St. Pete Pier™
St. Petersburg, Florida

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St. Pete Pier™

Available Space:

Main Pier Building:

6,920 SF Main restaurant
5,388 SF Roof deck restaurant seating available
792 SF Patio Level Cafe
2,853 SF outdoor seating area

Pier Plaza:

740 SF Pavilion Cafe
2,130 SF outdoor covered area

Term: Up to 10 years

Rental rates: Call for details

Property Highlights

The restaurant at the main Pier building will offer a unique opportunity for a premier waterfront dining experience with unparalleled views of Tampa Bay. Tapping into an already robust restaurant market along Beach Drive and greater downtown St. Petersburg, the St. Pete Pier™ is projected to generate approximately $30 million in food and beverage expenditures both within and beyond the subject property. An estimated 1.7 million annual visitors are expected to take in the sights, tastes and sounds of the The Pier District, which is comprised of the Pier approach and the Pier head. The Pier approach encompasses the portion of the project from Bayshore Boulevard to Spa Beach, including the Pelican Lot, with the area stretching from Spa Beach to the main Pier building referred to as the Pier head. The property will be 3,065 feet in length over 26 acres of prime waterfront land.

Features include:

◊ complimentary pedestrian tram running the entire length of the Pier
◊ fishing deck and bait shop
◊ lawn bowl and event plaza
◊ education center and wet classroom
◊ family park
◊ walking waterfront
◊ public courtesy boat slips for easy public access via boat

For more information, please visit: www.newstpetepier.com
St. Pete Pier™

Now Pre-Leasing
Restaurant / Cafe Suites

- Spa Beach Lawn
- Pavilion
- Pier Head
- Pier Plaza
- Event Plaza
- Education Building
- Pelican Restaurant
- Fishing Platform
MAIN PIER BUILDING

792 SF Patio Level Cafe
2,853 SF outdoor seating area (patio level)
PAVILION CAFE - Pier Approach
740 SF Cafe/Restaurant available
2,130 SF outdoor covered area
Population Summary:

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>13,669</td>
<td>83,769</td>
<td>209,024</td>
</tr>
<tr>
<td>Daytime Population:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Workers</td>
<td>21,307</td>
<td>48,513</td>
<td>75,564</td>
</tr>
<tr>
<td>Residents</td>
<td>6,792</td>
<td>45,579</td>
<td>112,841</td>
</tr>
<tr>
<td>Households</td>
<td>8,203</td>
<td>37,532</td>
<td>90,830</td>
</tr>
<tr>
<td>Families</td>
<td>2,159</td>
<td>18,276</td>
<td>49,103</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>1.57</td>
<td>2.16</td>
<td>2.26</td>
</tr>
<tr>
<td>Median Age</td>
<td>49.2</td>
<td>42.7</td>
<td>43.3</td>
</tr>
</tbody>
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Income & Households Summary:

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Household Income</td>
<td>$63,386</td>
<td>$63,342</td>
<td>$62,294</td>
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<tr>
<td>Median Household Income</td>
<td>$35,817</td>
<td>$40,159</td>
<td>$41,924</td>
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<tr>
<td>Households w/ Income $50k+</td>
<td>3,018</td>
<td>15,756</td>
<td>39,060</td>
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St. Petersburg/Clearwater
Visitor Statistics

- Average length of stay 2015: 5.6 nights
- Overnight visitors 2015: 6,197,500
- Overnight visitors 2016: 6,349,500
- Economic impact of visitors 2015: $9,253,897,100
  Increase from 2015-2016: +5.2%
- Economic impact of visitors 2016: $9,733,073,100
EXISTING AND PLANNED RESIDENTIAL DEVELOPMENTS

- **Beacon 420**
  - 4 Stories - 326 Units
  - Completed 2014

- **AER Apartments**
  - 18 Stories - 358 Units
  - Completed 2016

- **Salvador**
  - 13 Stories - 74 Units
  - Under Construction

- **NRP II**
  - 8 Stories - 348 Units
  - Under Construction

- **Bainbridge 930**
  - 6 Stories - 218 Units
  - Under Construction

- **400 Central**
  - 500+ Units
  - 200+ Hotel Rooms
  - Planning Stage

- **ONE St Petersburg**
  - 41 Stories - 243 Condos
  - 13 Stories - 170 Room Hotel
  - Under Construction

- **299 1st Ave N**
  - 35 Stories - 340 Units
  - Pending Approval

- **Modera Prime 235**
  - 8 Stories - 309 Units
  - Completed 2014

- **BLISS**
  - 18 Stories
  - 29 Units
  - Completed 2017
For Leasing, Contact:

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