



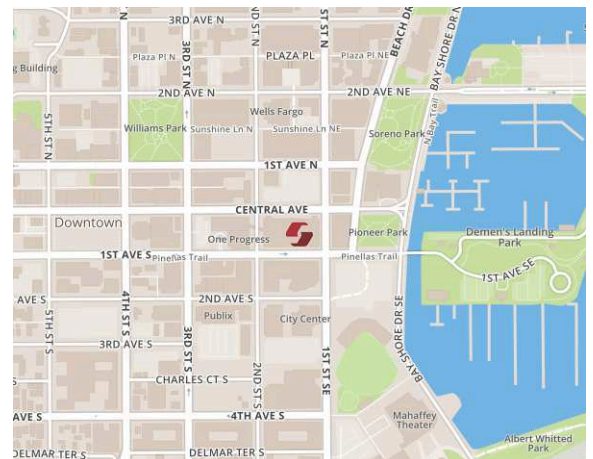
Overview

- Located on Central Ave & 1st St, between the downtown retail/nightlife district and Beach Drive corridor, with 22 active residential developments, and over 2,200 businesses within 1-mile
- Street-level retail spaces anchored by the James Museum Western and Wildlife Art, an 80,000 SF museum, which housed about 500 premier works of art
- Caddy corner to the Saturday Morning Market, the largest one-day-a-week market in the SE U.S. with almost 10,000 customers each week
- Major landmarks within walking distance: Hyatt Place, Sundial/Muvico Theater, The Pier, Beach Drive, The Dali Museum, Mahaffey Theater, and USF St. Petersburg Campus

Demos

3 Miles 5 Miles 7 miles

Population	86,920	216,391	321,532
Households	40,162	96,135	145,153
Avg Household Income	\$77,408	\$70,189	\$69,721
Median Age	47	42	43

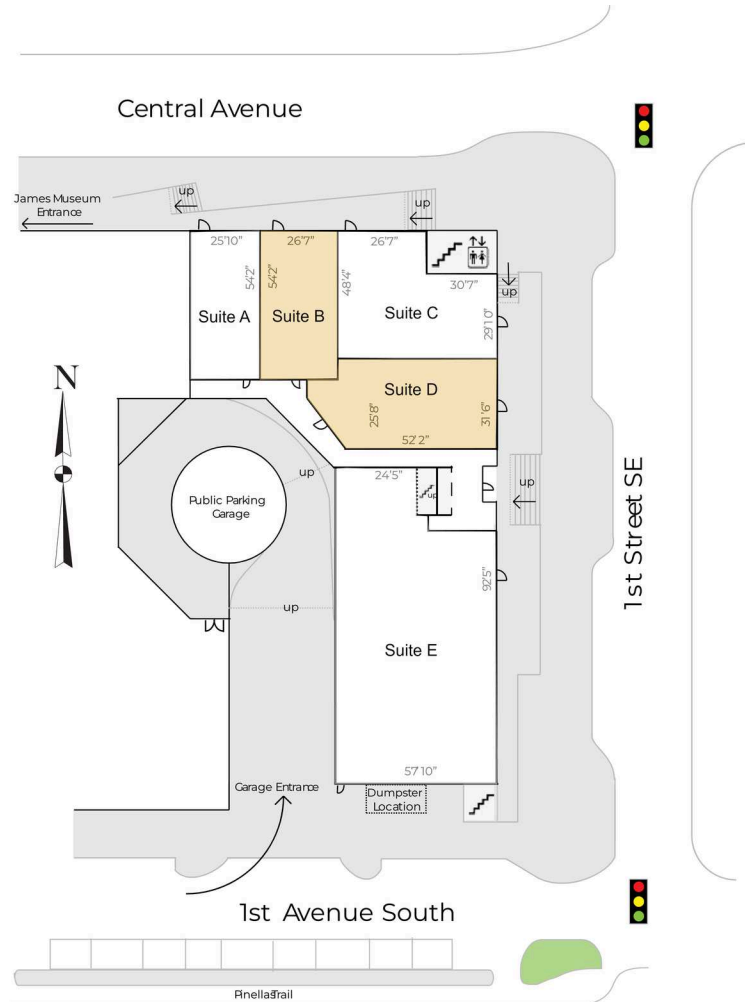


Leasing Contact

Traffic Counts (AADT)

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Suite A	Club Pilates	1,358	Suite C	Fusion Galleries	2,364	Suite E	Woodhouse Spa	6,013
Suite B	Available	1,476	Suite D	Available	1,989			