

WHITNEY VILLAGE

STANDARD GOODS

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WHITNEY VILLAGE
SHOPPING CENTER

SHOP ^{cos.}

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ABOUT

PROJECT SCOPE

Whitney Village is a well-positioned neighborhood shopping center located in the heart of St. Petersburg, FL. Anchored by strong national retailers and complemented by a mix of daily-needs, dining, and service tenants, the center serves as a convenient and reliable destination for surrounding communities. Strategically situated with excellent visibility and access, Whitney Village draws steady traffic from nearby residential neighborhoods and benefits from St. Petersburg's continued growth and economic vitality. With solid demographics, consistent consumer demand, and a balanced tenant mix, Whitney Village remains a sought-after retail hub for both national brands and local operators.

TRAFFIC COUNTS

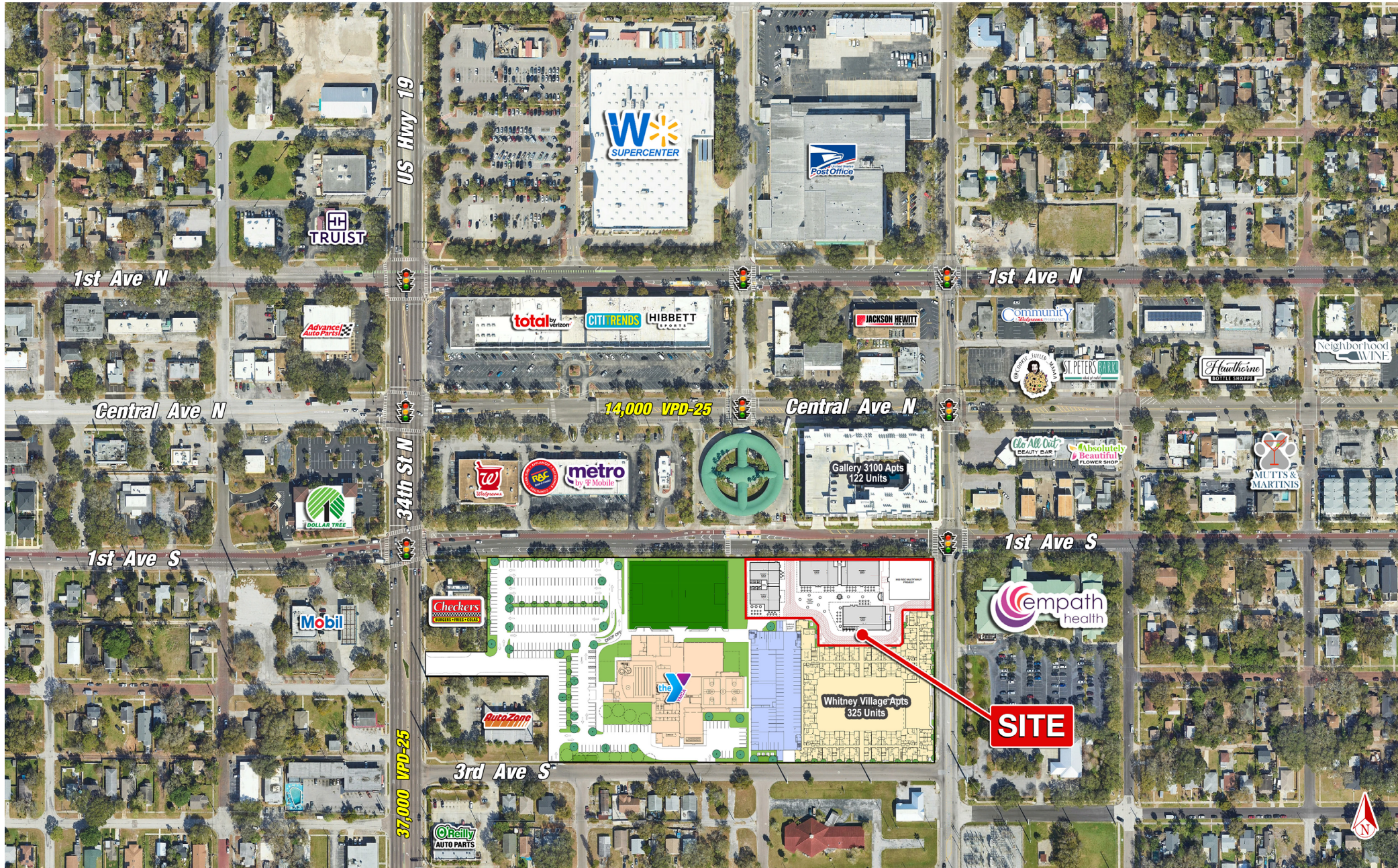
- 34th Street: 37,000 VPD-25
- Central Ave: 14,000 VPD-25

DETAILS

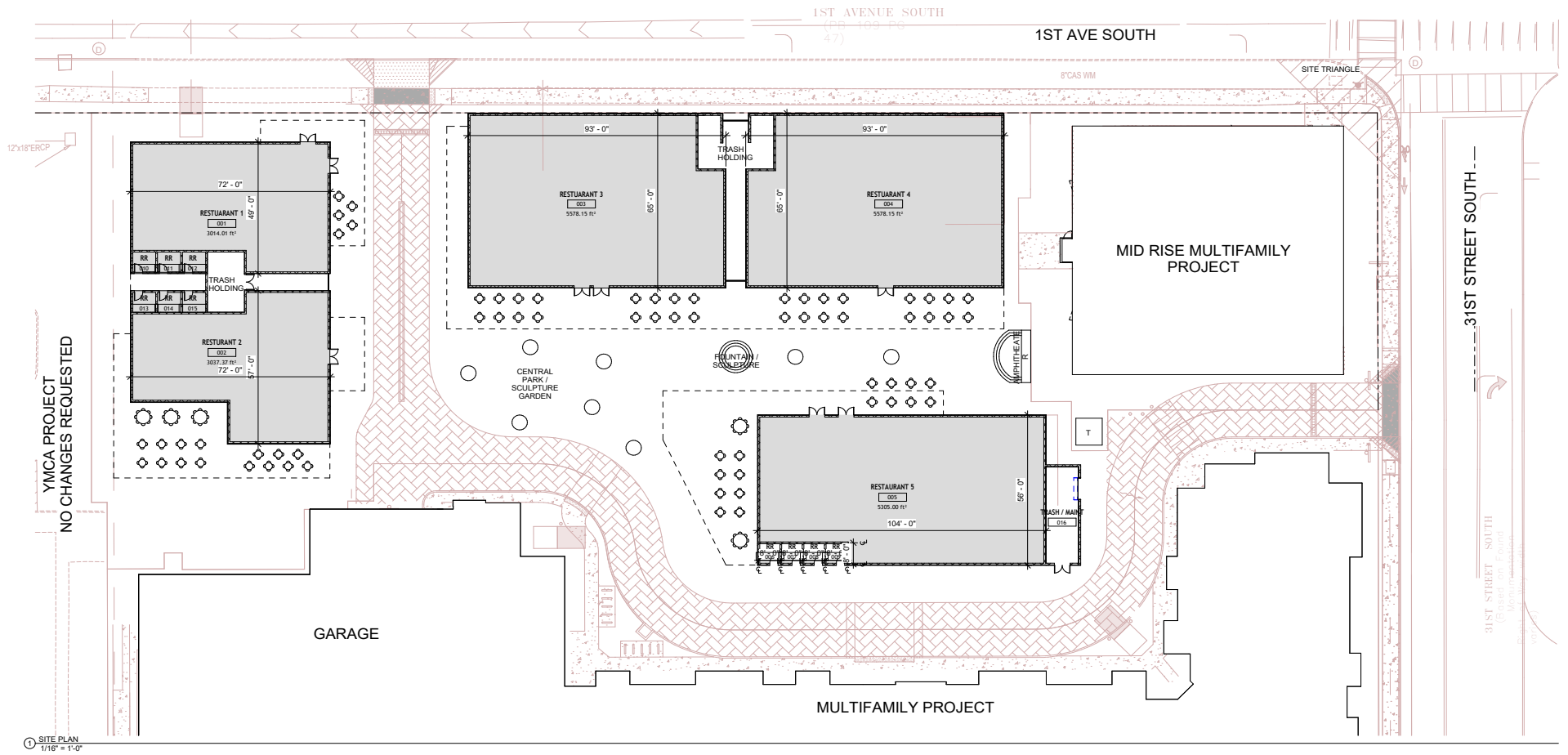
- Restaurant and retail space available
- Join:



SITE AERIAL



SITE PLAN



① SITE PLAN
1/16" = 1'-0"

PHOTOS



NEIGHBORHOOD VIBE RESTAURANTS



ELLIOT ASTER

A refined, chef-driven restaurant in the Vinoy Resort featuring wood-fired steaks, elevated pastas, and a seasonal tasting menu.



IL RITORNO

Modern Italian dining with elegant interpretations of classic dishes in a stylish downtown setting.



FORTU

Contemporary Asian / Japanese-influenced cuisine offering adventurous flavors in a sophisticated, candlelit space.



SEA SALT

Upscale seafood and steak venue anchored at Sundial, with a dramatic 80-foot raw bar and 20-foot wine tower.



JUNO & THE PEACOCK

Stylish waterfront restaurant offering seafood-forward fare and seasonal, artful presentations in a romantic setting.



ALLELO

Mediterranean / Aegean small-plates and vibrant fare with a refined but relaxed ambiance and flowing wine program.



TEAK (AT THE ST. PETE PIER)

Upscale waterfront dining destination featuring contemporary coastal cuisine and panoramic views of Tampa Bay.



THE URBAN STILLHOUSE

High-end bar-restaurant hybrid focusing on craft cocktails, refined dishes, and a dramatic two-story spirits display.



COPA

A spirited, Latin-fusion restaurant celebrating South American culinary traditions with shareable plates, craft cocktails, and an energetic, modern lounge setting.



ROCOCO STEAK

A modern steakhouse with classic cuts, fine wines, and a refined dining experience.



THE BIRCH & VINE

Elevated dining experience known for inventive cuisine, stylish décor, and consistently high reviews.



MERCADO

A lively Latin-inspired eatery blending bold street-food flavors with modern presentation, offering tacos, bowls, and shareable plates in a vibrant, casual-chic atmosphere.



BLU HALO

Upscale steak & seafood restaurant combining contemporary American cuisine with flair and a chic interior.



SOPHIA'S

An elevated Italian concept in downtown St. Pete, known for handmade pastas, refined entrees, and a curated wine program in a warm, stylish setting.



THE TWISTED INDIAN

A modern Indian street food concept bringing bold, authentic flavors to St. Pete with creative twists on classic dishes, served in a vibrant and welcoming atmosphere.

NEIGHBORHOOD VIBE DESSERT AND COFFEE CONCEPTS



LE CLEMENTINE

Artisanal bakery and brunch café inside the Museum of Fine Arts with freshly baked viennoiserie, seasonal plates, and waterfront views.



BANDIT COFFEE CO.

Local roaster café located on Central Ave with an espresso bar, in-house bakery, and no-wifi policy to encourage conversation and presence.



PARADECO COFFEE ROASTERS

Stylish, downtown café roasting its own beans, offering specialty lattes and a curated menu in a bright, Instagram-worthy space.



VALHALLA BAKERY

A neighborhood favorite known for decadent donuts, towering cakes, creative pastries, and custom dessert orders in a cozy setting.



THE YARD MILKSHAKE BAR

Dessert bar specializing in over-the-top milkshakes, sundaes and fun flavor mashups.

SHOP^{CO.}

Brittney Austin

4809 COLE AVE STE 330, DALLAS, TX 75201

BRITTNEY@SHOPCOMPANIES.COM

214.242.5443 (DIRECT)

214.649.2634 (MOBILE)

Linda Rubiola

4809 COLE AVE STE 330, DALLAS, TX 75201

LINDA@SHOPCOMPANIES.COM

214.607.4044 (DIRECT)

210.643.4455 (MOBILE)

Victoria Pappas

4809 COLE AVE STE 330, DALLAS, TX 75201

VICTORIA@SHOPCOMPANIES.COM

972.559.9457 (DIRECT)

713.806.6845 (MOBILE)



INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone