



1,582 SF Available

3,285 SF Available

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Retail For Lease

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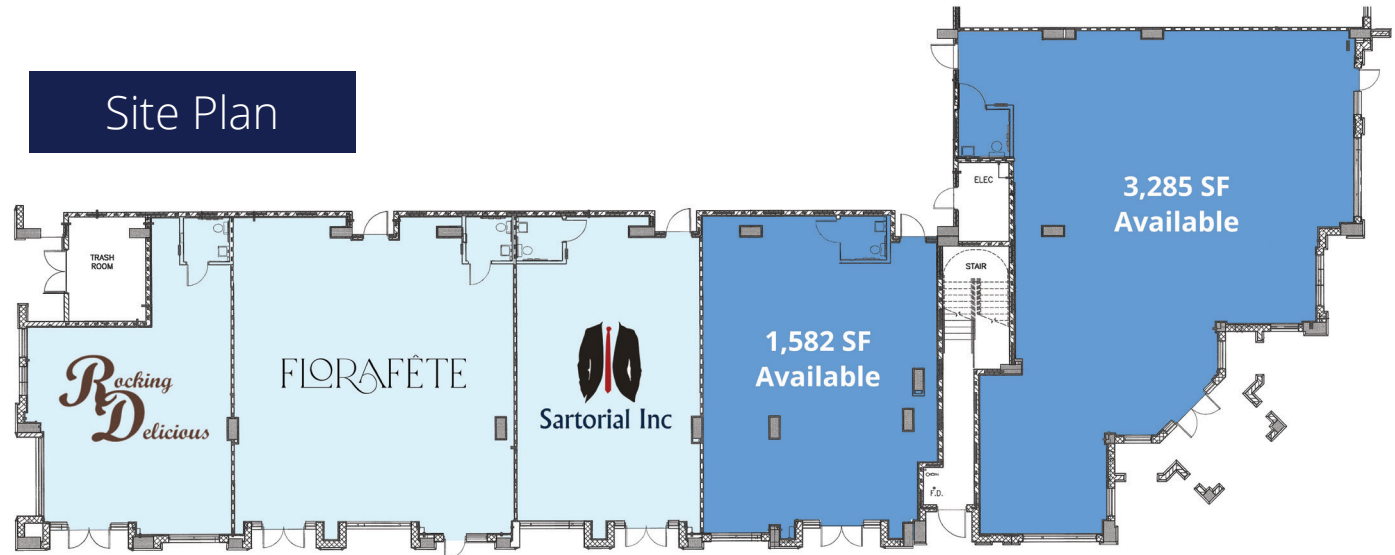
## 400 Beach Drive

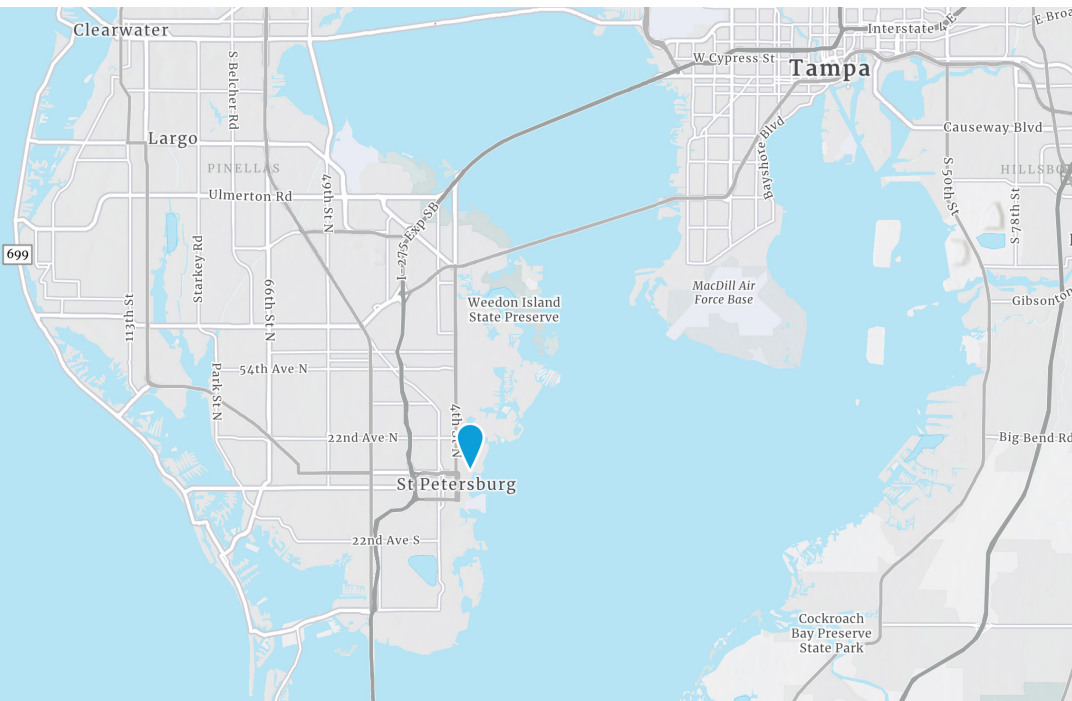
- 1,582 & 3,285 SF available
- Rare opportunity along iconic Beach Drive! St Pete's premier destination for dining, shopping, events and the arts
- Located steps from North Straub Park, the St Pete Pier and the Museum of Fine Arts
- Average household income of \$128,178 within 1 mile
- Join Juno & The Peacock, Ceviche, Parkshore Grill and the award-winning Allelo



*Located along  
iconic Beach Drive!*

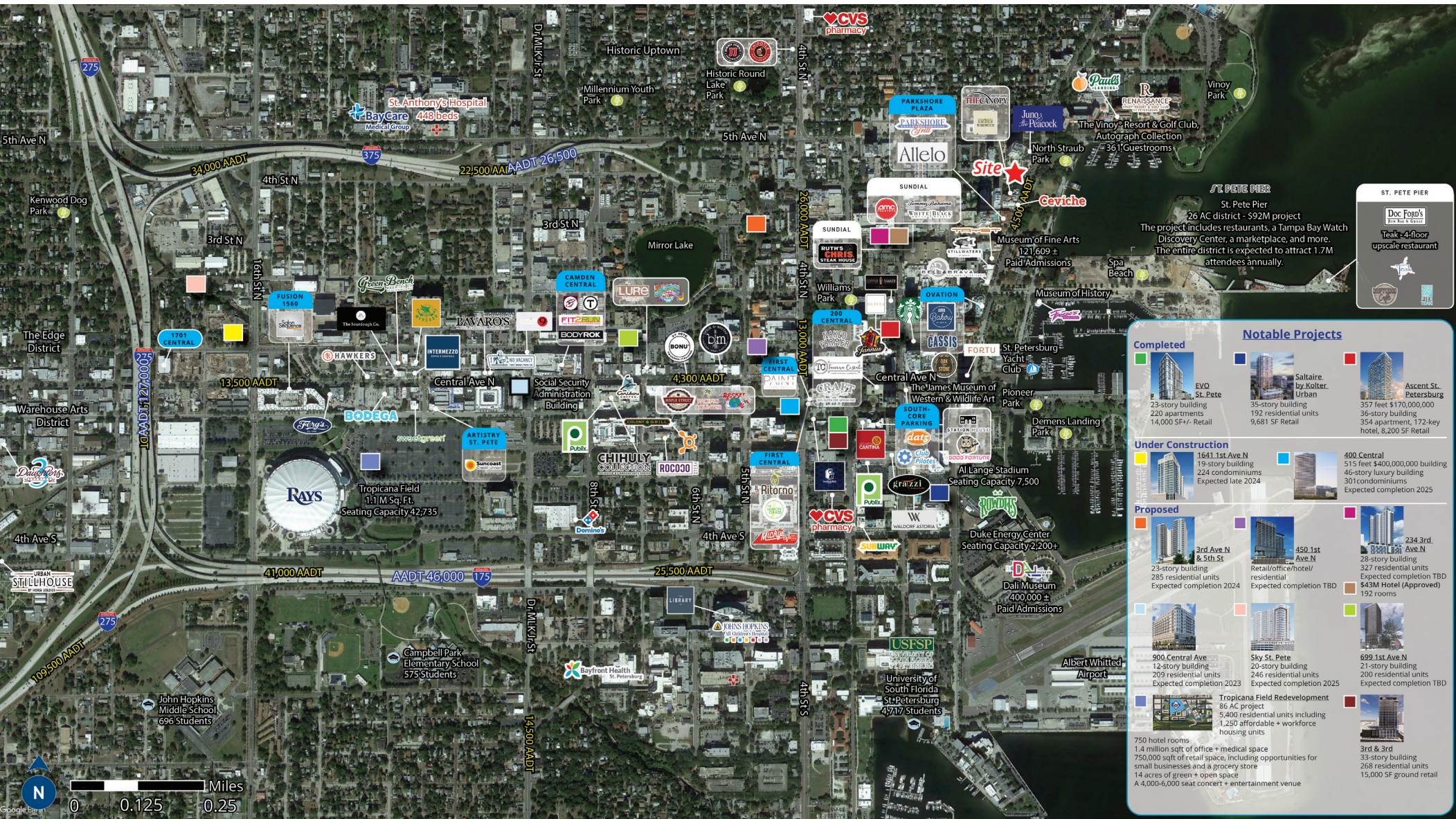
### Site Plan





## Area Demographics

|                          | 1-Mile    | 3-Mile    | 5-Mile    |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 18,529    | 91,398    | 213,327   |
| Daytime Population       | 32,619    | 107,102   | 202,813   |
| Average Household Income | \$128,178 | \$120,845 | \$107,478 |
| Median Age               | 50.1      | 43.8      | 44.2      |



| Completed |  | Notable Projects |   |
|-----------|--|------------------|---|
|           | <b>EVO St. Pete</b><br>23-story building<br>220 apartments<br>14,000 SF+ Retail  |                  | <b>Salkaire Urban</b><br>35-story building<br>192 residential units<br>9,681 SF Retail  |
|           | <b>Ascend St. Petersburg</b><br>357 feet \$170,000,000<br>36-story building<br>354 apartment, 172-key hotel, 8,200 SF Retail   |                  | <b>400 Central</b><br>515 feet \$400,000,000 building<br>46-story luxury building<br>301 condominiums<br>Expected completion 2025 |
|           | <b>1641 1st Ave N</b><br>19-story building<br>224 condominiums<br>Expected late 2024   |                  | <b>234 3rd Ave N</b><br>28-story building<br>327 residential units<br>Expected completion TBD                                     |
|           | <b>3rd Ave N &amp; 5th St</b><br>23-story building<br>285 residential units<br>Expected completion 2024  |                  | <b>450 1st Ave N</b><br>Retail/office/hotel/residential<br>Expected completion TBD  |
|           | <b>900 Central Ave</b><br>12-story building<br>209 residential units<br>Expected completion 2023   |                  | <b>699 1st Ave N</b><br>21-story building<br>200 residential units<br>Expected completion TBD                                     |
|           | <b>750 hotel rooms</b><br>1.4 million sqft of office + medical space<br>750,000 sqft of retail space, including opportunities for small businesses and a grocery store<br>14 acres of green + open space<br>A 4,000-6,000 seat concert + entertainment venue |                  | <b>3rd &amp; 3rd</b><br>33-story building<br>268 residential units<br>15,000 SF ground retail                                     |



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