

Tampa Heights

Mixed-Use Retail

1701 N FLORIDA AVENUE
TAMPA, FL 33602

DELIVERING END OF Q4 2024



13,000 SF GROUND-FLOOR CLASS A SPACE AVAILABLE





Opportunities Await

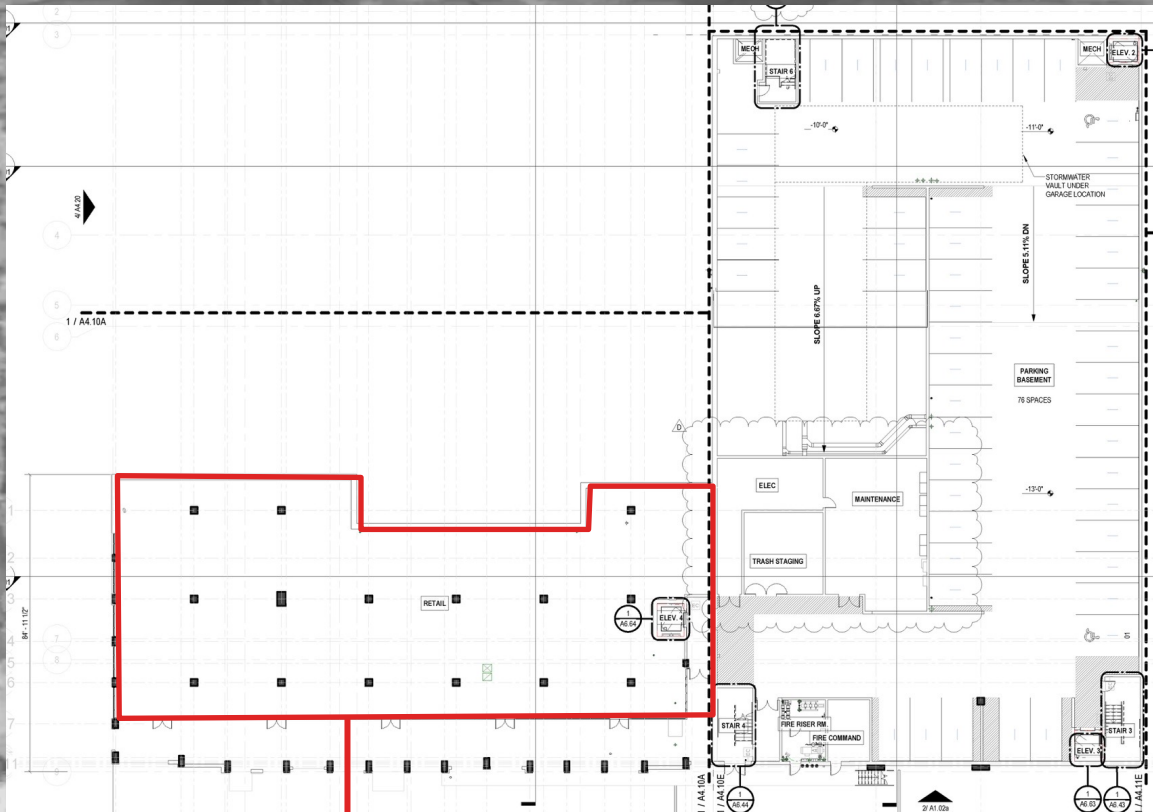
Location



Site Plan

E Oak Ave

N FLORIDA AVE 8,676 AADT



13,000 SF (DIVISIBLE)
RETAIL SPACE AVAILABLE

E 7th Ave 2,235 AADT

N Morgan St

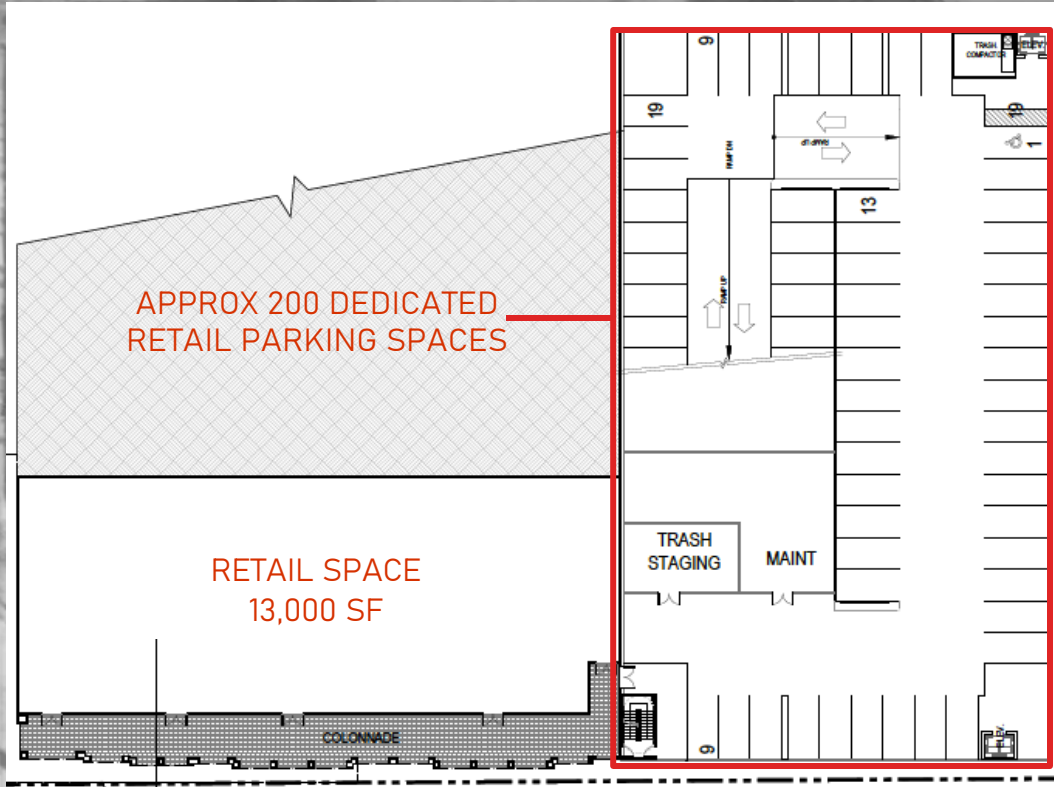


Parking

E Oak Ave

STREET PARKING AVAILABLE

N FLORIDA AVE 8,676 AADT



E 7th Ave

E 7th Ave 2,235 AADT

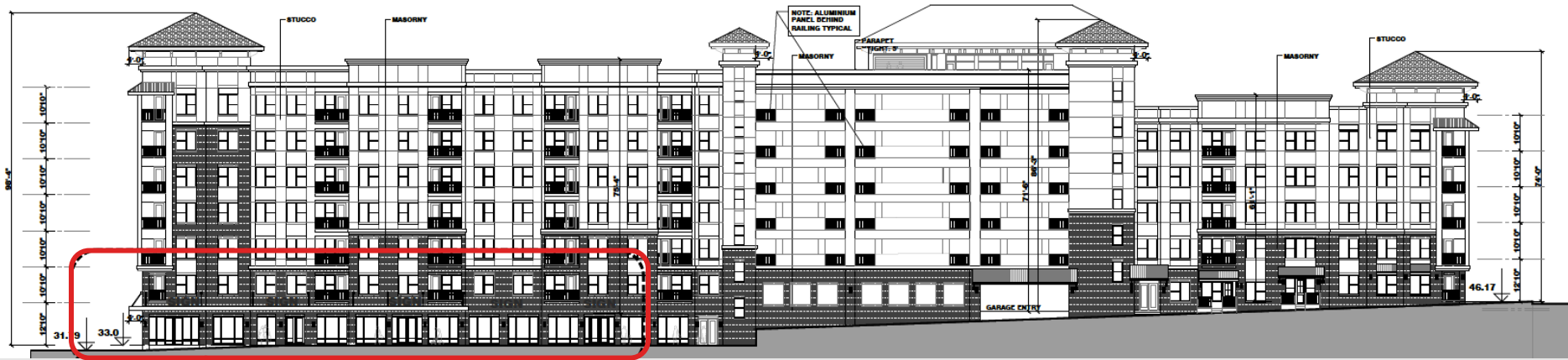


STREET PARKING AVAILABLE

N Morgan St

Elevation

VINE AVE/ SEVENTH AVE- SOUTH ELEVATION



ELEVATION DETAIL



Site Specifications

- 13,000 SF GROUND FLOOR RETAIL SPACE AVAILABLE
- FIRST-GENERATION RETAIL IN BRAND-NEW MIXED-USE DEVELOPMENT- TAMPA HEIGHTS
- 321 MULTI-FAMILY UNITS ON SITE
- CENTRALLY LOCATED BETWEEN ARMATURE WORKS, DOWNTOWN TAMPA, YBOR CITY AND SEMINOLE HEIGHTS
- WALKABLE TO THE HEIGHTS, ARMATURE WORKS AND THE TAMPA RIVERWALK
- SITE ADJACENT TO PROPOSED TECO STREETCAR STOP
- HIGH AVERAGE HOUSEHOLD INCOME- \$112,480 (3 MILES)

Tampa Heights is a mixed-use development centrally located at the signalized intersection of N. Florida Ave x 7th Avenue in fast-evolving Tampa Heights. Tampa Heights will feature 13,000 square feet of ground floor retail space as part of an 8-story multifamily project consisting of 321 apartment units. In addition, there are several prominent projects planned in the immediate area including the 1.3 million square foot YMCA re-development site, Heights 201 and the Moxy hotel. In addition, there are 17 upscale townhomes under construction within a block of this site with prices ranging from \$575-\$950K+.

Tampa Heights is walkable to many of Tampa's most popular destinations such as The Riverwalk, The Heights/Armature Works, Ulele and WaterWorks Park, to name a few. The Heights project is also home to a 100,000sf Pfizer US business hub and Axogen, a Sprouts grocery store, the Armature Works food hall and several restaurants including M.Bird, Oak & Ola and Steelbach.

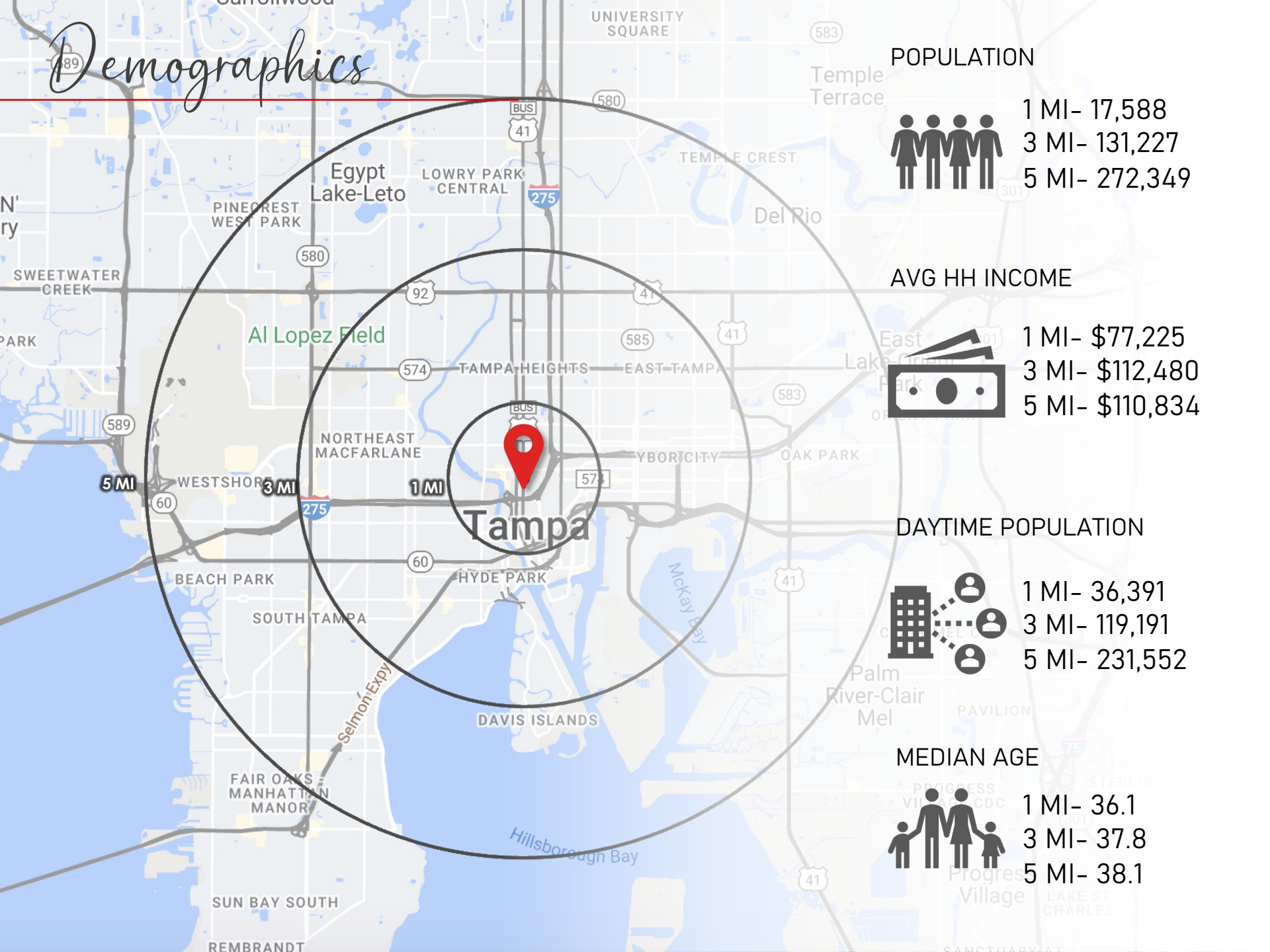
N Florida Ave is a main thoroughfare that provides connectivity from Downtown Tampa through The Heights and Seminole Heights neighborhoods. There is also a planned TECO Streetcar stop at this site. In addition, heading East on Oak Ave and 7th Ave provides connectivity to the heart of Ybor City.

The Tampa market overall is experiencing heavy growth as there is currently over \$20B in commercial development. The overall vision is to create connectivity between The Heights, Downtown Tampa and Ybor City resulting in a walkable downtown core that will create a very desirable place to live, work and play within Tampa.

Site Evaluation



Demographics



POPULATION



1 MI- 17,588
3 MI- 131,227
5 MI- 272,349

AVG HH INCOME



1 MI- \$77,225
3 MI- \$112,480
5 MI- \$110,834

DAYTIME POPULATION



1 MI- 36,391
3 MI- 119,191
5 MI- 231,552

MEDIAN AGE

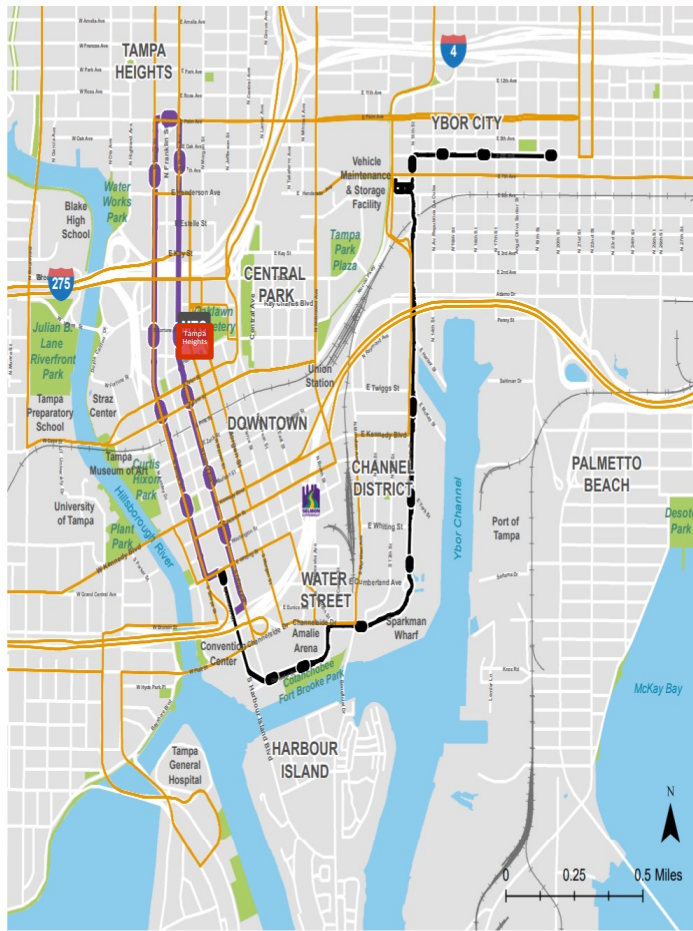


1 MI- 36.1
3 MI- 37.8
5 MI- 38.1

New Proposed Projects



New Projects - Proposed



INVISION TAMPA STREETCAR PROJECT

City of Tampa | Hillsborough County, Florida

- Existing Station Locations (Modernization)
- Existing Alignment (Modernization)
- Proposed Station Locations (Extension)
- Preferred Alignment (Extension)



Teco Ridership Breaks Records in 2023!

- January 2023: 120,000
- December 2022: 119,000
- March 2022: 108,000
- December 2021: 101,000



CENTRAL CITY - YMCA

- Ellison Development
- 110,000sf YMCA
- Rooftop pool
- 447 multifamily units - 10% affordable
- 200-key lifestyle hotel
- Office space
- 100,000sf of retail
- 1,444 parking spaces
- 20,000sf of green space
- Delivery: 2029



Heights 201

- 14 story tower
- 256,000sf Class A Office
- 30,000sf of retail
- Sky Lobby
- Delivery 2-3 years



Moxy Hotel

- 6-story boutique hotel
- 145 bedrooms
- A fitness center, library, expansive bar space, vibrant social spaces, and meeting rooms are proposed in the plans.

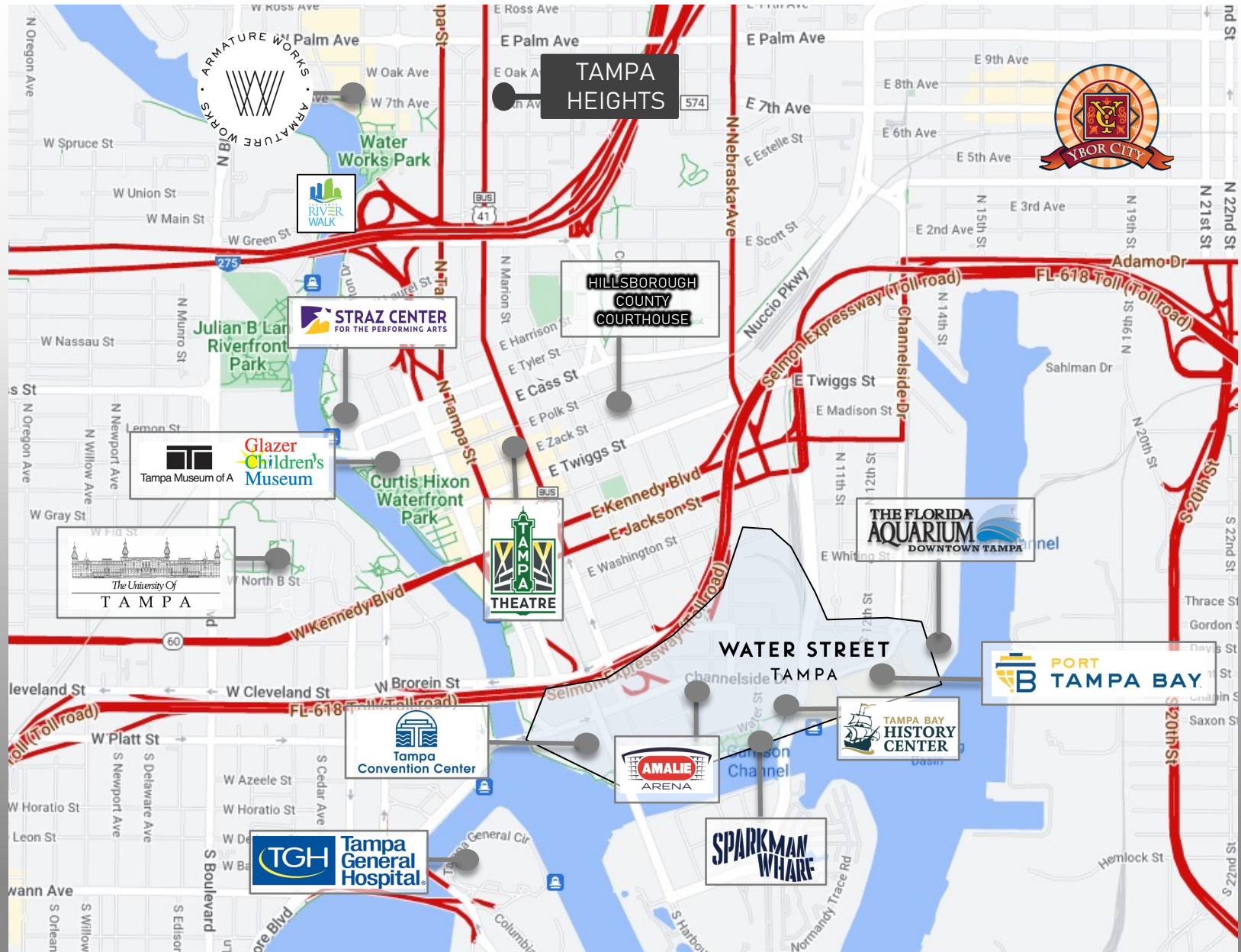
Expanded Retail



Immediate Retail Aerial



Popular Destinations





Tampa Heights

Mixed-Use Retail



LIC. REAL ESTATE BROKER

HANNAH LYNN

ASSOCIATE
(C) 813-399-1904
hannah@acrefl.com

WILLOW FERRELLI

MANAGING PARTNER/BROKER
(C) 407.453.1858
willow@acrefl.com

CENTRAL FLORIDA | 47 E. ROBINSON STREET | SUITE 230 | ORLANDO, FL 32801
WEST COAST FLORIDA | 730 S. STERLING AVENUE | SUITE 212 | TAMPA, FL 33609
OFFICE | (407) 392.2055 | **FAX** | (321) 400.1138 | WWW.ACREFL.COM