



modera

on the trail

PREMIER RETAIL SPACE AVAILABLE

RARE I-275 SIGNAGE OPPORTUNITY
YOUR SIGN IN FRONT OF MORE
THEN 120K CARS DAILY

YOUR SIGN HERE!

YOUR SIGN HERE!

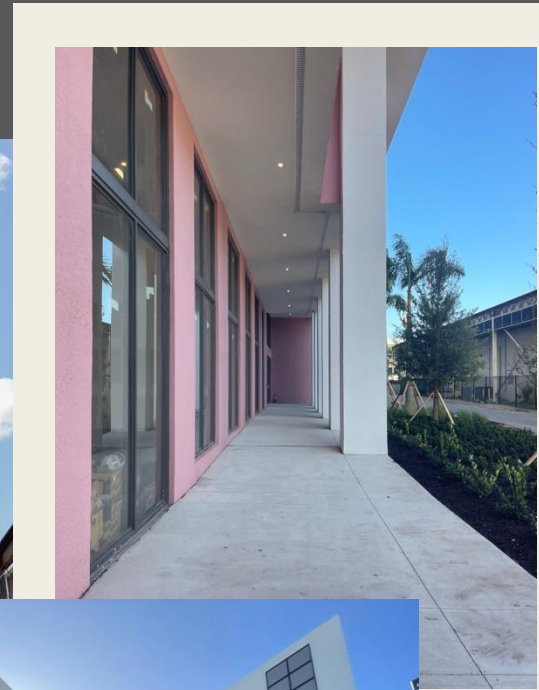
130,000 AADT



modera

on the trail

201 17TH STREET S
ST. PETERSBURG, FL 33712



CLASS A RETAIL IN THE
HEART OF ST. PETERSBURG

PROPERTY

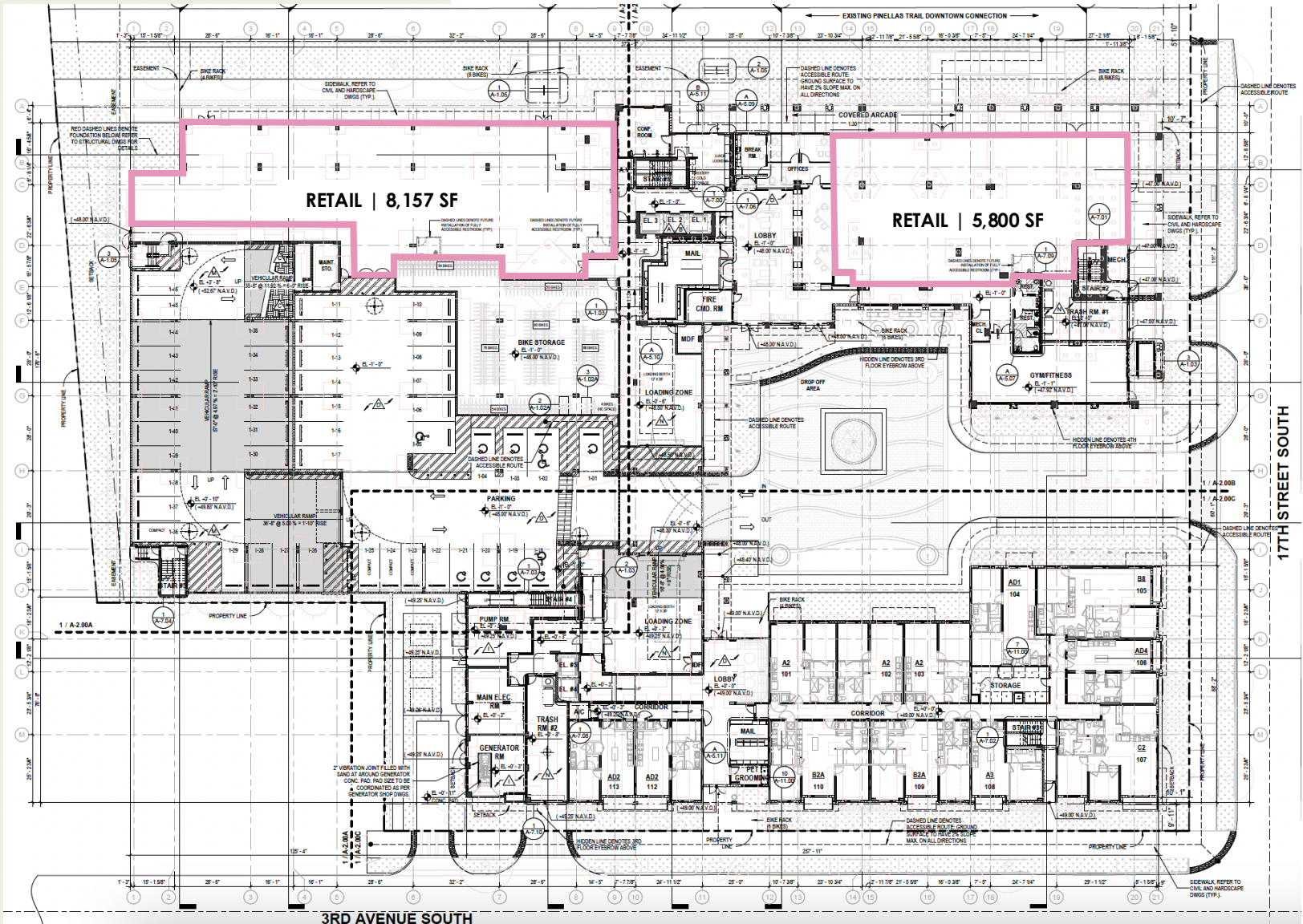
highlights

- 14,000 SF of ground-floor retail space
- Eyebrow signage on I-275 (130,000 AADT)
- 14 dedicated retail garage spaces and 20+ adjoining surface lot spaces
- 383 luxury multi-family units on site
- Covered outdoor patio space available
- Located directly on the Pinellas Trail, attracting 2 million visitors annually
- Adjacent to the planned Historic Gas Plant District Redevelopment-Home of the Tampa Bay Rays
- Centrally located among St. Petersburg's most dynamic districts



site plan

PINELLAS TRAIL



RETAIL | 8,157 SF

RETAIL | 5,800 SF

17TH STREET SOUTH

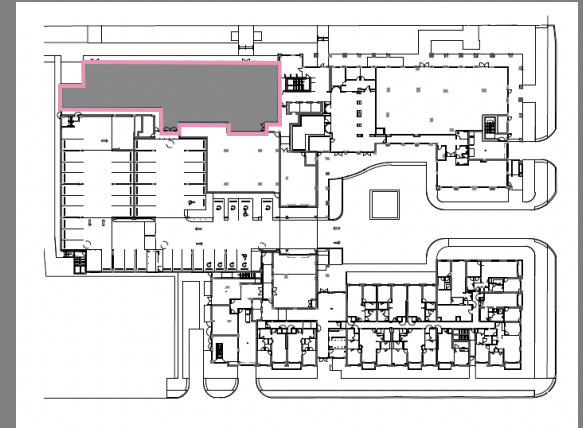
3RD AVENUE SOUTH



site plan

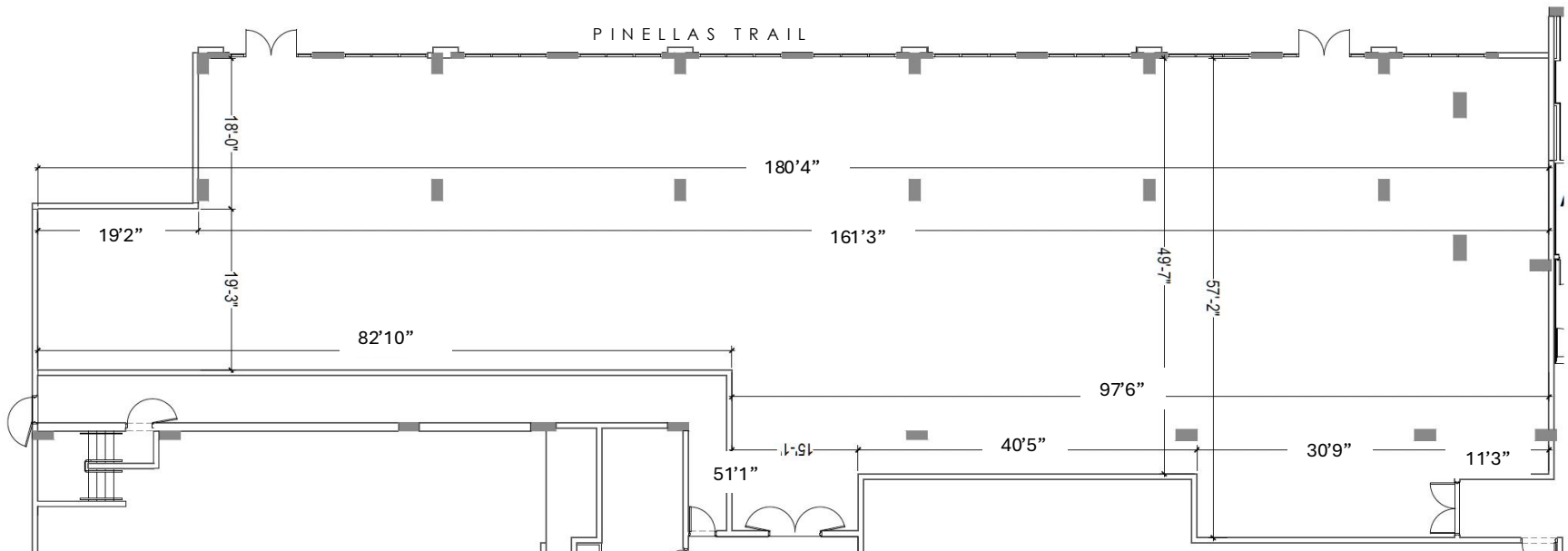


DIVISIBLE OPTION



8,157 SF
AVAILABLE

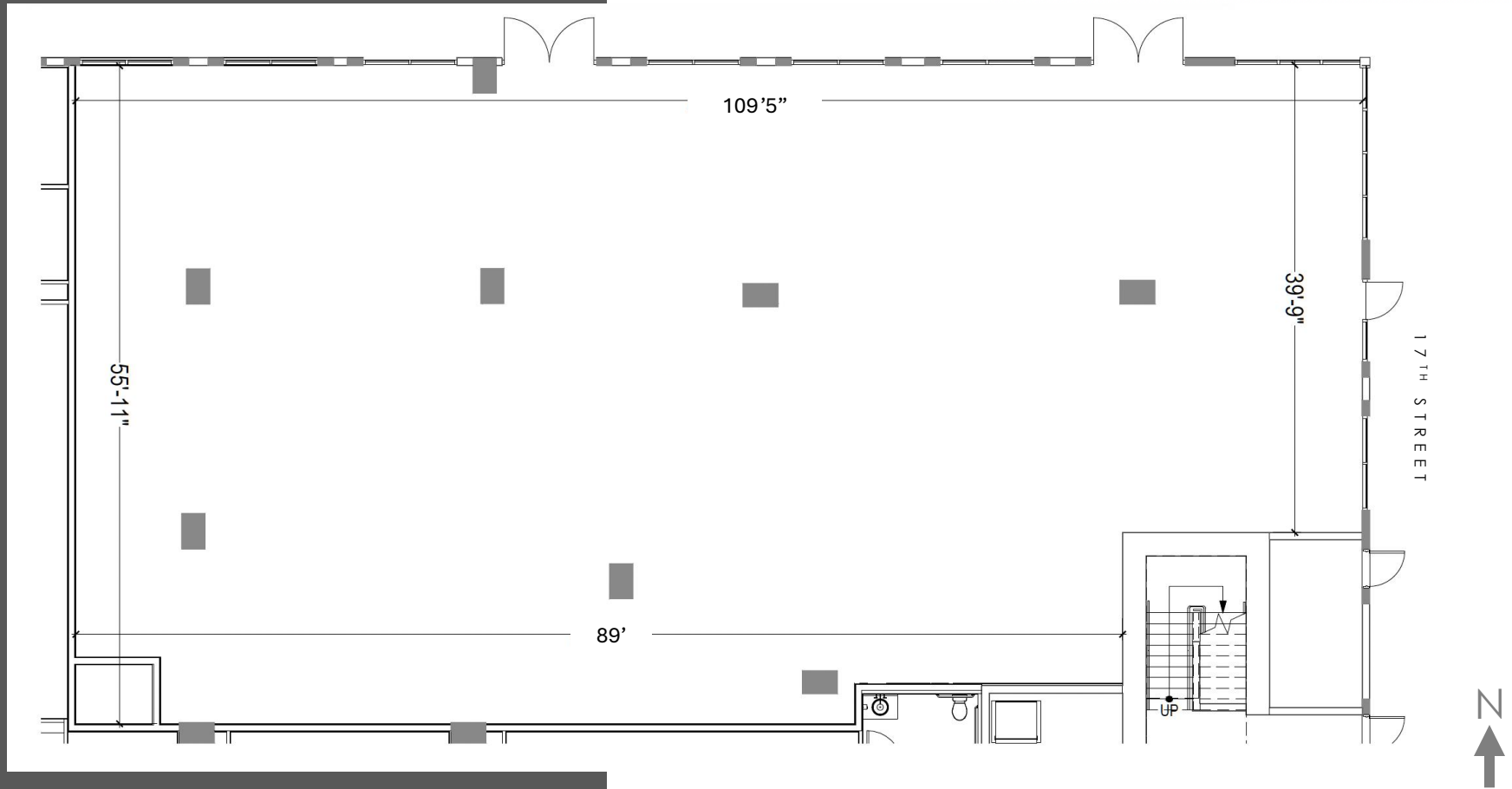
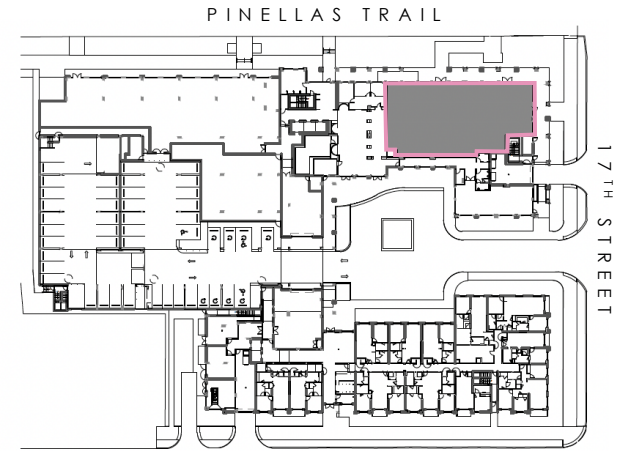
PINELLAS TRAIL



17TH STREET

site plan

5,800 SF AVAILABLE

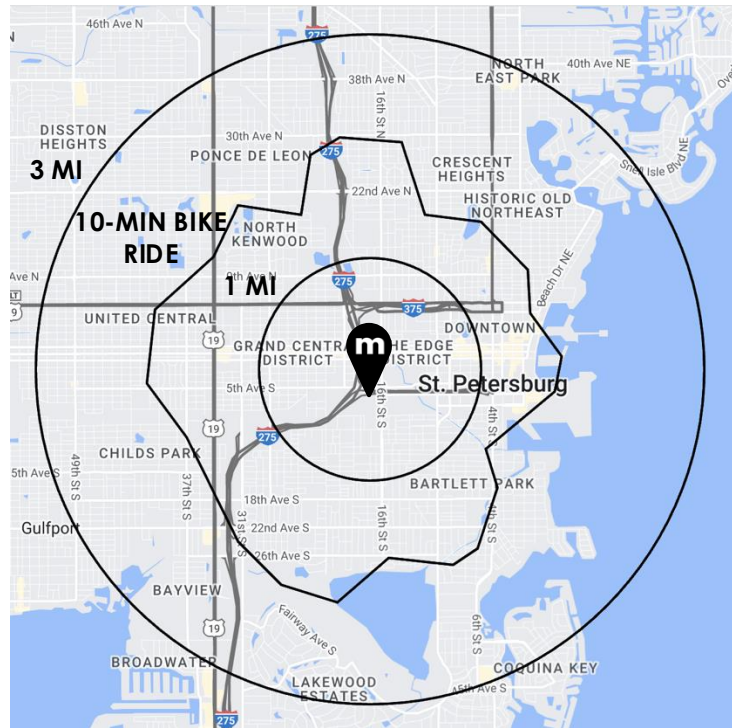


The secret is out- St. Petersburg is a great place to live. Local housing costs falling below the U.S. average and the city's Guinness World Record for 768 consecutive days of sunshine are just two attributing factors to the rapid growth of this urban landscape. Residents of Downtown St. Petersburg enjoy the live, work, play balance that this city boasts.



© Visit St. Pete/Clearwater

THE DOWNTOWN RESIDENT



| | 1 MILE | 3 MILES | 10- MIN BIKE RIDE |
|-------------------|----------|-----------|-------------------|
| POPULATION | 17,069 | 116,035 | 55,305 |
| AVG HH INCOME | \$92,442 | \$109,028 | \$104,677 |
| AVG AGE | 36.6 | 40.2 | 38.7 |
| DAYTIME EMPLOYEES | 16,965 | 65,997 | 45,804 |

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

#5 METRO FOR RELOCATION IN NATION -REDFIN

HIGHEST NET GAIN OF MILLENIAL RESIDENTS IN THE COUNTRY **+95%**

130,000 AADT



Eyebrow Signage

Proposed Trails Crossing

Future Historic Gas Plant District Redevelopment

Eyebrow Signage

8,157 SF Retail Space

383 Luxury Multi-Family Units

5,800 SF Retail Space



Mixed-Use Development
Gallery Haus-253
MF, 5,000 SF
Retail, 10,000 SF
Co-Working Space

Pinellas Trail



© The Dog Bar



© The Rays



© Marlie Vanture, Google

WELCOME TO THE **neighborhood**



Modera On The Trail lies at the intersection of the Grand Central, Warehouse Arts, EDGE and the future Historic Gas Plant districts. These dynamic districts collectively contribute to the rich tapestry of Downtown St. Petersburg, offering residents and visitors alike a diverse array of experiences to enjoy. Whether its art, dining, shopping or innovation, there is something for everyone in St. Petersburg.



GRAND CENTRAL DISTRICT | This historic district is characterized by charming brick streets and vibrant storefronts. A popular destination for shopping, dining and nightlife.

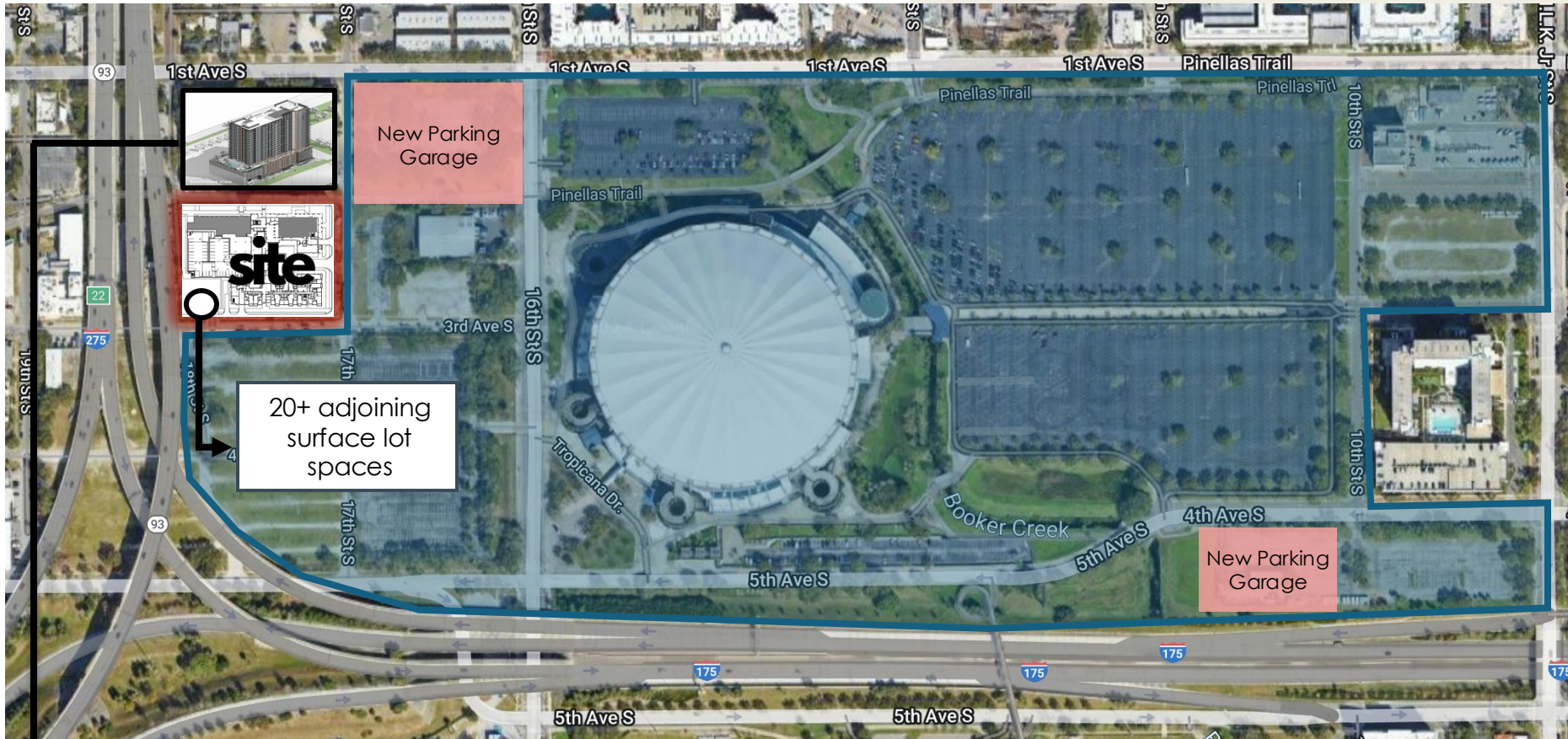
EDGE DISTRICT | This trendy district is an up-and-coming area known for its diverse mix of shops, restaurants and breweries. It's a great destination to enjoy a delicious meal or sample local craft brews.

WAREHOUSE ARTS DISTRICT | This is a sprawling area filled with studios, galleries, and creative spaces. It's a haven for artists with regular art walks and events showcasing local talent.

HISTORIC GAS PLANT DISTRICT REDEVELOPMENT | The future creation of a vibrant neighborhood with a ballpark at its heart. This district will boast over 8 million square feet of developed space and contribute more than \$50 million to community benefits.

A NEIGHBORHOOD

reimagined



23-Story Development Gallery Haus
253 Multi-family Units, 5,000 SF Retail,
10,000 SF Co-Working Space
Q1 2025 Groundbreaking

Tropicana Field Redevelopment
Phase 1- New Parking Garage
5-7 Stories
500-1,500 parking spaces

THE HISTORIC GAS PLANT DISTRICT REDEVELOPMENT

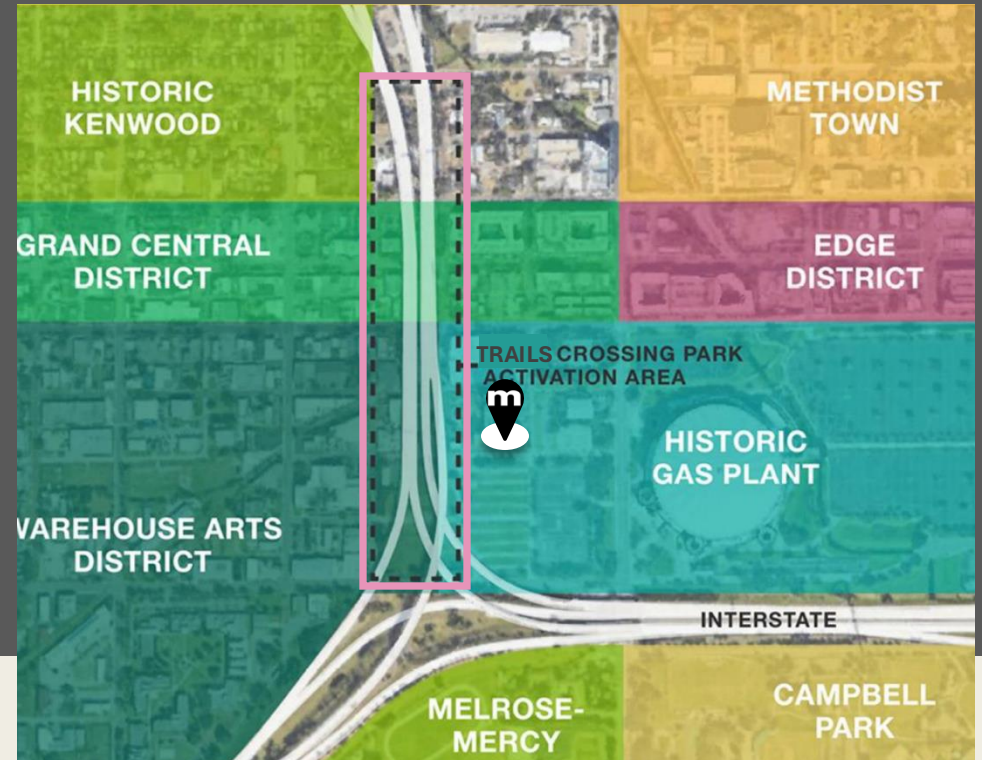


When the Tampa Bay Rays announced they are “here to stay” in September 2023, the City of St. Petersburg agreed to move forward with a new state-of-the-art ballpark along with the redevelopment of the 86-AC Historic Gas Plant District. The redevelopment agreement focuses heavily on the equitable, intentional, and restorative delivery of community benefits and economic impact, specifically to honor the legacy of the Historic Gas Plant District neighborhood’s residents and businesses. The project will be done in two phases with construction of the first phase beginning late 2024. Upon completion the redevelopment will include 4,800 residential units, 1,200 workforce residential units, 1.4M sf of office/medical space, 750k sf of retail space, 750 hotel rooms, 4,000 seat concert venue, 100k sf of conference/meeting space, 14 AC park/open space, 30k capacity ballpark, and 14k parking spaces.



PROPOSED

trails crossing



Linear Cultural Park is comprised of four blocks of underutilized surface parking beneath I-275. It is proposed as a public-private partnership that activates a desolate area under the interstate and creates a public park with safe crossing to access the Pinellas Trail that will be designed and programmed to include walking and bicycle paths, lit art walls, a children's area, container buildings, beer garden, dog park, art sculptures, art murals, green amphitheater and more.

pinellas

trail

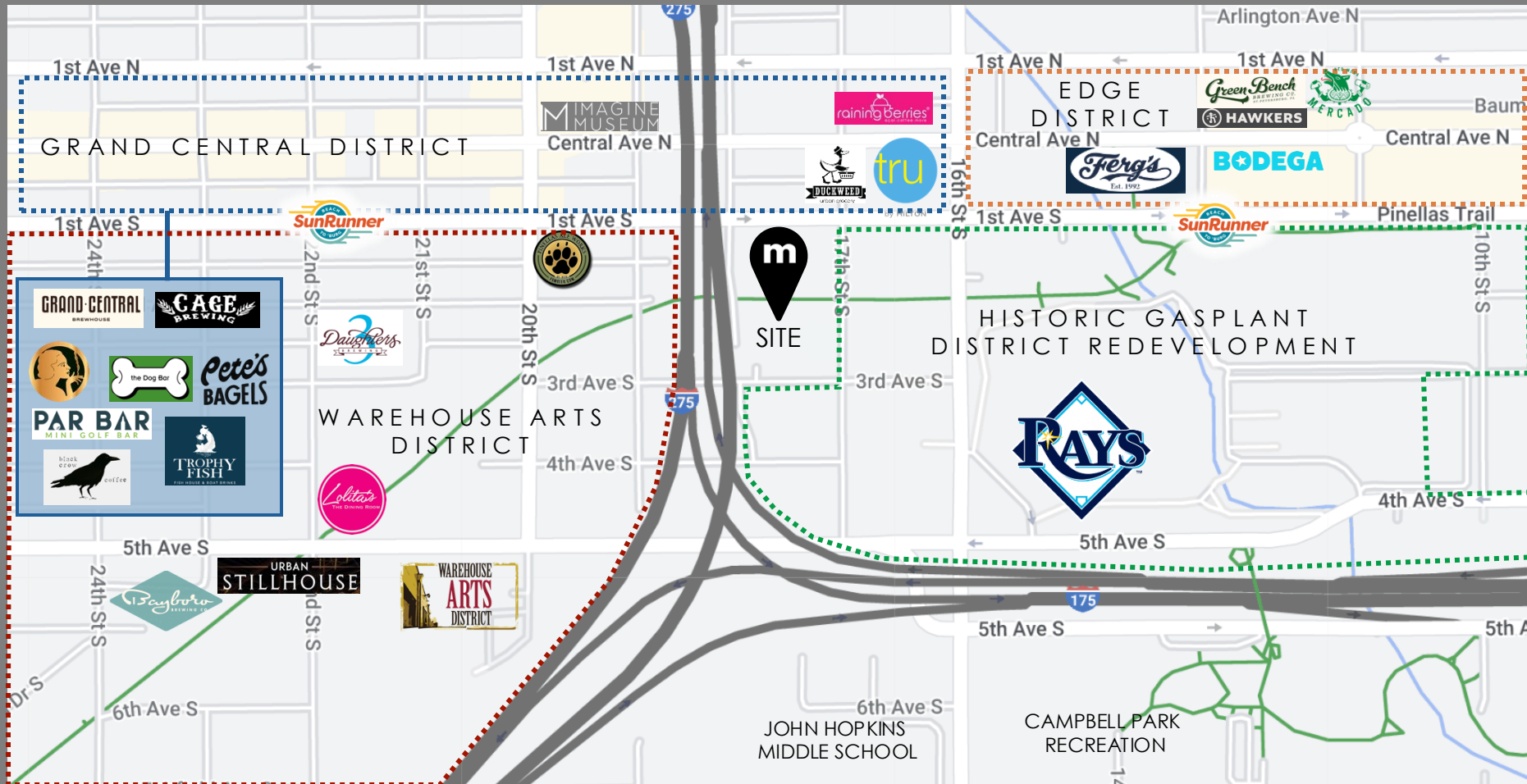
As noted in its name, Modera on the Trail sits on the Pinellas Trail which is a 75-mile continuous multi-use trail extending from St Petersburg to Tarpon Springs. Attracting more than 2M visitors annually, the Pinellas Trail provides a unique, protected greenspace for jogging, skating, and biking. It also offers regional connections to Hillsborough and Pasco County trail networks as well as the 250-mile Florida Coast-to-Coast Connector trail.





retail

AROUND TOWN





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LIC. REAL ESTATE BROKER

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