

GATEWAY MARKET CENTER

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

FOR LEASE



PROPERTY OVERVIEW

- » **Proposed Redevelopment:** two multi-tenant buildings totaling 16,100 SF | 25,000 SF soft goods anchor | 10,150 SF beauty Anchor | 3,800 SF inline building
- » Center is in the Top 3% for number of visits within 15 miles
- » Extremely dense local and daytime population with ample at-grade parking & Oak Street Health
- » 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, Shoe Carnival, Party City, & Tuesday Morning

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	32,500 AADT
77th Ave N	27,000 AADT
I-275	160,000 AADT

 FranklinStreet

LICENSED REAL ESTATE BROKER
BROKER OF RECORD: DARRON KATTAN, #BK3256503
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PROPOSED NEW MULTI-TENANT BUILDINGS



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REDEVELOPMENT LEGEND

OP1	Proposed Building A	±7,000
OP2	Proposed Building B	±7,000
OP3	Proposed Building C	7,000

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)



