



CLEAR VIEW

RETAIL FOR LEASE

THE NEWEST RETAIL ADDRESS IN
TAMPA BAY'S CORPORATE CORE

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

20,500 SF of ground-floor retail and
restaurant space beneath 363 luxury
apartments and townhomes.

A DISTRICT BUILT FOR DAILY LIFE

ClearView opens into an established neighborhood where residents, professionals and visitors already move through the district every day.

The 14-story community introduces 363 luxury apartments and townhomes directly above 20,500 SF of street-level retail and restaurant space.

Across Echelon City Center, more than 1,000 residences are already operating, with the district planned for up to 2,300 homes, office space, hotel rooms and 150,000+ SF of retail and dining. This isn't speculative mixed-use.

It's operational.



DELIVERED TODAY

New-construction retail beneath a newly opened luxury residential tower.



BUILT-IN CUSTOMERS

363 residences above the retail and more than 1,000 homes across the district.



UNMATCHED ACCESS

Minutes to I-275, Howard Frankland Bridge, PIE Airport, Tampa and St. Petersburg.



RETAIL ON MAIN

Prominent storefronts along Main Street, Plaza Parkway and Noble Plac

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

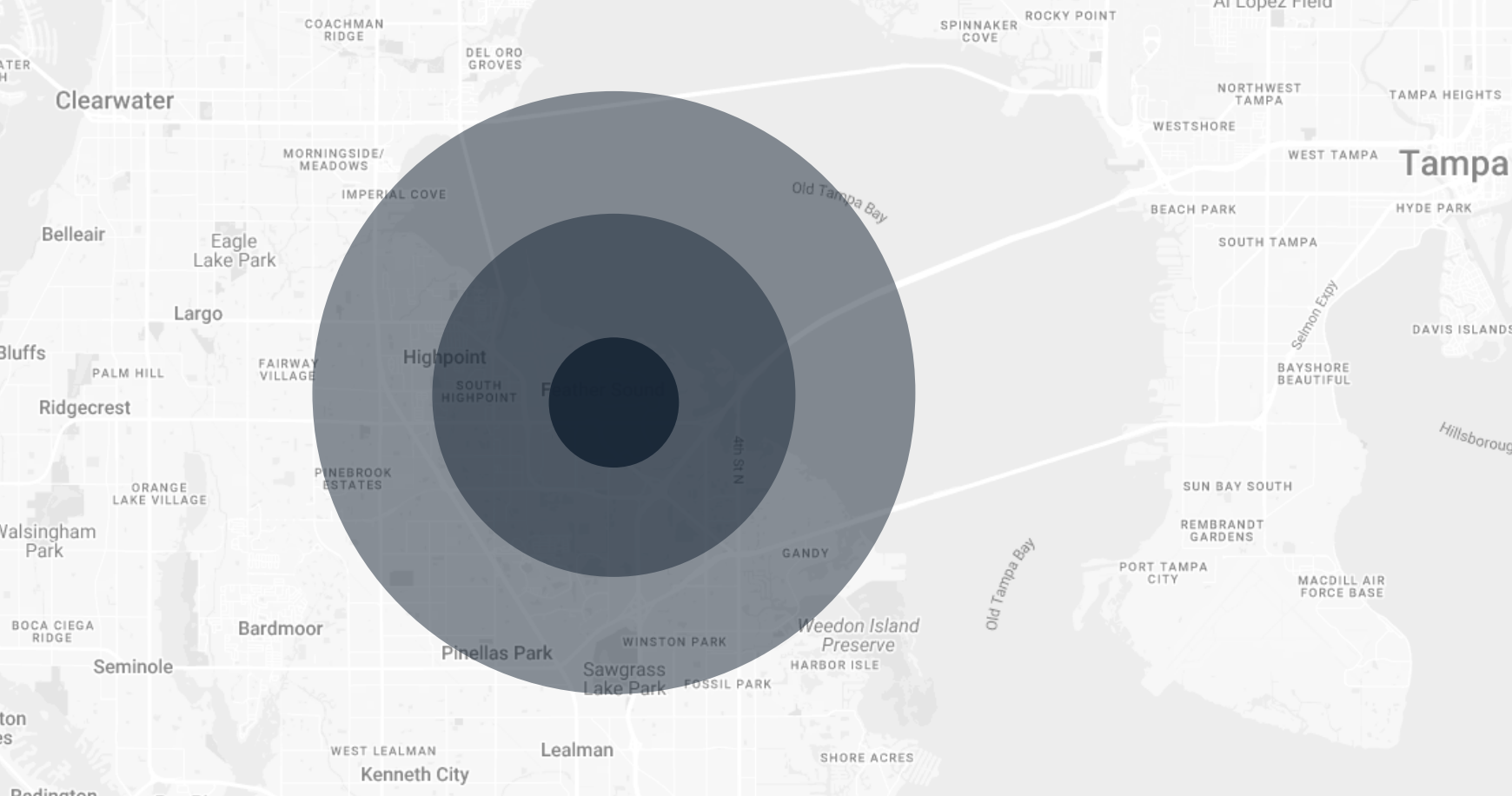
Total Population
within 5 Miles

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
Average Household Income	\$93,589	\$62,104	\$58,411
Average Home Value	\$308,989	\$174,224	\$167,177

MASTER PLAN & LOCATION DESCRIPTION

THE ANCHOR OF CARILLON PARK.
A DESTINATION BUILT ON A PROVEN BASE.

ClearView is the newest and largest retail opportunity within Echelon City Center's Carillon Park district, a 14-story, 363-unit Class A residential tower delivering in 2026 with up to 20,500 square feet of ground-floor retail storefront along Main Street.

Retail here isn't betting on rooftops that might come. ClearView sits inside one of Tampa Bay's most established corporate campuses, home to Raymond James' headquarters and a deep bench of national and regional employers; Franklin Templeton, McKinsey & Company, Accenture, Transamerica, Spectrum, and more, totaling 18,289 daytime employees across the Carillon office corridor. Add a residential base of 5,725 residents already living within walking distance of Echelon City Center, and ClearView's own 363 units bring that number to 6,560 upon completion. Two more phases already in the pipeline (Site 2's 285 units + 120 short-term rentals, and Sites 3-5's combined 900-1,000 units) point toward a district that keeps growing for years to come.

Positioned directly on Ulmerton Road with immediate access to I-275, the site captures corridor traffic in the tens of thousands daily, sits minutes from St. Pete-Clearwater International, and is surrounded by proven neighbors like TopGolf, AXIO (298 units), Waterview (228 units), and Park & Main (176 units with +13,000 SF of retail).



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

RETAIL
CONFIGURATIONS

RESTAURANT / BAR

UP TO 7,528 RSF
ALONG MAIN STREET

SERVICE & WELLNESS

APPROXIMATELY 1,406-3,324 RSF SUITES
ALONG PLAZA PARKWAY

CORNER RESTAURANT

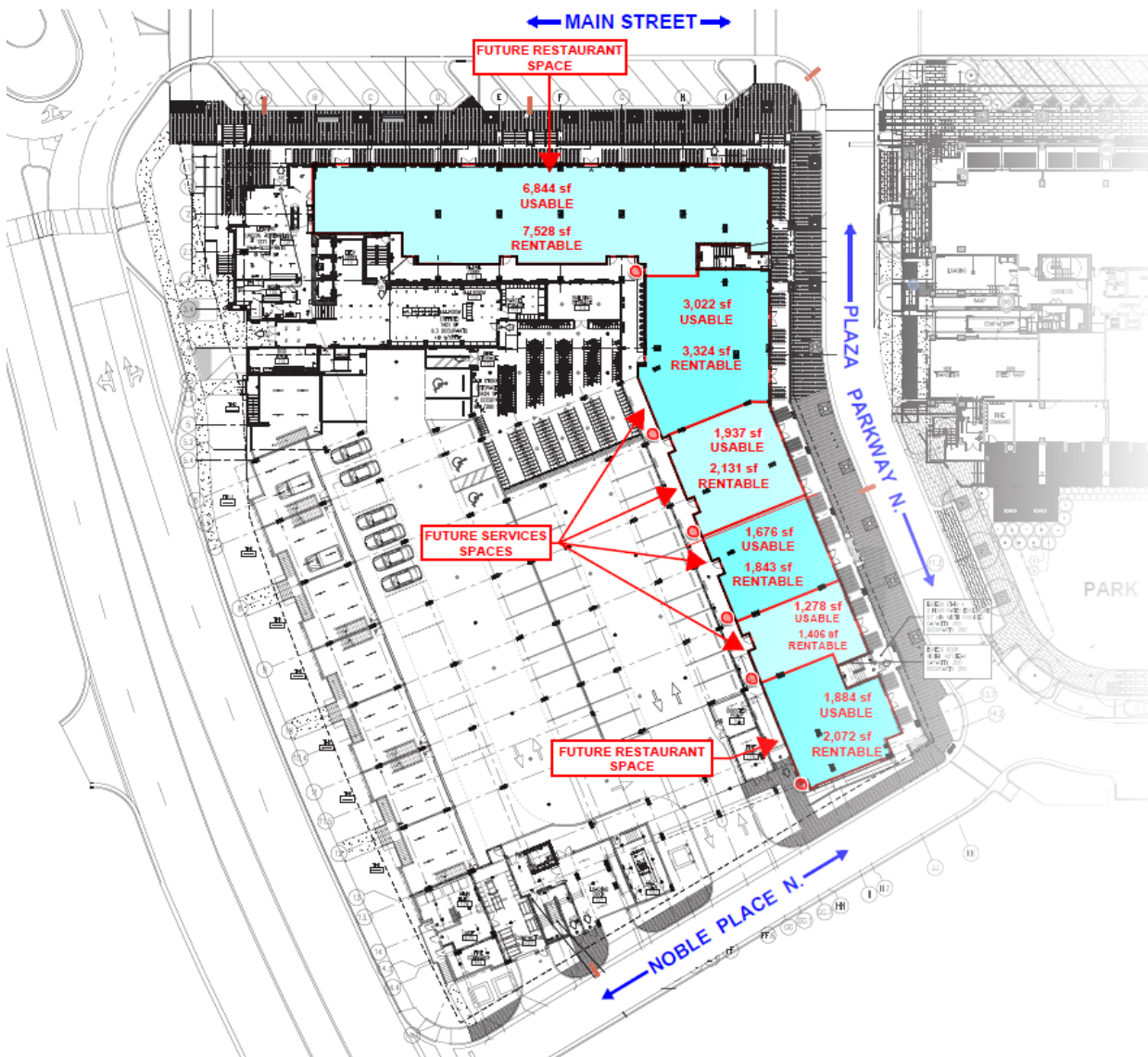
APPROXIMATELY 2,073 RSF
AT NOBLE PLACE

RETAIL INFRASTRUCTURE

15' CEILING HEIGHTS, GREASE-TRAP
CONNECTIONS, 600A ELECTRICAL SERVICE
AND ROUTING FOR FRESH-AIR COOLING

FLEXIBLE RETAIL OPPORTUNITIES

20,500 SF OF GROUND-FLOOR RETAIL & RESTAURANT SPACE
SUITES MAY BE LEASED INDIVIDUALLY OR COMBINED



STREET-LEVEL VISIBILITY & OUTDOOR DINING

MAIN STREET & PLAZA PARKWAY FRONTAGE

Outdoor seating opportunities, pedestrian-scaled storefronts and direct visibility from the district's primary streets.



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