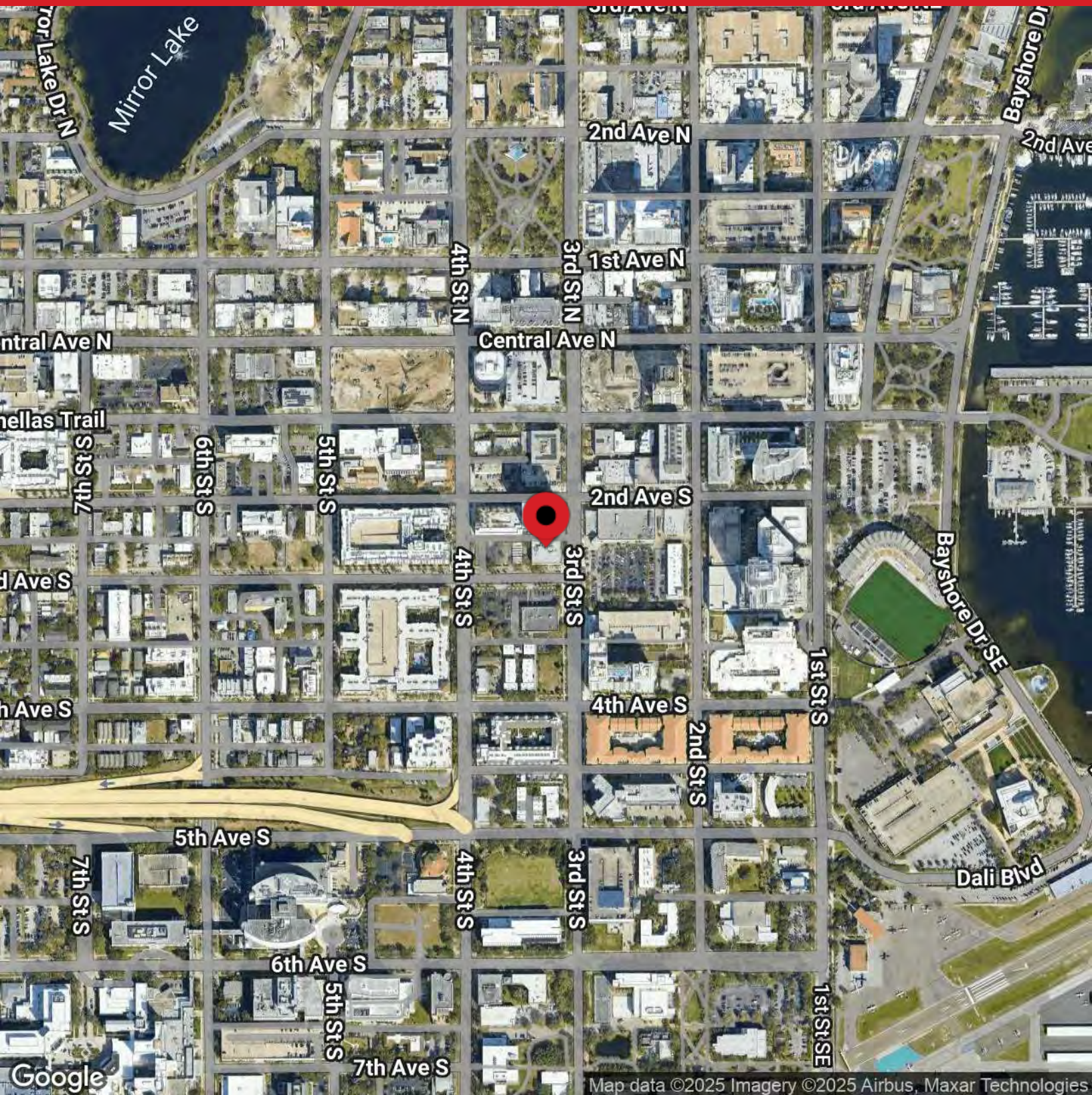
UNIT 4 SPACE PLAN



LOCATION INFORMATION



LOCATION MAP

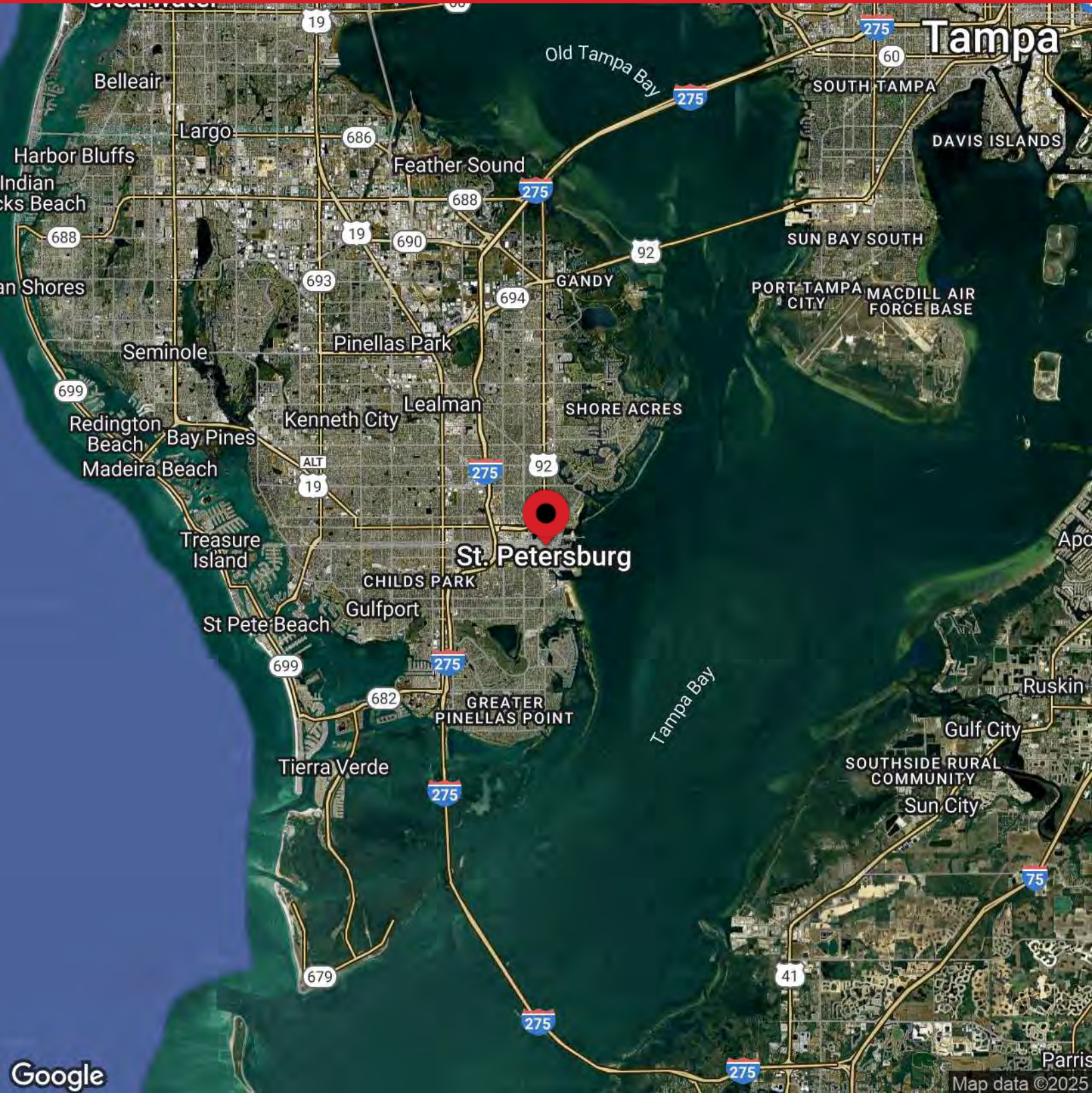


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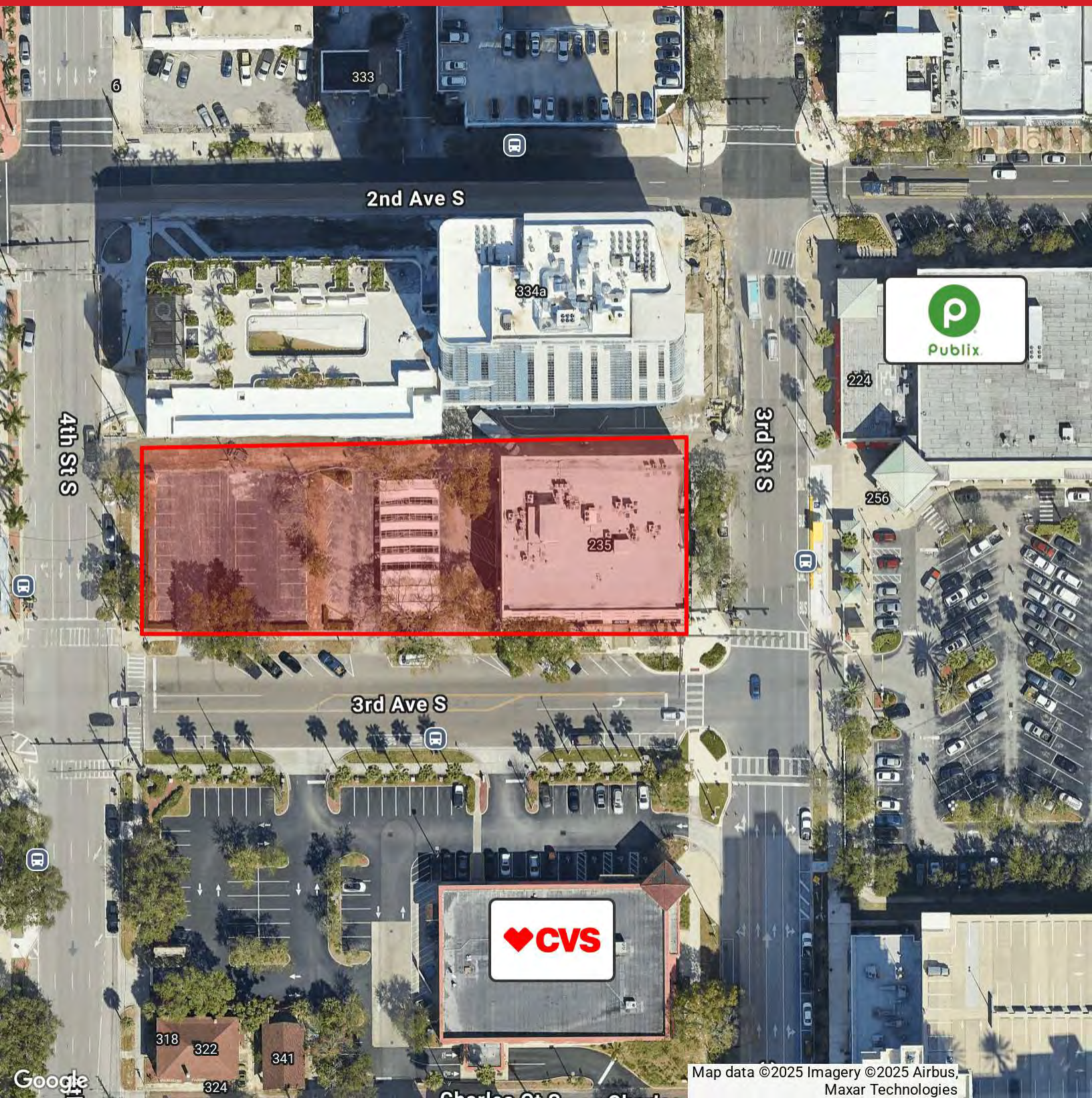
RETAILER MAP



REGIONAL MAP



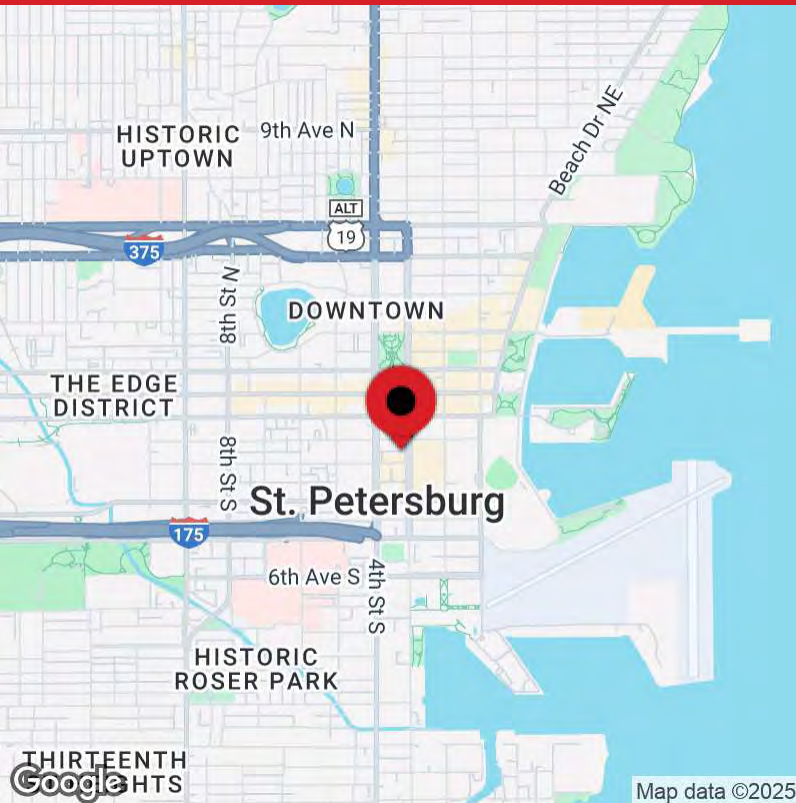
AERIAL MAP



MARKET & DEMOGRAPHICS



MARKET INFORMATION



MARKET DESCRIPTION

St. Petersburg is a unique and rapidly growing city that has been put on the map by the numerous new businesses, residents and developments that has exploded over the past five years. With over 1,000 people a day moving to Florida, St. Pete is one of the most sought out places that these new residents are calling home due to its ideal live, work, play vibe. It has a vibrant business, arts, innovation and tech scene that has drawn many to the sunshine city to call it home.

The city is home to a number of major companies including HSN, Raymond James, Citi, Jabil, HCA Healthcare, Valpak, ARK Invest, and Madison Cloud.

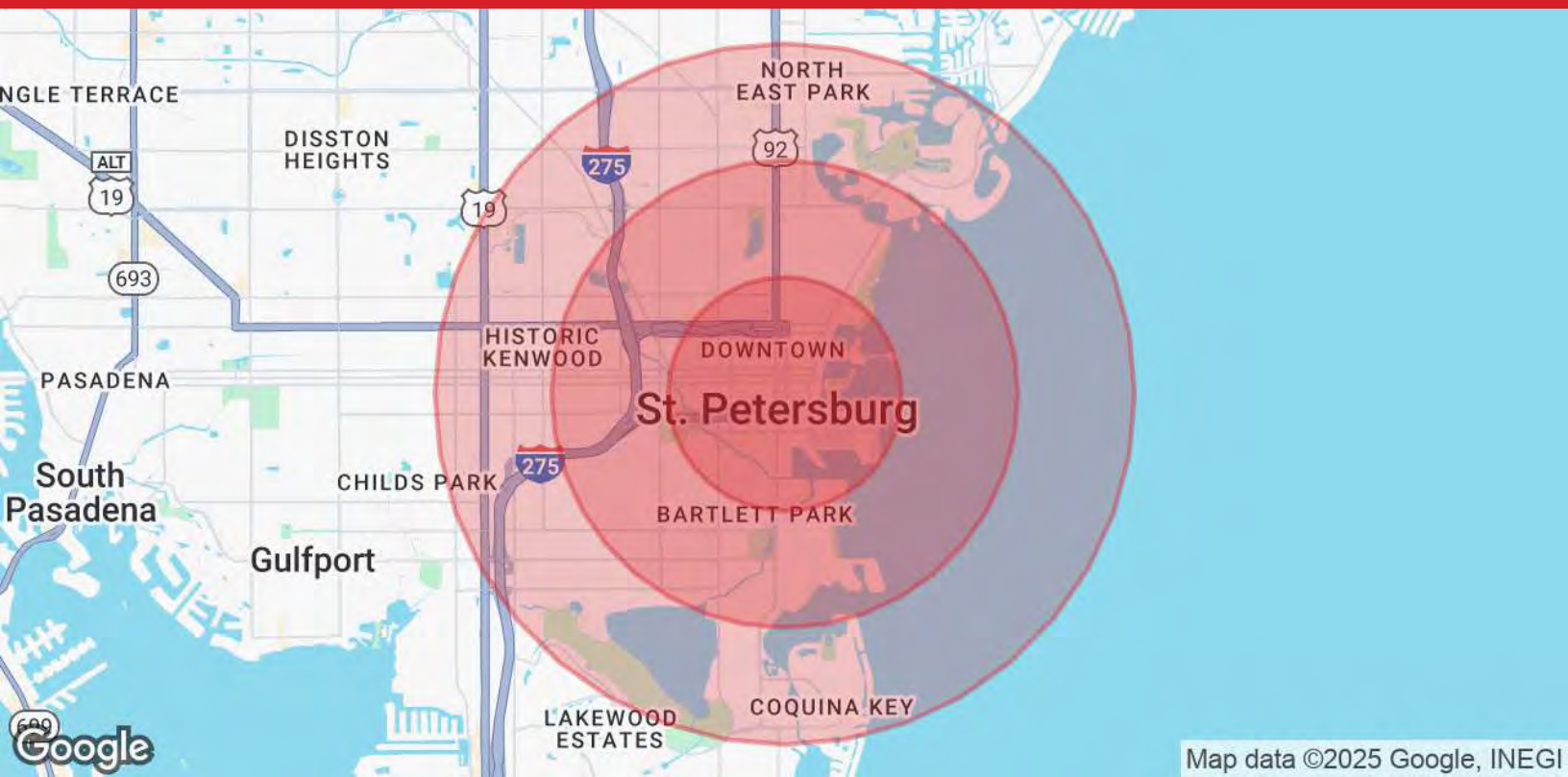
St. Petersburg also has a strong tourism market drawing over six million visitors that travel here from around the globe. The city offers the residents and visitor a wide array of amenities such as the St Pete Pier, numerous world-class museums, an extensive park and trail system, best-in-class events, professional sports, fine dining, exceptional shopping, and a robust nightlife scene.



WHY ST PETERSBURG, FL?

- #1 Best Place to Live in Florida - Tampa/St. Petersburg/Clearwater (Forbes, January 2023)
- #1 Best Run City in FL; 2nd Best Economy Nationally (WalletHub, June 2022)
- #1 Most Dog-Friendly City in America (Modern Globe, August 2022)
- St. Pete Pier is Top Urban Design Project (Urban Land Institute, July 2022)
- Named as Inclusive Coastal Destination (National Geographic, June 2022)
- #1 Top City for Outdoor Enthusiasts (Smart Asset, October 2021)
- #1 Best Park System in Florida (The Trust for Public Land, June 2021)
- #4 Best City for Women Entrepreneurs (Inc, August 2020)
- #4 Tampa Bay Ranked as 4th Cutting Edge Metro for Startups (Commercial Cafe, January 2022)
- #5 Tampa Bay Ranked 5th Best Place to Live in the U.S. (Bankrate, June 2022)
- Ranked in Top 15 cities for "New Normal" Corporate Headquarters (The Boyd Co. Inc, May 2022)

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,229	51,888	89,716
Average Age	48	45	44
Average Age (Male)	48	44	43
Average Age (Female)	47	45	44

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	12,037	26,306	43,105
# of Persons per HH	1.7	2	2.1
Average HH Income	\$99,588	\$101,875	\$104,236
Average House Value	\$656,213	\$553,232	\$502,814

Demographics data derived from AlphaMap