

# SKY TOWN

ST. PETE



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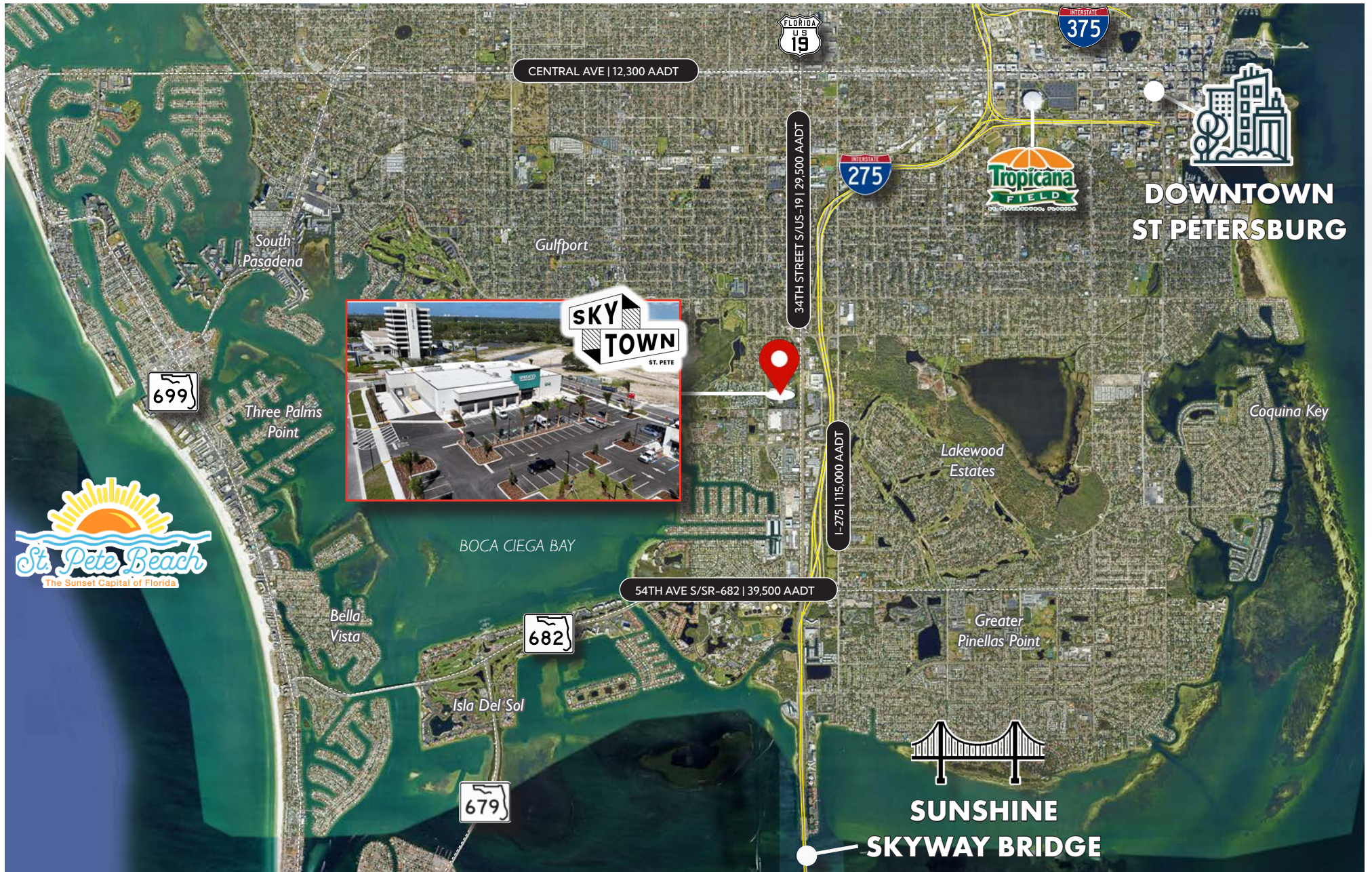


ALTIS  
CARDINAL

DEVELOPED BY:

# CLOSE PROXIMITY

Skytown places you at the center of it all - just a quick 14 minute drive to the white sands of St. Pete Beach and only 10 minutes from the vibrant energy of downtown St. Petersburg.





# A NEIGHBORHOOD REIMAGINED

The Skyway Marina District is one of the most vibrant and rapidly growing areas in southern St. Petersburg, Florida. Major national retailers such as Sprouts, Starbucks, Chipotle, Zaxby's, and Tropical Smoothie have recently joined the corridor—with additional exciting tenants on the way.

Positioned along 34th Street/US Highway 19, the primary north-south artery serving Florida's west coast, this corridor is experiencing a surge of development. New luxury apartment communities including Sur Club, Marina Walk, Marina Club, Skytown, and The Addison Skyway Marina are attracting a wave of young professionals relocating not only from across Florida, but from all over the country. Retailers are thriving here—the Starbucks just one mile south of Skytown ranks among the busiest in all of St. Petersburg.

Residents and visitors alike are drawn to the area's exceptional connectivity. The district offers convenient access to I-275 and is just minutes from both Downtown St. Petersburg and St. Pete Beach, as well as major destinations across Pinellas, Hillsborough, Manatee, and Sarasota counties.

As the broader St. Petersburg market continues to experience tremendous growth — fueled by new businesses, families, and professionals — the vision for Skytown is to establish it as the premier shopping and dining destination within this flourishing district.



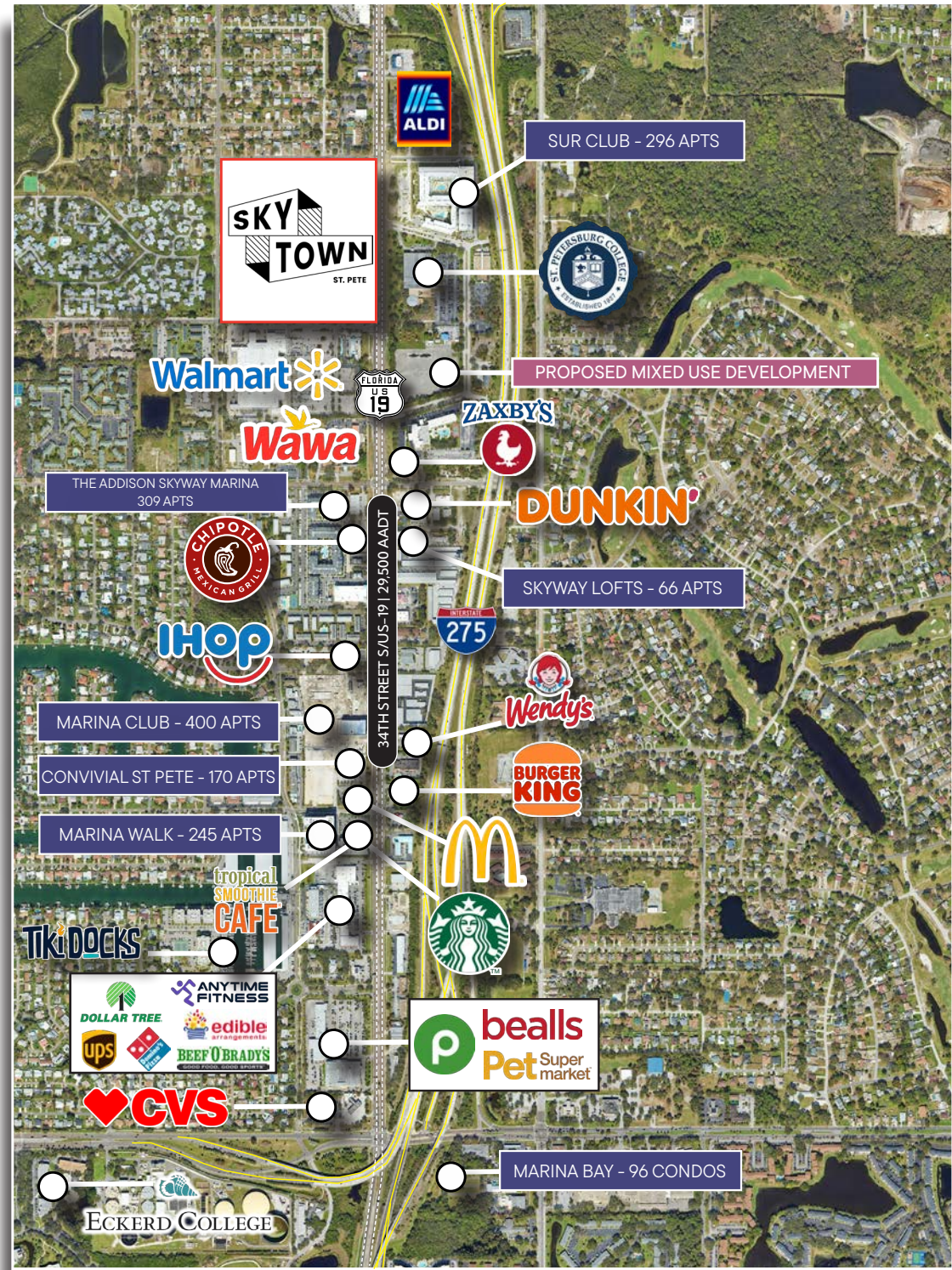
# RETAIL AROUND TOWN



SPROUTS FARMERS MARKET NOW OPEN



MONUMENT SIGNAGE OPPORTUNITY ON US-19



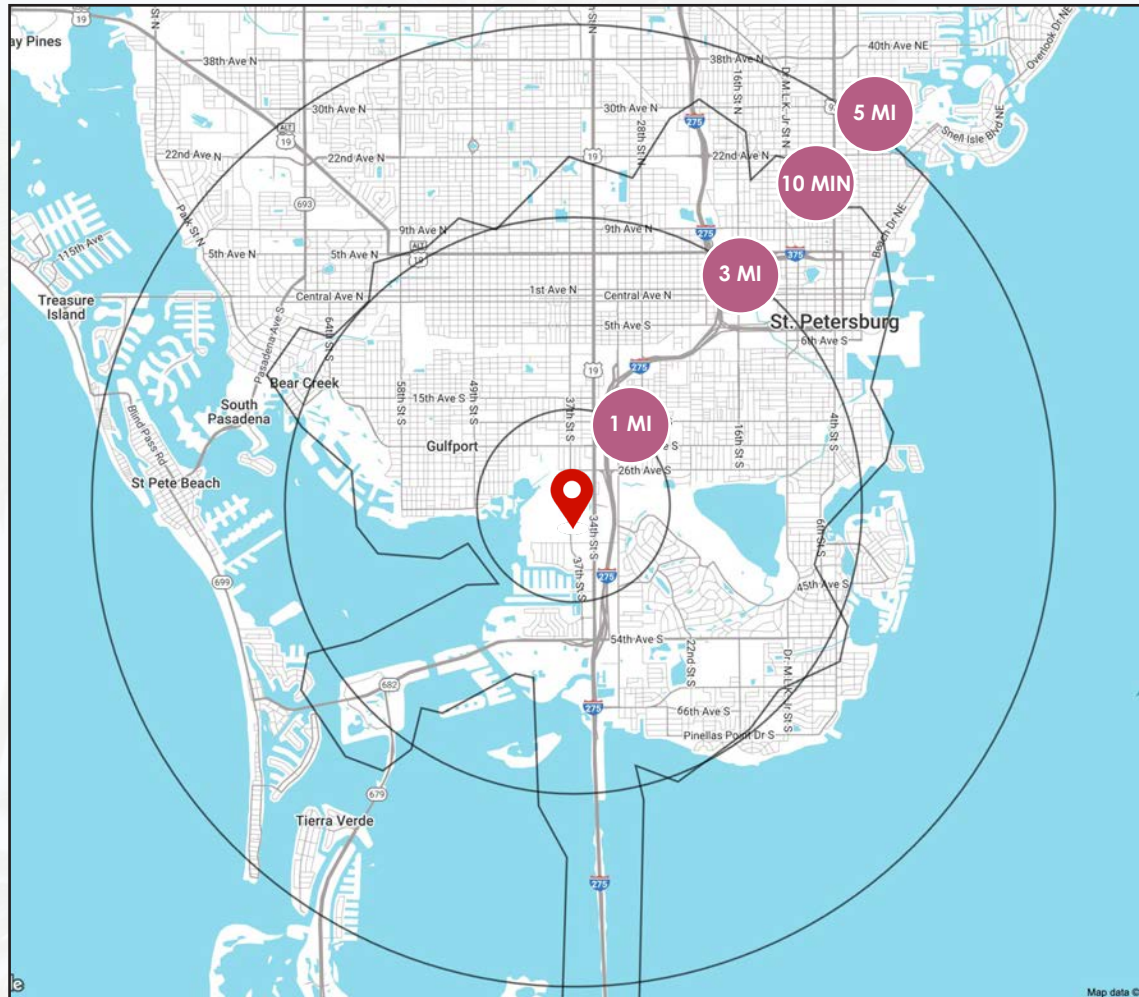
# AREA DEMOGRAPHICS

The secret's out — St. Petersburg is one of the best places to live! With housing costs below the national average and a Guinness World Record for 768 consecutive days of sunshine, it's no wonder this vibrant urban landscape continues to grow. Residents enjoy a true live-work-play lifestyle, surrounded by world-class amenities, thriving culture, and endless coastal charm.

**#4** MID-SIZE CITY FOR ECONOMIC GROWTH  
- COWORKING CAFE

**#5** METRO FOR RELOCATION IN NATION  
- REDFIN

**+95%** HIGHEST NET GAIN OF MILLENIAL RESIDENTS IN THE COUNTRY  
- HIRE A HELPER



## POPULATION



1 MI	9,960
3 MI	101,720
5 MI	213,563
10 MIN	141,779

## AVG HH INCOME



1 MI	\$107,111
3 MI	\$104,942
5 MI	\$119,878
10 MIN	\$111,326

## MEDIAN AGE



1 MI	43.7
3 MI	41.7
5 MI	45.3
10 MIN	42.8

## DAYTIME POPULATION



1 MI	6,577
3 MI	76,887
5 MI	179,730
10 MIN	123,663

# PROPERTY HIGHLIGHTS

NOW LEASING | DELIVERING PHASE 1 NOW!

- ◇ 69,000 SF of Phased Ground-Floor Retail Space | Anchored by 23,000 SF Sprouts Grocer
- ◇ Join: Sprouts, 3Natives, Foxtail Coffee, and Solis Mammography
- ◇ Six Phased Apartment Buildings | 2,084 Luxury Multi-Family Units On-Site | 400 Units Deliver 2027
- ◇ Outdoor Patio Space | High-Visibility Monument Signage on 34th St. St/US-19
- ◇ Conveniently Located off I-275
- ◇ Close-Proximity to St Petersburg Beach, Which Attracts over 5 Million Annual Overnight Visitors
- ◇ Located Near more than 4,000 New Multi-Family Units (under-construction or planned) in Immediate Area

## CONNECTIVITY IS KEY!

Located in the heart of the Skyway Marina District, Skytown Retail offers prime visibility along 34th Street S (US-19) with direct access to I-275.

Anchored by Sprouts Farmers Market and surrounded by new luxury apartments and strong national retailers, this location provides exceptional exposure, high traffic counts, and access to one of St. Petersburg's fastest-growing corridors.



# PROJECT SITE PLAN



**PARCEL A | PHASE 3 RETAIL**

DELIVER 2027  
 GROUND FLOOR RETAIL  
 PARKING: 124  
 GLA: 17,220 SF

**PARCEL B | PHASE 1 RETAIL**

*3*Natives Acai Cafe  
 SOLIS Mammography  
 Foxtail COFFEE CO.



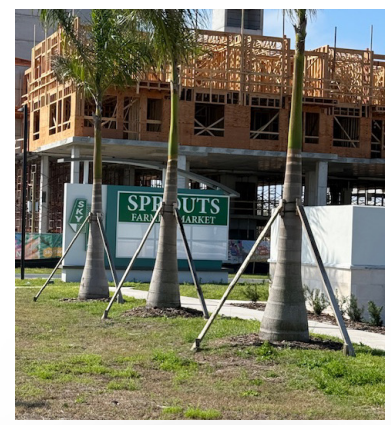
**PARCEL C | PHASE 2 RETAIL**

NOW LEASING!  
 DELIVER Q1 2027  
 GROUND FLOOR RETAIL  
 PARKING: 119  
 GLA: 13,722 SF

**Total Available Parking:**  
 Approx 737

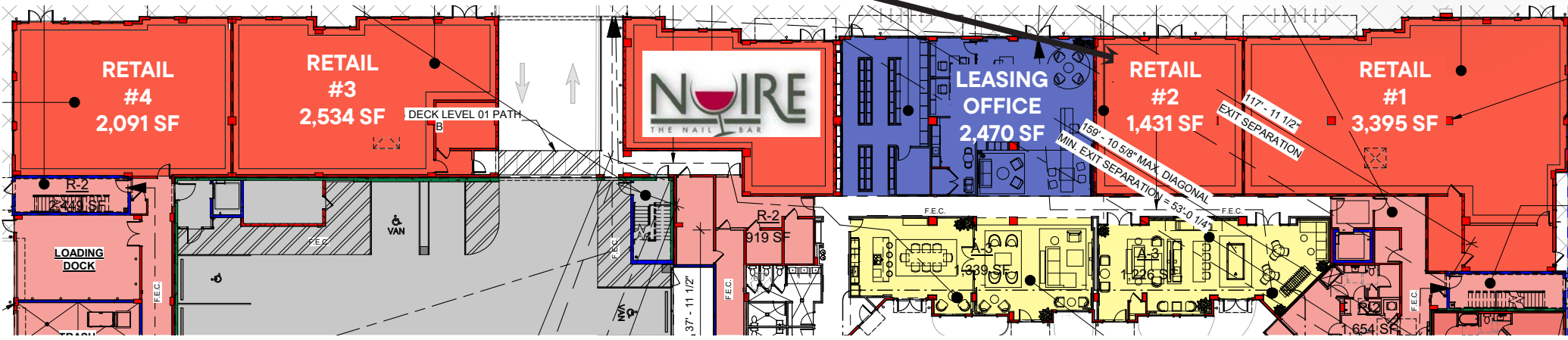
# PHASE 2 - SITE PLAN

NOW LEASING | UNDER CONSTRUCTION | DELIVERING 2027



**PHASE 2 RETAIL**

**PARCEL C**  
 DELIVERING Q1 2027  
 GROUND FLOOR RETAIL  
 PARKING: 119  
 GLA: 13,722 SF



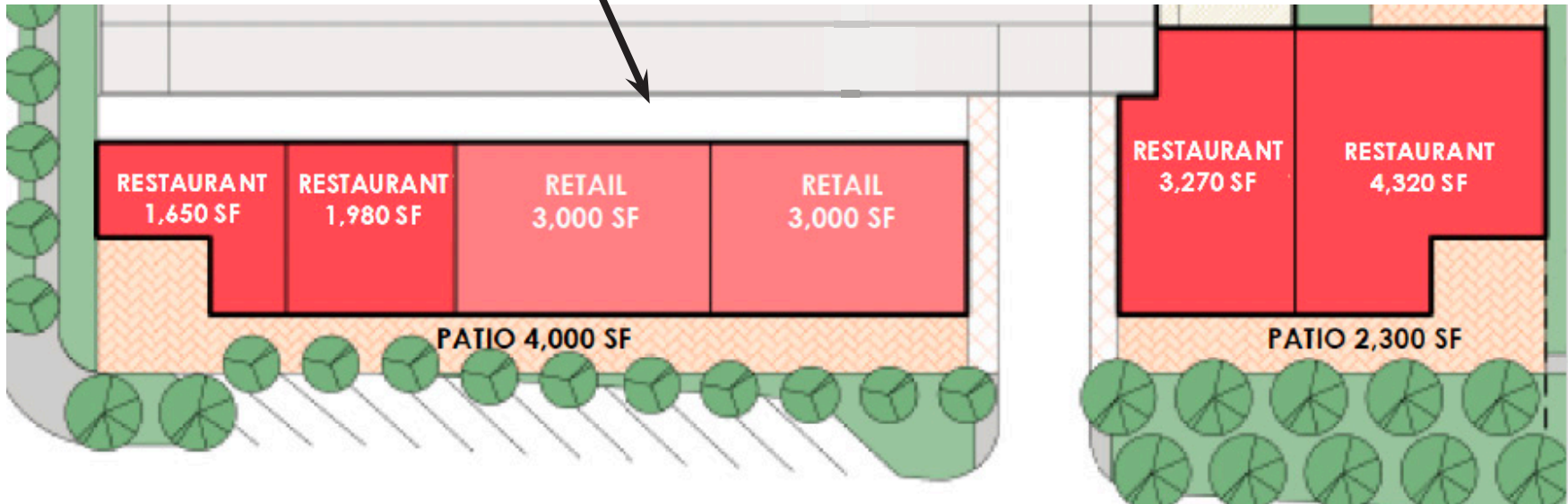
# PHASE 3 - SITE PLAN

NOW LEASING | DELIVERING 2027



**PHASE 3 RETAIL**

PARCEL A  
 DELIVER 2027  
 GROUND FLOOR RETAIL  
 PARKING: 124  
 GLA: 17,220 SF





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