

SPACE FOR LEASE
RETAIL IN MOTION



MODERA ST. PETERSBURG
201 17TH STREET S | ST. PETERSBURG FL

MODERA

ST. PETERSBURG

BRAND NEW.

WELL CONNECTED.

SURPRISINGLY ATTAINABLE.

13,957 SF OF CLASS A RETAIL SPACE IN THE HEART OF ST. PETE

RETAIL PARKING INCLUDES 14 GARAGE SPACES AND
ADDITIONAL ADJACENT SURFACE PARKING SPACES
POTENTIALLY AVAILABLE

BUILT-IN CUSTOMER BASE WITH 383 UPSCALE UNITS ON SITE
AT 70% LEASED

OPTIONAL PATIO SPACE OFFERS SEAMLESS INDOOR-OUTDOOR
POTENTIAL

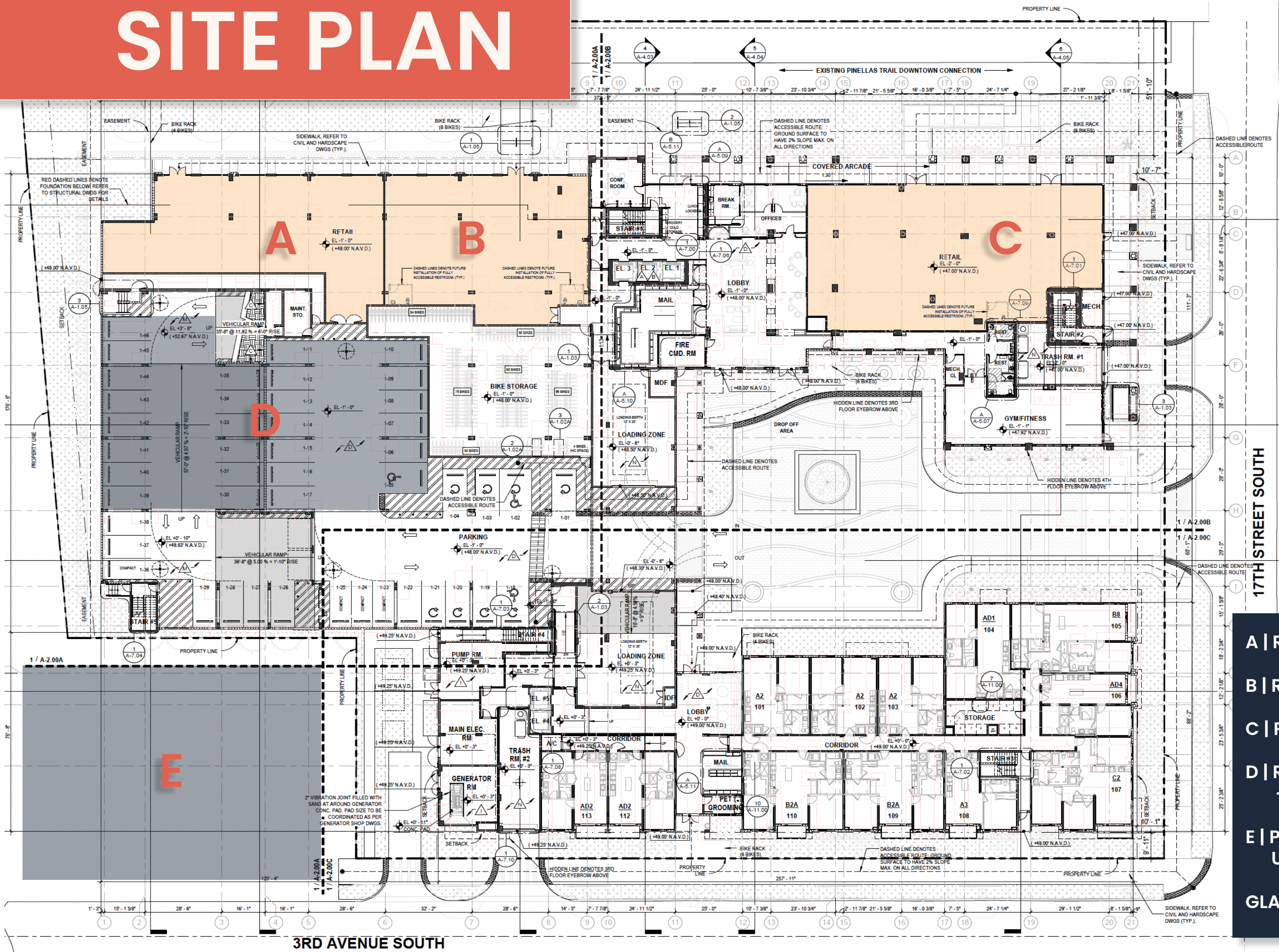
SIGNAGE OPPORTUNITY ALONG I-275 WITH EXPOSURE TO 130,000+
DAILY DRIVERS

RETAIL IS DIRECTLY ON THE PINELLAS TRAIL AND STEPS TO
TROPICANA FIELD

RATES ARE NEGOTIABLE



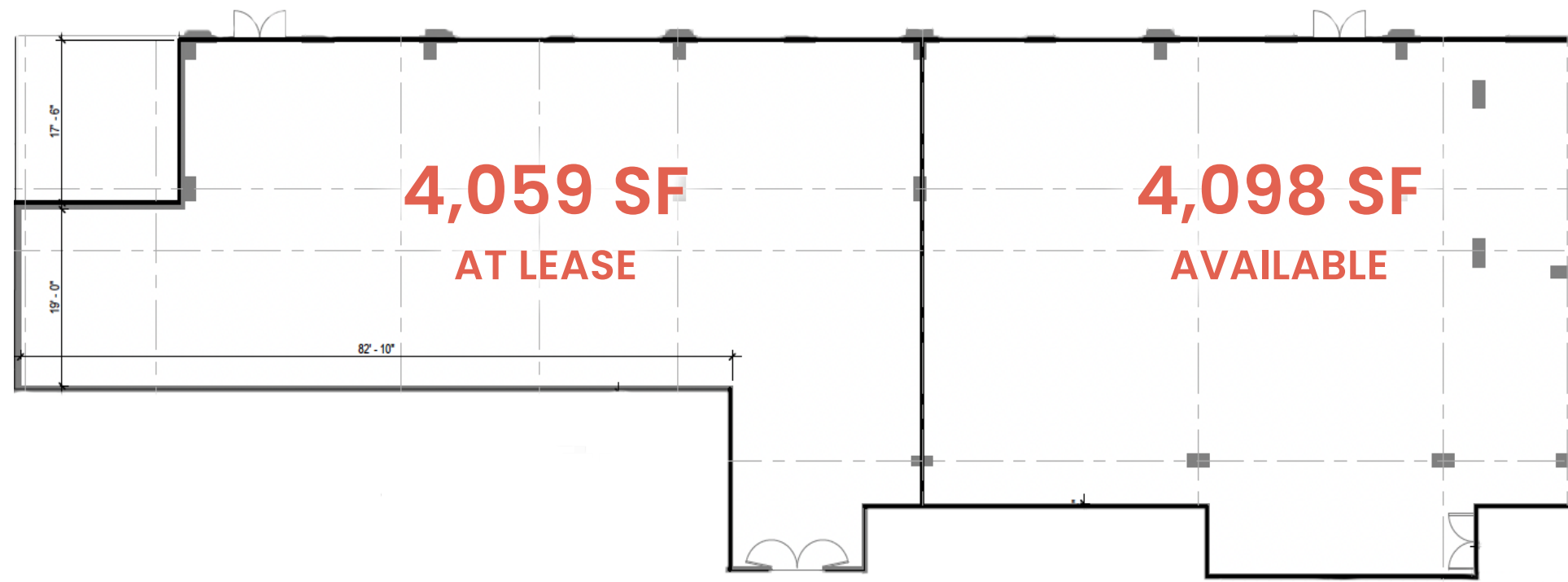
SITE PLAN



17TH STREET SOUTH

3RD AVENUE SOUTH

- A | RETAIL 4,059 SF
- B | RETAIL 4,098 SF
- C | RETAIL 5,800 SF
- D | RETAIL PARKING
-14 SPACES
- E | POTENTIAL PARKING
UPON REQUEST
- GLA | 13,957 SF



SPACES ARE DIVISIBLE

IDEAL USES

HEALTH & WELLNESS, FOOD & BEVERAGE, ART & MUSIC FOCUSED





IDEAL USES

COFFEE & JUICE, DOG & PET CONCEPTS, CO-WORKING, SPORTING GOODS



THE NEIGHBORHOOD

A CROSSROADS OF URBAN
ENERGY & OUTDOOR LIFESTYLE



PROXIMITY TO

PINELLAS TRAIL: A 45-MILE MULTI-USE TRAIL THAT DRAWS HEAVY BIKE, FOOT, AND SCOOTER TRAFFIC DAILY. IT CONNECTS DOWNTOWN TO NEARBY NEIGHBORHOODS LIKE GRAND CENTRAL, WAREHOUSE ARTS DISTRICT, AND THE EDGE DISTRICT.

TROPICANA FIELD: HOME OF THE TAMPA BAY RAYS

POPULAR DESTINATIONS: 3 DAUGHTERS BREWING, FERG'S SPORTS BAR & GRILL, ARTWALK, VERTICAL VENTURES



TRAILS

CROSSING

IN PARTNERSHIP WITH THE CITY, FDOT, LANDDESIGN AND OTHERS, FRIENDS OF TRAILS CROSSING IS CREATING A LINEAR CULTURAL PARK SPANNING FOUR BLOCKS BENEATH I-275. THE PARK IS PLANNED BETWEEN 1ST AVE NORTH AND 3RD AVE SOUTH WITH FUTURE EXPANSIONS PLANS UP TO 5TH AVE NORTH-SOUTH.

TRAILS CROSSING WILL FEATURE PEDESTRIAN/BIKE PATHS, ILLUMINATED MURALS, DOG PARK, CHILDREN'S PLAY AREA, GREEN AMPHITHEATER, CONTAINER-CONCEPT SHOPS, BEER GARDEN AND COMMUNITY GATHERING SPACE.

THE PARK IS CENTRALLY LOCATED JUST STEPS FROM MODERA'S RETAIL SPACE AND WILL SERVE AS A TRANSFORMATIVE PUBLIC AMMENITY THAT ENHANCES WALKABILITY AND LIFESTYLE.



DEMOGRAPHICS



POPULATION

1 MILE	15,544
3 MILES	112,948
5 MILES	251,316

HOUSEHOLDS

1 MILE	8,986
3 MILES	56,323
5 MILES	120,259

AVG INCOME

1 MILE	\$92,790
3 MILES	\$106,714
5 MILES	\$108,129

MEDIAN AGE

1 MILE	40.2
3 MILES	43.2
5 MILES	45.8

YOUNG PROFESSIONALS, CREATIVES, AND EMPTY NESTERS MAKE UP MUCH OF THE AREA'S GROWING RESIDENTIAL BASE. THE AVERAGE INCOME IN THIS NEIGHBORHOOD IS ABOVE THE NATIONAL AVERAGE, WITH MANY RESIDENTS EMPLOYED IN TECH, MARKETING, HEALTHCARE, OR REMOTE-BASED CAREERS.



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