

# EVO

## RETAIL

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334 2nd Avenue S.  
St. Petersburg, FL  
33701

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# evo

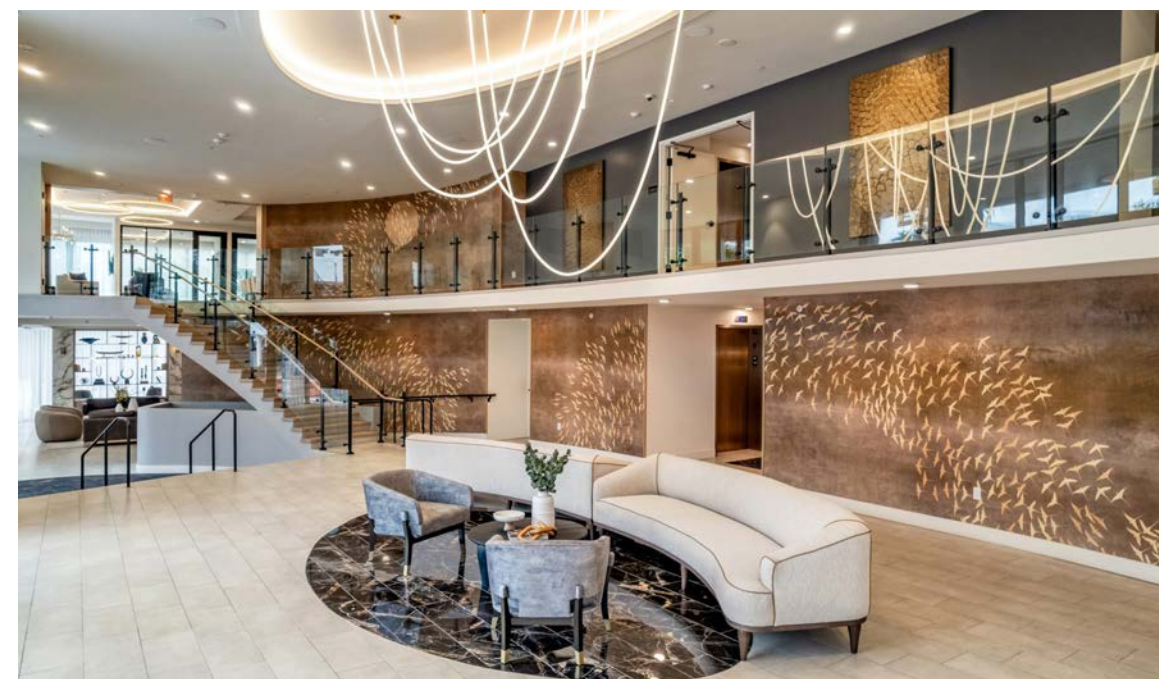
DOWNTOWN  
ST PETERSBURG

Only 1 Space Remaining!

# EVO

## DOWNTOWN ST PETERSBURG

- Positioned just two blocks south of Central Avenue in the vibrant downtown St Petersburg submarket, within the Central Business District
- 220 Luxury Residential Units, desirable distinguished amenities, boasting panoramic city and water views
- Directly across the street from a high-performing Publix supermarket with 9,000+ residents who walk and drive by the front door everyday
- Perfect central location with Tropicana Field to the west, Tampa Bay (including the St. Pete Pier and Beach Drive) to the east, and the downtown core both north and south
- The neighborhood hosts several special events including the Grand Prix of St. Petersburg, St. Anthony's Triathlon, Bluesfest and the Mainsail Art Festival attracting residents, locals and visitors alike
- High Daytime Population of 165,016 within 10 min DT



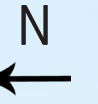


# evo

RETAIL SITE PLAN

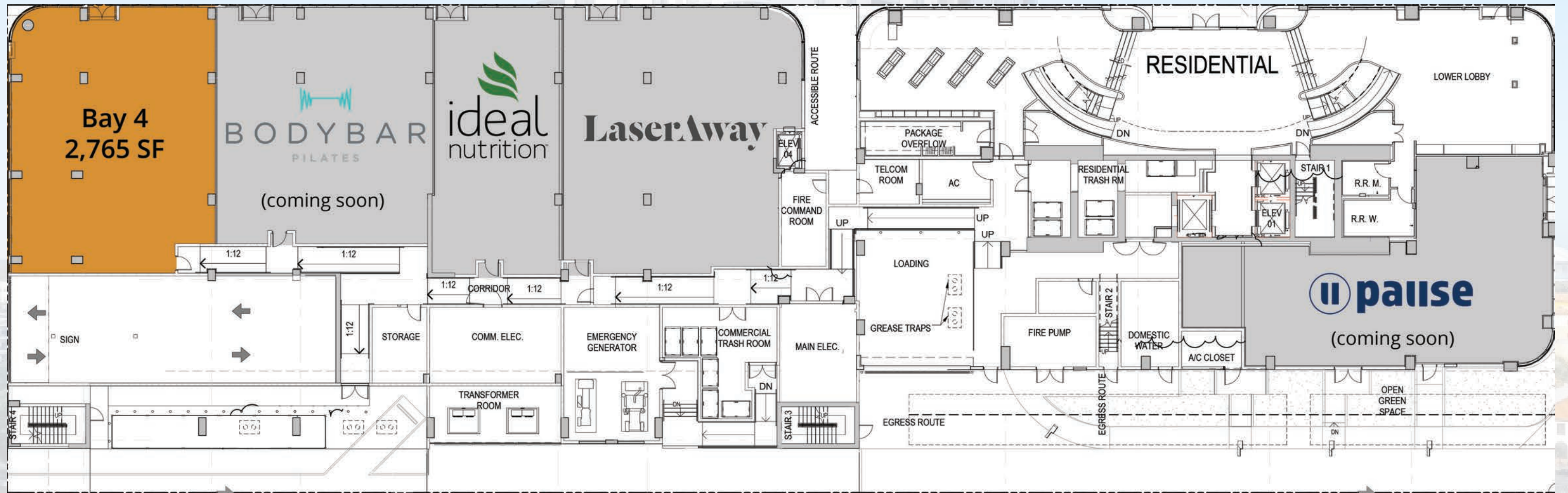
DOWNTOWN  
ST PETERSBURG

2nd Avenue South



4th Street South

3rd Street South



←  
Tropicana  
Field

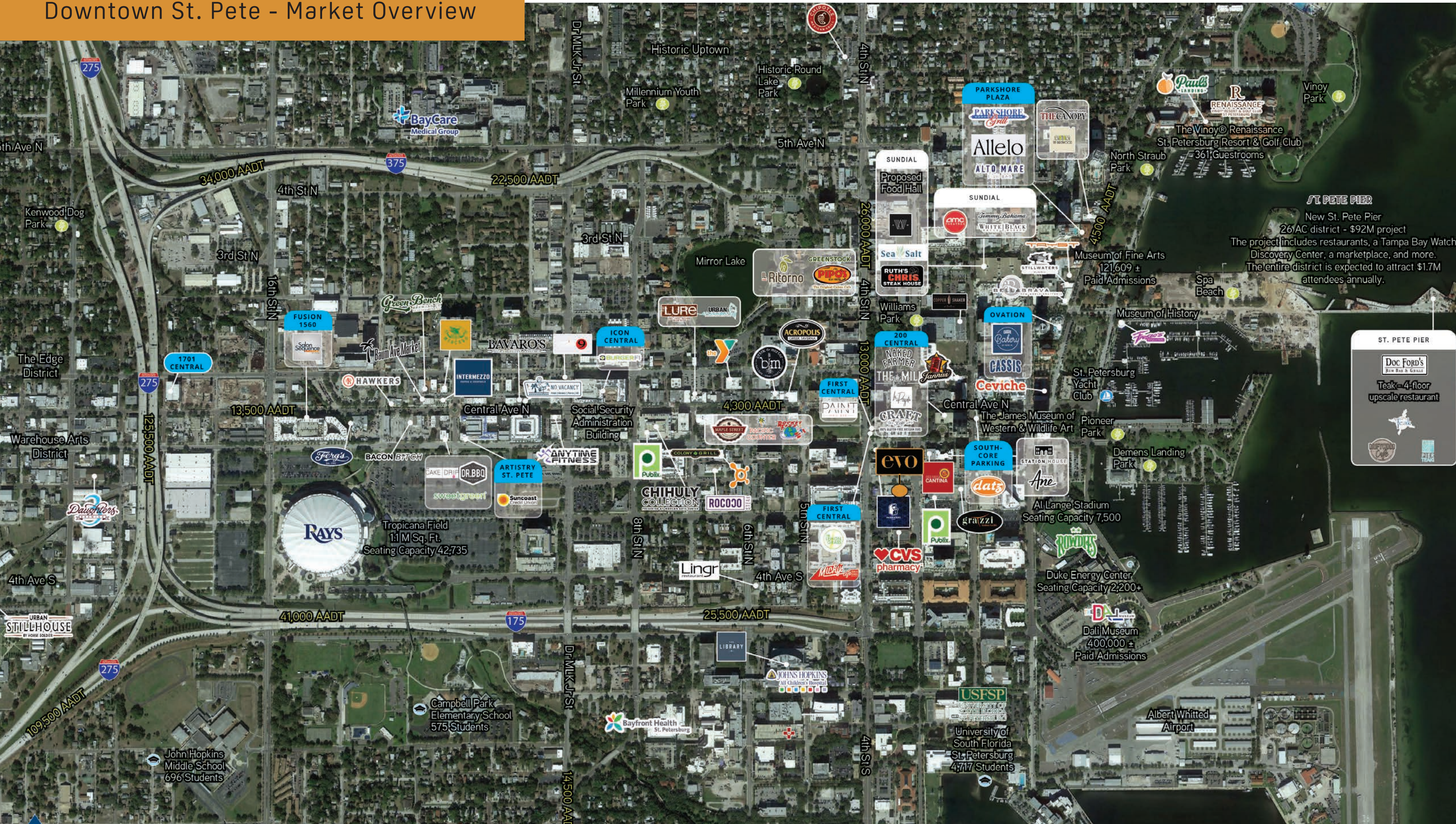
→  
St. Pete  
Pier



Walkability  
Score

98

# Downtown St. Pete - Market Overview



# Downtown St. Pete - View North



SNELL ISLE



THE VINOY® RENAISSANCE  
ST. PETERSBURG RESORT & GOLF CLUB  
361 GUESTROOMS

HISTORIC OLD NORTHEAST

ASCENT ST. PETERSBURG  
357 FEET \$170,000,000  
36-STORY BUILDING  
354 APARTMENTS AND  
172-KEY HOTEL  
8,200 SF RETAIL

\$43M HOTEL  
APPROVED  
192 ROOMS

234 3RD AVE N  
PROPOSED  
28-STORY BUILDING  
327 RES. UNITS

3RD AVE N & 5TH ST  
(PROPOSED)  
23-STORY BUILDING  
285 RESIDENTIAL UNITS  
EXPECTED COMPLETION 2024

DUKE ENERGY  
BUILDING  
220,000 SF CLASS A

MORGAN STANLEY  
TOWER  
280,000 SF CLASS A

SUNDIAL

PLAZA TOWER  
150,000 SF CLASS B

MUSEUM OF FINE ARTS  
121,609± VISITORS/YR

MUSEUM OF HISTORY

SPA BEACH

450 1ST AVE N (PROPOSED)  
RETAIL/OFFICE/HOTEL/  
RESIDENTIAL

FIRST CENTRAL  
TOWER  
405,000 SF CLASS A

400 CENTRAL  
UNDER CONSTRUCTION / EST 2025  
515 FEET \$400,000,000 BUILDING  
46-STORY LUXURY BUILDING  
301 CONDOMINIUMS

**eVO**

200 CENTRAL  
340,000 SF CLASS A

THE JAMES MUSEUM  
200,000± VISITORS

ONE ST. PETERSBURG  
41-STORIES  
253 RESIDENTIAL UNITS

13,500 AADI

490 1ST AVE S  
240,000 SF CLASS A

1st Ave S

Central Ave

STATION HOUSE  
35,000 SF CLASS B

HYATT PLACE  
ST. PETERSBURG DOWNTOWN  
175 GUESTROOMS

CITY CENTER  
267,000 SF CLASS A

ST PETERSBURG  
YACHT CLUB

DEMENS LANDING  
PARK

AVANTI  
246 RESIDENTIAL UNITS

CAMDEN PIER DISTRICT  
APARTMENTS  
357 RESIDENTIAL UNITS  
ADD. 18-STORY PROPOSED

SALTAIRE BY KOLTER URBAN  
35-STORY BUILDING  
192 RESIDENTIAL UNITS  
9,681 SF RETAIL

BEACON 430  
APARTMENT HOMES  
326 RESIDENTIAL UNITS

3RD & 3RD (PROPOSED)  
33-STORY BUILDING  
268 RESIDENTIAL UNITS  
15,000 SF GROUND RETAIL

3rd Ave S

HILTON ST. PETERSBURG  
BAYFRONT  
333 GUESTROOMS

AL LANGE STADIUM  
SEATING CAPACITY 7,500  
**ROWDIES**

HARBOR'S EDGE SENIOR  
APARTMENTS  
125 RESIDENTIAL UNITS  
GROUND LEVEL RETAIL

4th Ave S

MADISON AT  
ST. PETERSBURG  
100 BUILDING

THE MADISON  
100 BUILDING

THE BEACON ON THIRD  
326 RESIDENTIAL UNITS  
GROUND LEVEL RETAIL

3rd Street S

2nd Street S

THE SALVADORE  
279 RESIDENTIAL UNITS

26,000 AADI

4th Street S

5th Street S

- ▲ RESIDENTIAL
- ▲ OFFICE
- ▲ HOTEL
- ▲ ATTRACTION

# Downtown St. Pete - View East



**SNELL ISLE**

**\$43M HOTEL**  
APPROVED  
192 ROOMS

**234 3RD AVE N**  
PROPOSED  
28-STORY BUILDING  
327 RES. UNITS

**ASCENT ST. PETERSBURG**  
357 FEET \$170,000,000  
36-STORY BUILDING  
354 APARTMENTS AND  
172-KEY HOTEL  
8,200 SF RETAIL

**THE VINOY® RENAISSANCE**  
ST. PETERSBURG RESORT &  
GOLF CLUB  
361  
GUESTROOMS

**ST. PETE PIER**  
26 AC DISTRICT - \$92M PROJECT  
PROJECT INCLUDES RESTAURANTS, TAMPA BAY  
WATCH DISCOVERY CENTER, MARKETPLACE,  
AND MORE. THE ENTIRE DISTRICT IS EXPECTED  
TO ATTRACT \$1.7M ATTENDEES ANNUALLY.

**HISTORIC OLD NORTHEAST**

**SUNDIAL**

**DUKE ENERGY**  
BUILDING  
220,000 SF CLASS A

**MUSEUM OF FINE ARTS**  
121,609± VISITORS/YR

**PLAZA TOWER**  
150,000 SF CLASS B

**SPA BEACH**

**MUSEUM OF HISTORY**

**ONE ST. PETERSBURG**  
41-STORIES  
253 RESIDENTIAL UNITS

**DEMENS LANDING PARK**

**SALTAIRE BY KOLTER URBAN**  
35-STORY BUILDING  
192 RESIDENTIAL UNITS  
9,681 SF RETAIL

**THE DALL MUSEUM**  
400,000 ±  
PAID ADMISSIONS

**450 1ST AVE N (PROPOSED)**  
RETAIL/OFFICE/HOTEL/  
RESIDENTIAL

**MORGAN STANLEY**  
TOWER  
280,000 SF CLASS A

**ST PETERSBURG**  
YACHT CLUB

**CITY CENTER**  
267,000 SF CLASS A

**HILTON ST. PETERSBURG**  
BAYFRONT  
333 GUESTROOMS

**400 CENTRAL**  
UNDER CONSTRUCTION / EST 2025  
515 FEET \$400,000,000 BUILDING  
46-STORY LUXURY BUILDING  
301 CONDOMINIUMS

**FIRST CENTRAL**  
TOWER  
405,000 SF CLASS A

**200 CENTRAL**  
340,000 SF CLASS A

**THE JAMES MUSEUM**  
200,000± VISITORS

**STATION HOUSE**  
35,000 SF CLASS B

**HYATT PLACE**  
ST. PETERSBURG DOWNTOWN  
175 GUESTROOMS

**AL LANGE STADIUM**  
SEATING CAPACITY 7,500

**THE MADISON**  
100 BUILDING

**eVO**

**CAMDEN PIER DISTRICT**  
APARTMENTS  
357 RESIDENTIAL UNITS  
ADD. 18-STORY PROPOSED

**MADISON AT**  
ST. PETERSBURG  
100 BUILDING

**13,500 AADT**

**490 1ST AVE S**  
240,000 SF CLASS A

**3RD & 3RD (PROPOSED)**  
33-STORY BUILDING  
268 RESIDENTIAL UNITS  
15,000 SF GROUND RETAIL

**26,000 AADT**

**AVANTI**  
246 RESIDENTIAL UNITS

**BEACON 430 APARTMENT**  
HOMES  
326 RESIDENTIAL UNITS

**HARBOR'S EDGE SENIOR**  
APARTMENTS  
125 RESIDENTIAL UNITS  
GROUND LEVEL RETAIL

**THE BEACON ON THIRD**  
326 RESIDENTIAL UNITS  
GROUND LEVEL RETAIL

- ▲ RESIDENTIAL
- ▲ OFFICE
- ▲ HOTEL
- ▲ ATTRACTION

# Downtown St. Pete - View West



1641 1ST AVE N  
19-STORY BUILDING  
224 CONDOMINIUMS  
EXPECTED LATE 2024

SKY ST. PETE  
20-STORY BUILDING  
246 RESIDENTIAL UNITS  
EXPECTED COMPLETION 2025

930 CENTRAL FLATS  
6-STORY BUILDING  
218 RESIDENTIAL UNITS

GTE BLDG  
230,000 SF  
CLASS C

699 1ST AVE N  
(PROPOSED)  
21-STORY BUILDING  
200 RESIDENTIAL UNITS  
EXPECTED COMPLETION TBD

3RD AVE N & 5TH ST  
(PROPOSED)  
23-STORY BUILDING  
285 RESIDENTIAL UNITS  
EXPECTED COMPLETION 2024

TROPICANA FIELD REDEVELOPMENT  
(PROPOSED) 86 AC PROJECT  
2 ACTIVE PROPOSALS. MIXED-USE  
DEVELOPMENT, A WATER BASIN  
AND A CONVENTION CENTER

900 CENTRAL AVE  
(PROPOSED)  
14-STORY BUILDING  
185 RESIDENTIAL UNITS

**CHIHULY**  
COLLECTION  
DESIGNED BY MORGAN MATTHEWS DESIGN

450 1ST AVE N (PROPOSED)  
RETAIL/OFFICE/HOTEL/  
RESIDENTIAL

3rd Ave S  
3rd Ave S  
3rd Ave S

MILK Jr Street S

8th Street S

7th Street S

6th Street S

Central Ave

1st Ave N

AVANTI  
246 RESIDENTIAL UNITS

490 1ST AVE S  
240,000 SF CLASS A

400 CENTRAL  
UNDER CONSTRUCTION / EST 2025  
515 FEET \$400,000,000 BUILDING  
46-STORY LUXURY BUILDING  
301 CONDOMINIUMS

FIRST CENTRAL  
TOWER  
405,000 SF CLASS A

BEACON 430 APARTMENT  
HOMES  
326 RESIDENTIAL UNITS

**evo**

5th Street S

13,500 AADT

4th Street S

3RD & 3RD (PROPOSED)  
33-STORY BUILDING  
268 RESIDENTIAL UNITS  
15,000 SF GROUND RETAIL

26,000 AADT

3rd Ave S

2nd Ave S

1st Ave S

Central Ave

- ▲ RESIDENTIAL
- ▲ OFFICE
- ▲ HOTEL
- ▲ ATTRACTION



## CULTURE

- ◇ St. Petersburg Sculpture Experience
- ◇ Chihuly Collection (glass sculptures)
- ◇ Art Fusion Galleries St. Petersburg
- ◇ Street Art
- ◇ Sunken Gardens
- ◇ The Fountain of Youth
- ◇ Museum of the American Arts & Crafts Movement



## ART

- ◇ Dali Museum
- ◇ Museum of Fine Arts
- ◇ The James Museum of Western & Wildlife Art
- ◇ Imagine Museum: Contemporary Glass Art
- ◇ Great Explorations Children's Museum
- ◇ The Florida Holocaust Museum
- ◇ St. Petersburg Museum of History

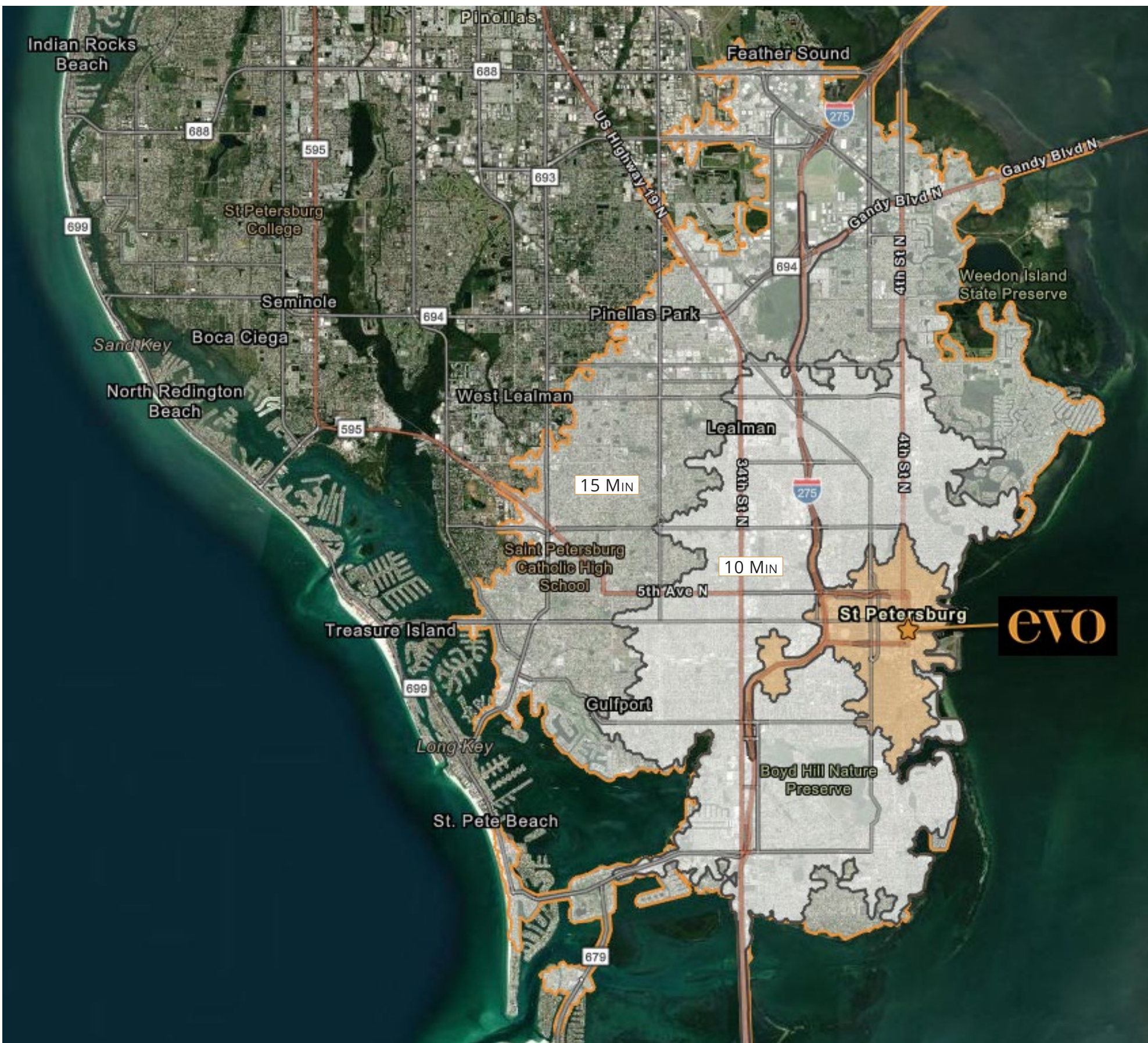


## LIFESTYLE

- ◇ St. Pete Pier
- ◇ St. Pete Beaches/ Spa Beach
- ◇ Sundial
- ◇ Vinoy Park
- ◇ Tropicana Field
- ◇ Pioneer Park
- ◇ St. Petersburg Saturday Morning Market



## DEMOGRAPHIC SUMMARY



### 5 min DT



30,186  
Population



53,961  
Daytime Population



\$93,940  
Avg. HH Income



44.7  
Median Age

### 10 min DT



164,118  
Population



165,016  
Daytime Population



\$95,728  
Avg. HH Income



44.5  
Median Age

### 15 min DT



310,723  
Population



327,299  
Daytime Population



\$96,412  
Avg. HH Income



46.0  
Median Age



# EVO

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CONTACT US:

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