



PARK & MAIN

RETAIL FOR LEASE

THE MAIN STREET OF
TAMPA BAY'S CORPORATE CORE

221 MAIN STREET NORTH
ECHELON CITY CENTER - CARILLON
ST. PETERSBURG, FLORIDA

Delivered luxury retail surrounded by
Tampa Bay's most concentrated collection
of corporate campus, luxury residences,
and regional connectivity.

A DISTRICT BUILT FOR DAILY LIFE

Instead of waiting years for density to arrive, Park & Main opens into a neighborhood that already exists.

More than 1,000 luxury residences are already complete throughout Echelon City Center, with another 1,200+ homes, office space, hotel rooms, and retail planned around a true walkable main street.

Above the retail, residents live. Across the street, hundreds more are moving in. Minutes away, tens of thousands of professionals begin and end their workday.

This isn't speculative mixed-use.

It's operational.



DELIVERED TODAY

First-generation retail beneath a completed 17-story luxury residential tower.



BUILT-IN CUSTOMERS

More than 1,000 luxury apartment homes already operating within Echelon City Center.



UNMATCHED ACCESS

Immediate access to I-275, the Howard Frankland Bridge, PIE Airport, and Tampa's largest corporate corridor.



THE PARK IS THE PATIO

A 13,000 SF central park creates outdoor dining, events, and a vibrant gathering place for the community.

DESIGNED AROUND EVERYDAY DEMAND



MORNING

Coffee, breakfast, and wellness fueled by thousands of commuters and trail users.



MIDDAY

One of Tampa Bay's largest concentrations of office employees creates consistent lunch demand.



EVENING

Luxury residents, Topgolf visitors, and neighborhood amenities keep the district active well after the workday ends.

THE NEW NEIGHBORHOOD OF TAMPA BAY

60,000+
EMPLOYEES WITHIN
THE GATEWAY DISTRICT

RAYMOND JAMES

McKinsey & Company

FRANKLIN TEMPLETON

Humana

JABIL

TransamericaSM

Allstate[®]

PSCU

UNMATCHED CONNECTIVITY



DEMOGRAPHICS MAP & REPORT

THE HEART OF TAMPA BAY'S FASTEST-GROWING CORRIDOR

138,879

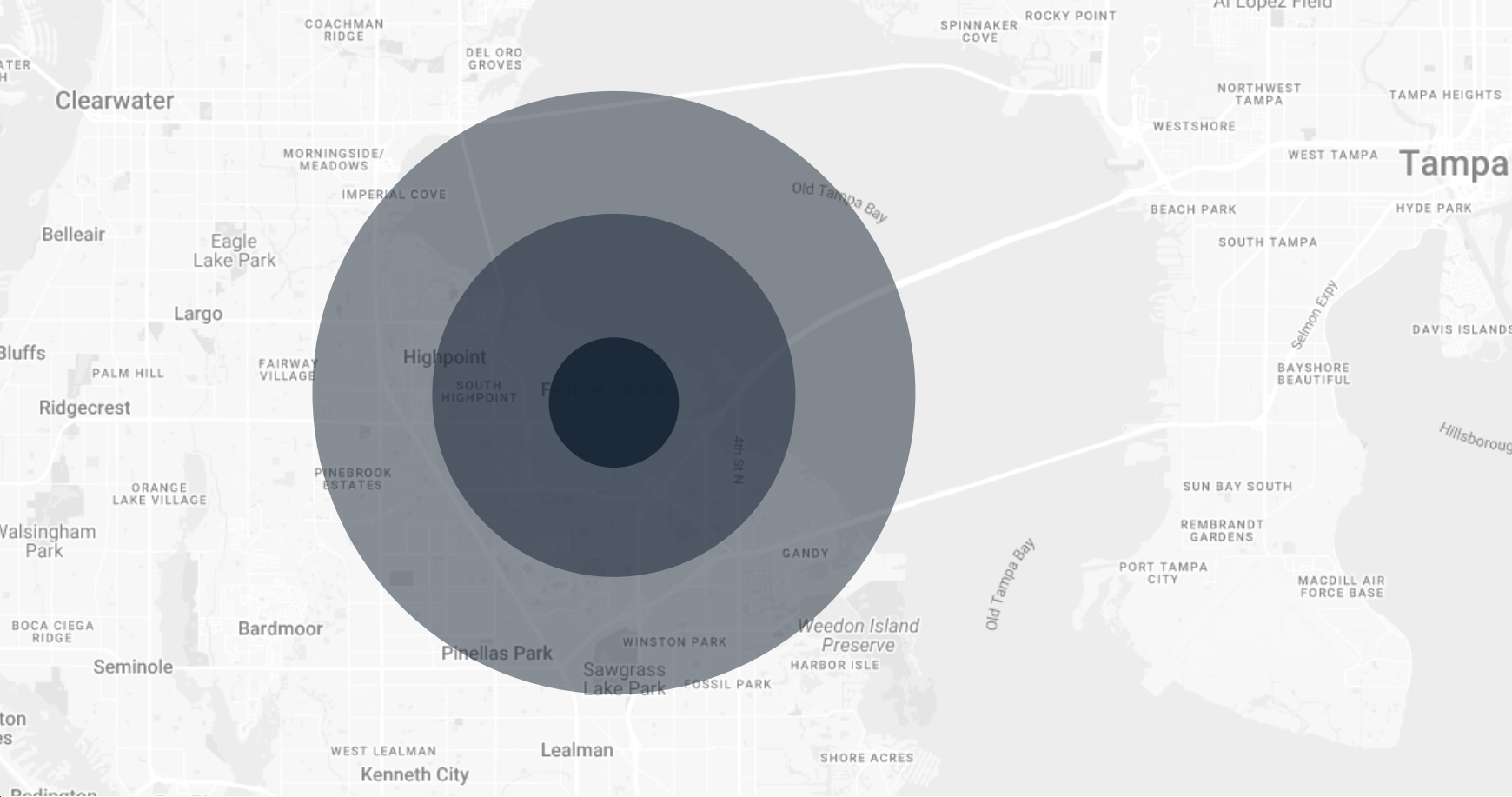
Total Population within 5 Miles

67,938

Total Household within 5 Miles

\$58,411

Average Household Income within 5 miles



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,854	35,580	138,879
Average Age	36.9	40.1	41.8
Average Age (Male)	35.2	38.1	40.2
Average Age (Female)	39.0	42.2	43.3
Total Households	2,603	18,689	67,938
Average Household Size	1.9	1.9	2.0
Median Household Income	\$93,589	\$62,104	\$58,411
Average Home Value (or Estimated Average Home Value)	\$308,989	\$174,224	\$167,177

MASTER PLAN & LOCATION DESCRIPTION

A COMPLETE DISTRICT.
A PRIME LOCATION.

Echelon City Center is a 20.5-acre, master-planned district in the heart of Tampa Bay's Gateway Business District, perfectly positioned between St. Petersburg, Tampa, and Clearwater.

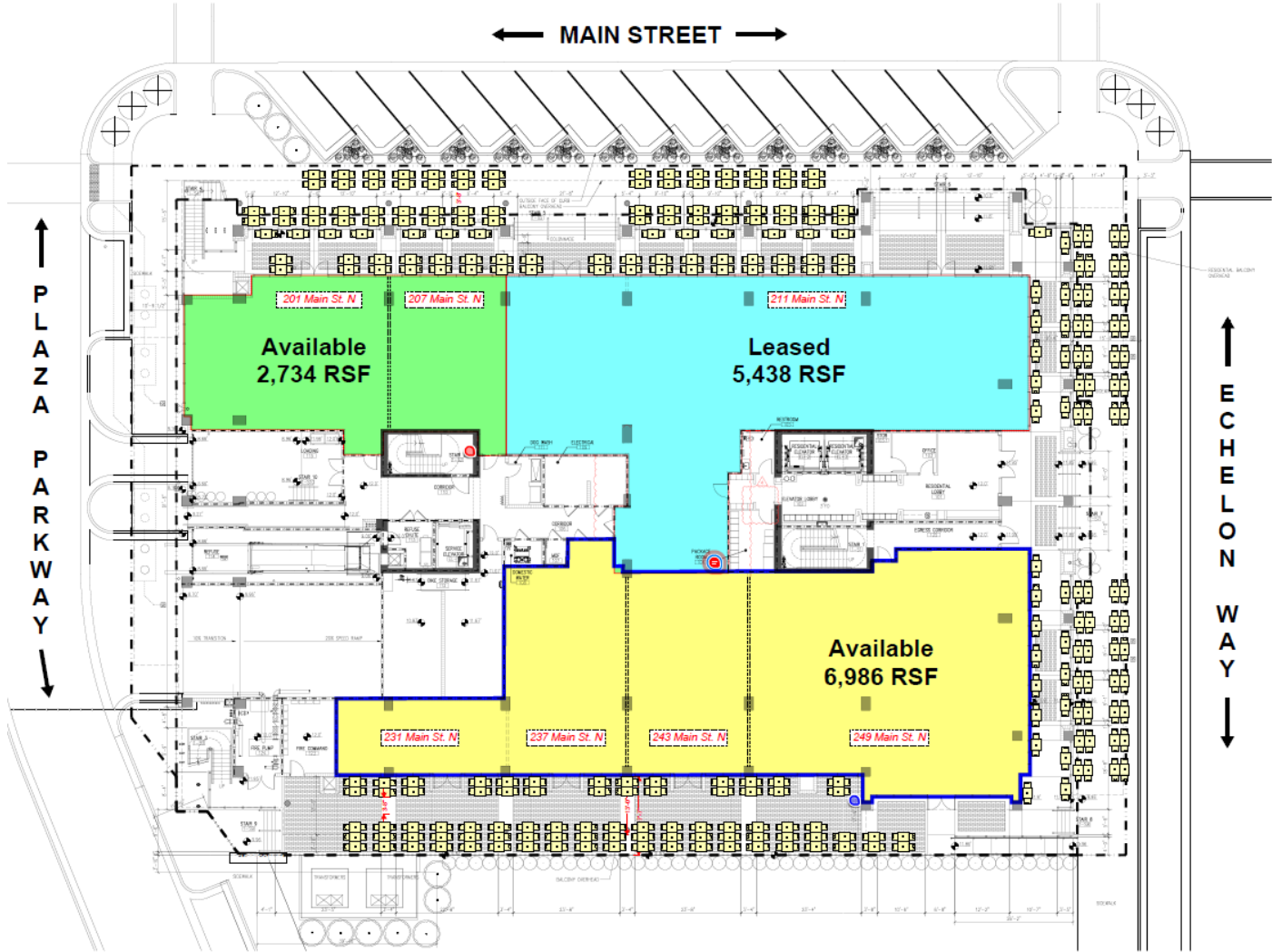
Designed as a true live, work, stay and play destination, the community will include more than 2,300 luxury residences, 150,000+ square feet of retail and dining, a 120-key extended-stay hotel, and office space, all connected by a walkable main street and anchored by a 13,000-square-foot central park.

With more than 1,000 residences already open and new tenants moving in daily, this is one of the few truly live, work, play environments that is already delivering for retailers.



This isn't the future. It's already here.

FLOOR
PLAN



2ND LEVEL BALCONY & OUTDOOR DINING SPACES



2ND LEVEL BALCONY & OUTDOOR DINING SPACES



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