

# Echelon City Center: Site 7 & 8

**CARILLON PARK – 275 Residences  
ST. PETERSBURG, FLORIDA**

**CLASS A RETAIL STORE FRONT  
1,000 RSF to 20,500 RSF AVAILABLE**



## **NEW RETAIL SPACE FOR LEASE:**

- 1,000 to 20,500 RSF of Retail Space Available.
- \$49.50 NNN + CAM – Space Fronting Main Street.
- \$44.90 NNN + CAM – East Side Retail Space.
- \$80.00/RSF TI Allowance Lease Term: 10 years +
- Surface + Covered Parking with immediate proximity to Site 7 & 8.
- Will be built to latest Miami/Dade County Windstorm + Flood Construction Standards.
- In 2026, Echelon City Center will support approx. 1,000 units within a 2-block radius of the ECC Retail users.

### **FOR MORE INFORMATION, PLEASE CONTACT:**

**MICHAEL S. TALMADGE**  
727.214.4650  
mtalmadge@echelonre.com

## **CARILLON PARK STATISTICS:**

- **Ulmerton Road AADT 2 Way: 83,000 cars/day**
- **2600 In-Park Residents**
- **14,000 Daytime Employees**
- **Direct Access to Ulmerton Rd + I-275**

**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker



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**AXIO**  
 Multi-Family  
 5 Stories  
 298 Units  
 2021  
**Completed**

**Site #7 & 8**  
 275 Units  
 20,500 Retail RSF  
 2026  
**Under Construction**

**Site #1**  
**Completed**

**Site #2**  
 (connected with street overpass)

**Site #9**

**Site #2 Building**  
 Restaurant + Retail: + 13,000 RSF  
 Parking Garage: 550 Spaces  
 Office: + 92,000 RSF  
 Hotel: 120 Rooms  
**Planned**

**Waterview**  
 226 Units  
 + 13,000 RSF Retail  
 15 Stories  
 2021  
**Completed**

**Park & Main**  
 176 Units  
 13,000 RSF  
 17 Stories  
 June 2024

**Site 7 & 8**

Streets: Alley, Main Street, Fountain Parkway

Landmarks: Publix, Bank, Smoothie Shop

**Echelon City Center**

**Map Labels:**  
 Tampa International Airport  
 St. Pete/Clearwater Airport  
 TAMPA  
 ST. PETERSBURG  
 Tampa Bay  
 Pinellas Bayway  
 Gulf Blvd.  
 SARASOTA

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