

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	34,500 AADT
Dr MLK Jr St N	27,500 AADT

 FranklinStreet

LICENSED REAL ESTATE BROKER
BROKER OF RECORD: DARRON KATTAN, #BK3256503
DARRON.KATTAN@FRANKLINST.COM

ALEX WRIGHT
MANAGING DIRECTOR

📞 813.682.6135

✉️ Alex.Wright@FranklinSt.com

BRONWYN EYEINGTON
ASSOCIATE DIRECTOR

📞 813.577.3830

✉️ Bronwyn.Eyeington@FranklinSt.com

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PROPOSED NEW MULTI-TENANT BUILDINGS



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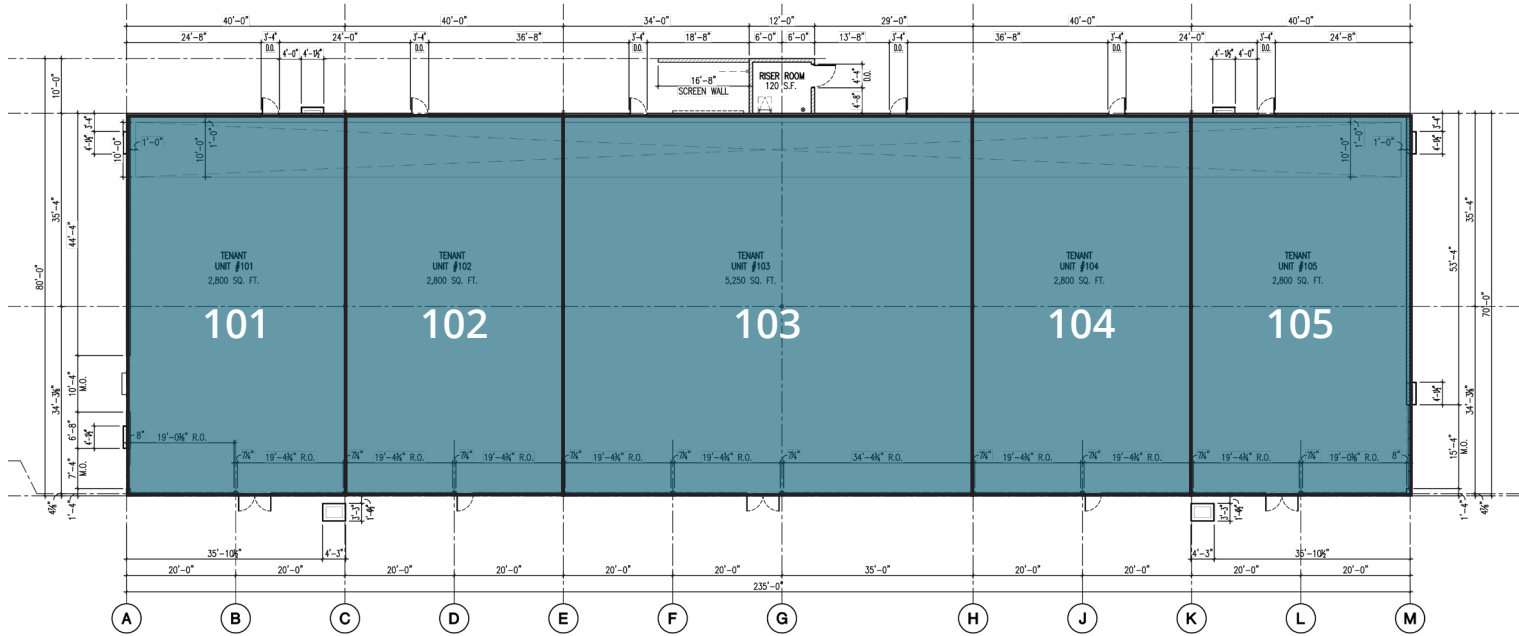


REDEVELOPMENT LEGEND

OP1	Proposed Building A	±7,000
OP2	Proposed Building B	16,450

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)



OP2 LEGEND

101	AVAILABLE	2,800
102	AVAILABLE	2,800
103	AVAILABLE	5,250
104	AVAILABLE	2,800
105	AVAILABLE	2,800



1.4 BLDG. D EAST ELEVATION



1.5 BLDG. D WEST ELEVATION



