

The logo for Gateway market center features the word "Gateway" in a large, dark teal serif font. A thick, dark teal wavy line arches over the letters "a", "t", and "e". Below "Gateway", the words "market center" are written in a smaller, dark teal sans-serif font, with "market" and "center" separated by a space.

Gateway market center

ST. PETERSBURG | FLORIDA

THE DOMINANT PROMOTIONAL SHOPPING DESTINATION IN ST. PETERSBURG

GATEWAY MARKET CENTER

7751-8229 9th St. N St. Petersburg, FL 33702

PROPOSED REDEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- PROPOSED REDEVELOPMENT: Two Multi-Tenant Buildings totaling 16,100 SF | 25,000 SF Soft Goods Anchor | 10,150 SF Beauty Anchor | 3,800 SF In-Line Building
- Center is in the top 3% for number of visits within 15 miles
- Extremely dense local residential and daytime population with ample at-grade parking
- NEW ACCESS point from 4th St. as well as multiple points of ingress/egress on 83rd Ave. N. and 77th Ave. N.
- Anchored by: Target, Publix, TJ Maxx, PetSmart, and HomeGoods
- Co-Tenants Include: Bath & Body Works, Five Below, Shoe Carnival, Party City, and Tuesday Morning



Property Owned and Managed by



InvenTrust
Properties

LICENSED REAL ESTATE BROKER | [FranklinSt.com](https://franklinst.com)

ALEX WRIGHT
SENIOR DIRECTOR

📞 813.682.6135

✉ Alex.Wright@FranklinSt.com

HEATHER MCMILLIN
SENIOR DIRECTOR

📞 813.995.6528

✉ Heather.McMillin@FranklinSt.com

BRONWYN EYEINGTON
ASSOCIATE

📞 813.577.3830

✉ Bronwyn.Eyeington@FranklinSt.com



PROPOSED NEW MULTI-TENANT BUILDINGS





REDEVELOPMENT LEGEND

1	Proposed Building A	±7,000
2	Proposed Building B	±9,100
3	Anchor - AT LEASE	22,000
4	Jr Anchor - AT LEASE	10,150
5	Proposed Building C	3,800

LEGEND

1	TJ Maxx	30,000
2	Shoe Carnival	6,500
3	Party City	11,940
4	Bath & Body Works	3,000
5	Publix	37,888
6	Publix Liquor	3,000
7	Bealls	60,000
8	PetSmart	23,351
9	HomeGoods	30,121
10	Pediatric Associates	5,000
11	Geico Insurance	2,000
12	Coast Dental	3,200
13	Harmony Nail & Spa	1,266
14	China One	1,266
15	H&R Block	1,266
16	Super Target	(NIC)
17	Tuesday Morning	11,308
18	Burger King OP	(NIC)
19	St. Pete Miller's Ale	(NIC)
20	CVS	(NIC)
21	Steak N' Shake	(NIC)
22	SunTrust Bank	(NIC)
23	US Post Office	(NIC)

GATEWAY MARKET CENTER MERCHANDISING PLAN

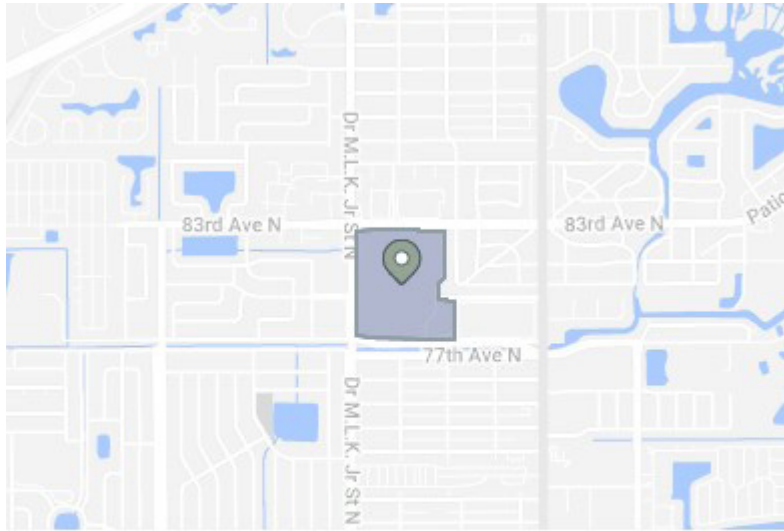
NORTH BUILDING

1	FAST CASUAL RESTAURANT/PIZZA	2,800
2	BOUTIQUE FITNESS	2,800
3	BLOWDRY/HAIR COLORING	1,600
4	COFFEE	1,900

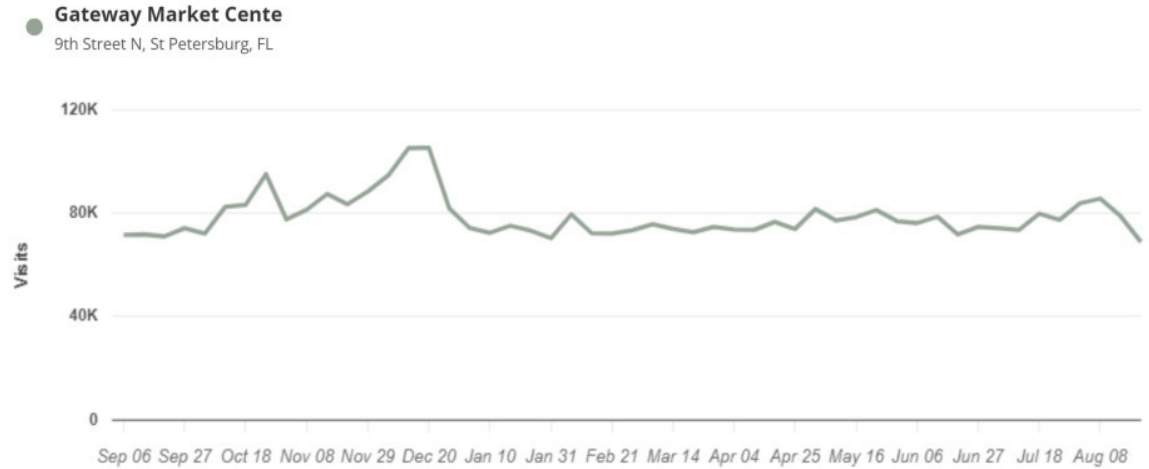
SOUTH BUILDING

5	FAST-CASUAL RESTAURANT BOWLS/BURGERS/MEDITERRANEAN	2,800
6	MEDSPA/FACIAL/WAXING	1,400
7	MEN'S SALON/BARBERSHOP	1,400
8	QSR/SMOOTHIE/JUICE	1,400





Visits Trend



Gateway Market Center
7751-8229 9th St N, Saint Petersburg, 33702, FL

DEMOGRAPHICS

POPULATION



3 Mile 94,615
5 Mile 203,327
10 Minute 107,941

HOUSEHOLDS



3 Mile 46,628
5 Mile 96,177
10 Minute 52,473

DAYTIME POPULATION

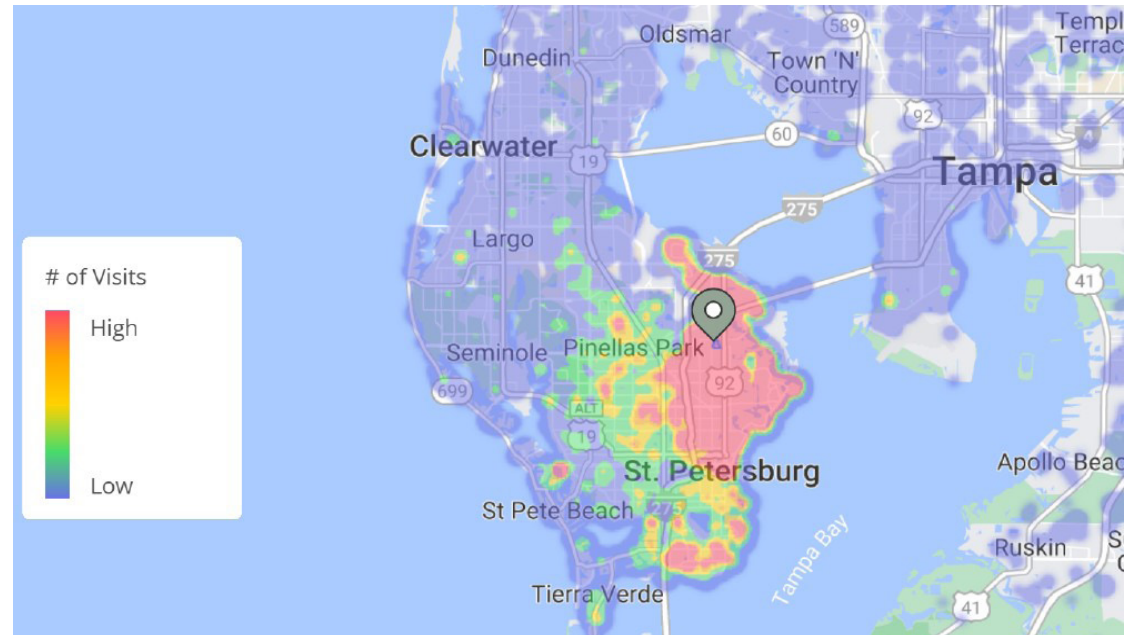


3 Mile 76,903
5 Mile 202,837
10 Minute 99,206

AVE. HOUSEHOLD INCOME



3 Mile \$76,867
5 Mile \$82,543
10 Minute \$83,253



The logo for Gateway market center features the word "Gateway" in a large, dark teal serif font. A dark teal wavy line arches over the top of the word. Below "Gateway", the words "market center" are written in a smaller, dark teal sans-serif font.

Gateway market center

ST. PETERSBURG | FLORIDA

THE DOMINANT PROMOTIONAL SHOPPING DESTINATION IN ST. PETERSBURG