

# MAA Breakwater

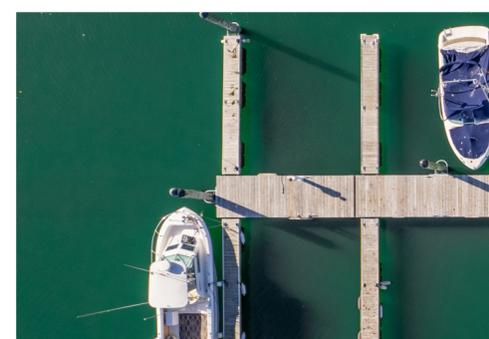
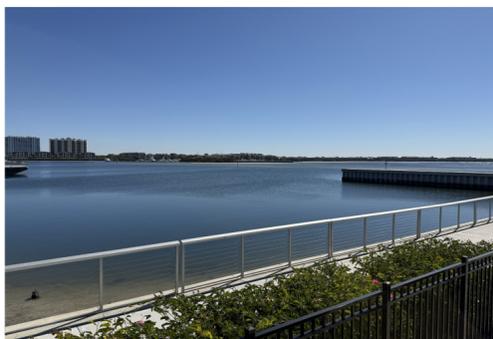
## SOUTH TAMPA WATERFRONT RESTAURANT OPPORTUNITY

AVAILABLE FOR GROUND LEASE, REVERSE BTS, OR SHELL DELIVERY



### CONCEPTUAL RENDERING

TENANT HAS ABILITY TO CONTRIBUTE TO OVERALL BUILDING DESIGN



## TOUR THE PROPERTY

### 5440 TYSON AVE | TAMPA FL 33611

DELIVERING RESTAURANT PAD NOW!

SHELL DELIVERY 12+ MONTHS



WALKABLE  
RESTAURANT  
COMMUNITY



PUBLIC  
BOARDWALK



WATERFRONT  
VIEWS



PUBLIC  
BOAT SLIPS

- > **PUBLIC BOAT SLIPS ON OLD TAMPA BAY!**
- > **ONE PARCEL REMAINING:** 1.21 acres MOL | Approved for up to 6,000 SF under HVAC w/additional outdoor patio
- > Available for Ground Lease, Reverse BTS, or Shell Delivery
- > Waterfront Pad with **Superior Views** of Tampa Bay
- > Rooftop & Large Outdoor Patio Opportunity
- > MAA Breakwater - **495** Luxury Multi-Family Units **Delivering Now**
- > **\$14 MILLION+** Annual Sales per/yr at Adjacent Restaurant
- > **\$193,270** Annual Household Income (within 5 miles)



LIC. REAL ESTATE BROKER

# MASTER SITE PLAN

# WATERFRONT RESTAURANT OPPORTUNITY

- LEGEND**
- 1. SALT SHACK
  - 2. MULTI-FAMILY
  - 3. TOWNHOMES
  - 4. PARK / EVENT SPACE
  - 5. RETAIL
  - 6. AMENITY SPACE
  - 7. PROPOSED DOCKS
  - 8. LINEAR PARKS



FUTURE BAHIA - The Play Ball Restaurant Group, in partnership with acclaimed Chef Ponte restaurants (On Swann, Olivia, and Ponte), is bringing Bahia, an elevated seafood concept, to Parcel 1

**WRAPAROUND BOARDWALK**

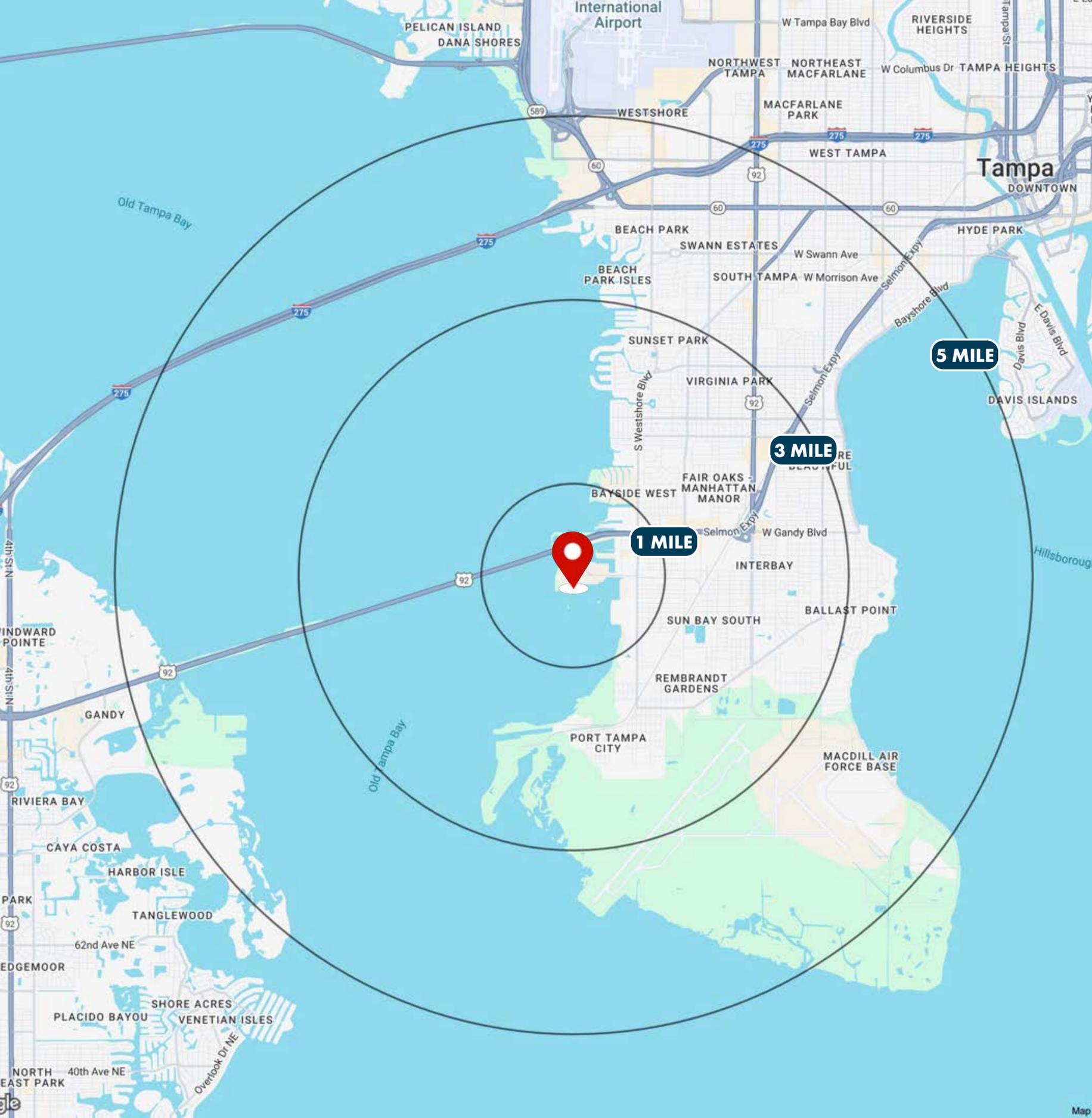


**PUBLIC BOAT SLIPS**



OLD TAMPA BAY





# DEMOGRAPHICS

## EXCEPTIONALLY HIGH HOUSEHOLD INCOMES

**\$193,270** AVERAGE HH INCOME (2025)  
(5 MILE RADIUS)

Average household income within five miles totals \$193,270; this is among the highest income brackets in Tampa Bay.



### POPULATION

1 MI	6,860
3 MI	62,145
5 MI	105,563
10 MIN	60,138



### AVG HH INCOME

1 MI	\$140,429
3 MI	\$163,907
5 MI	<b>\$193,270</b>
10 MIN	\$166,823



### MEDIAN AGE

1 MI	41.9
3 MI	38.3
5 MI	39.0
10 MIN	39.0

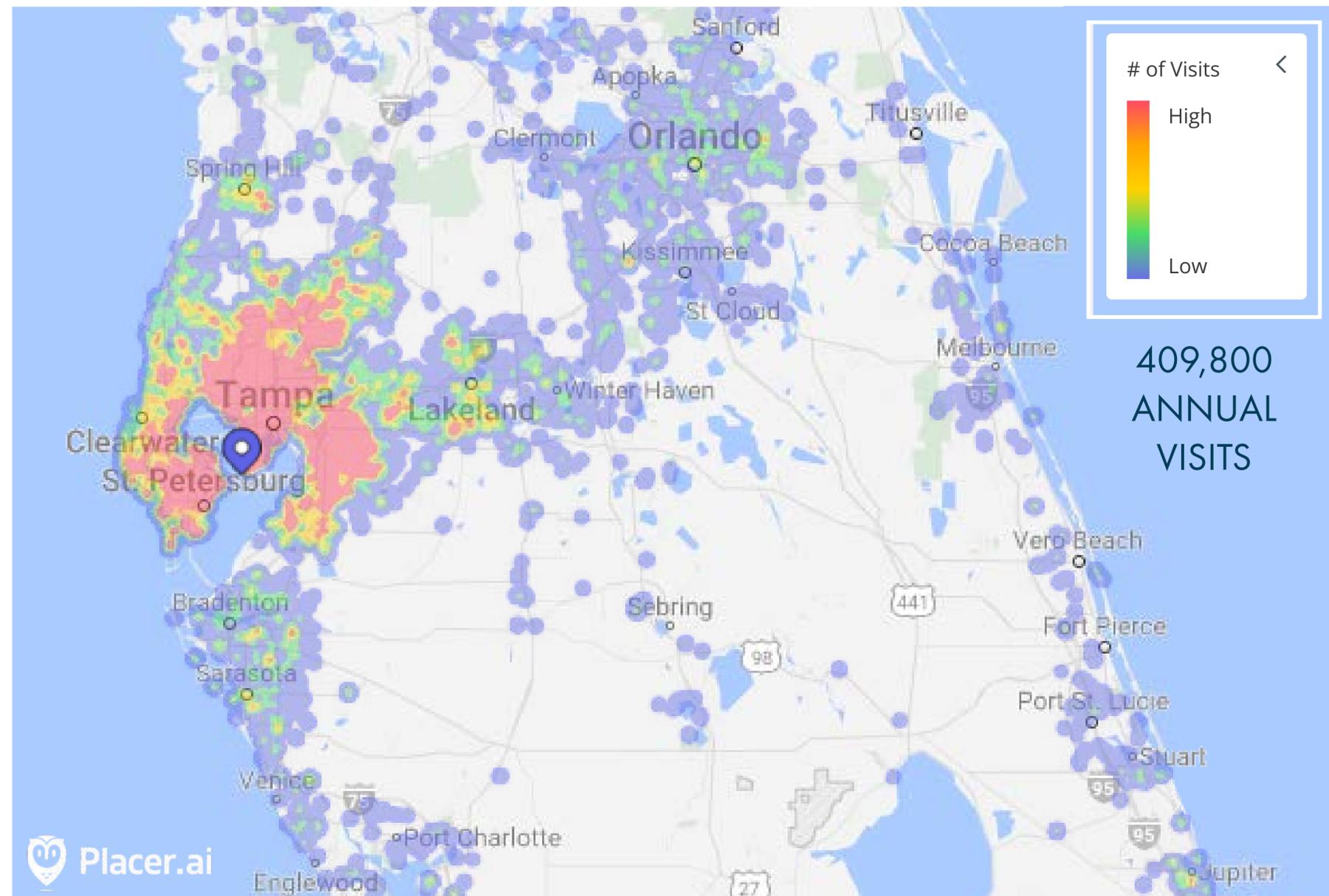
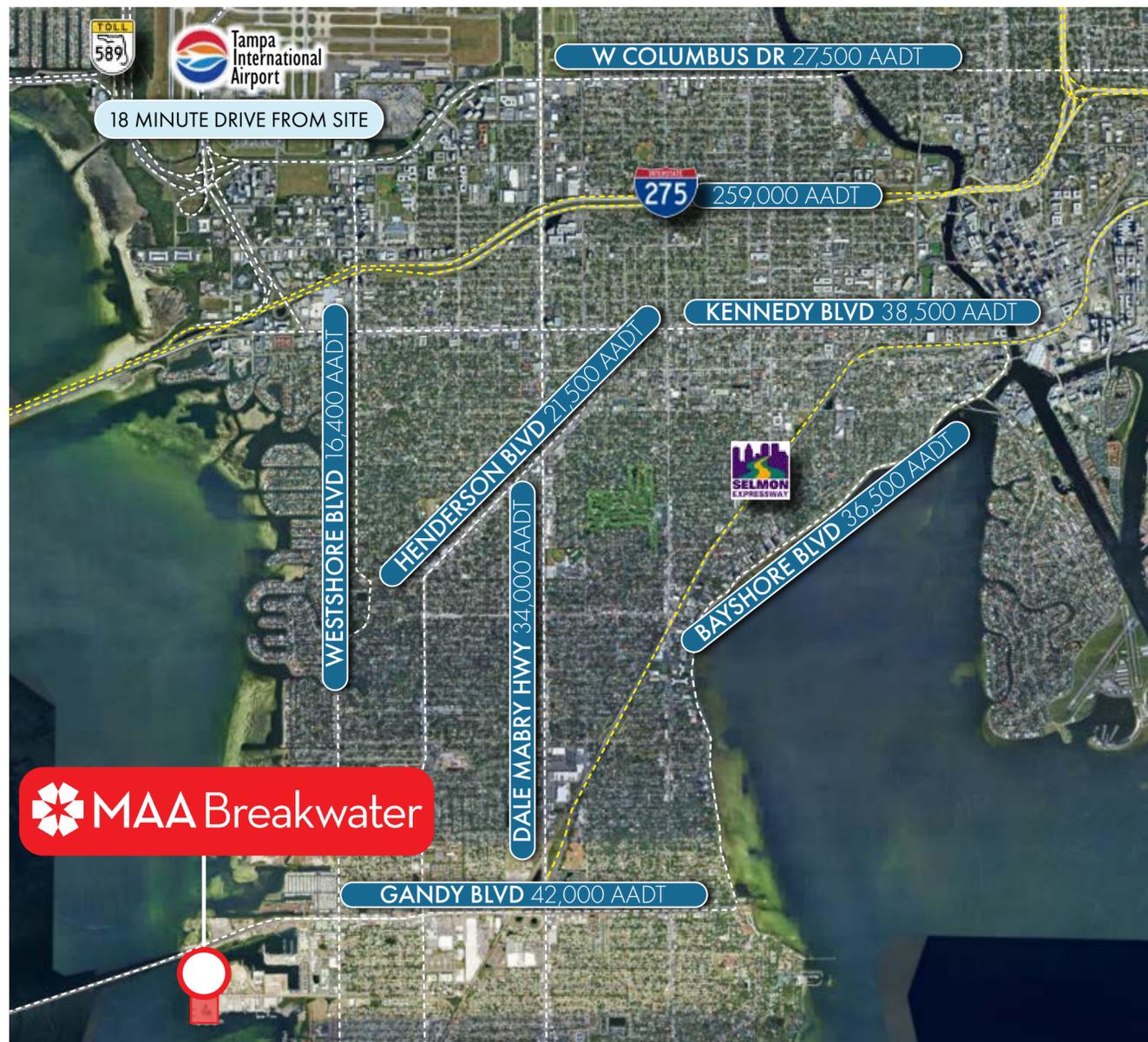


### DAYTIME POPULATION

1 MI	3,813
3 MI	31,684
5 MI	104,686
10 MIN	32,773

# WELCOME TO MAA Breakwater

South Tampa Waterfront Restaurant Opportunity | Available for Ground Lease, Reverse BTS, or Shell Delivery



# EXPERIENCE THE GROWTH

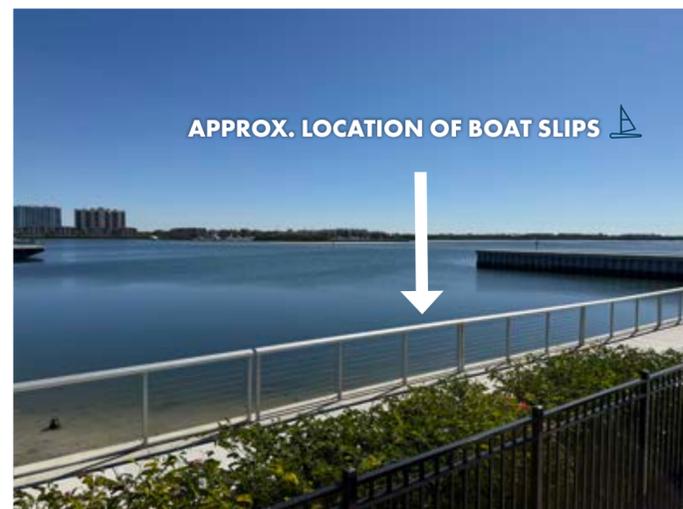


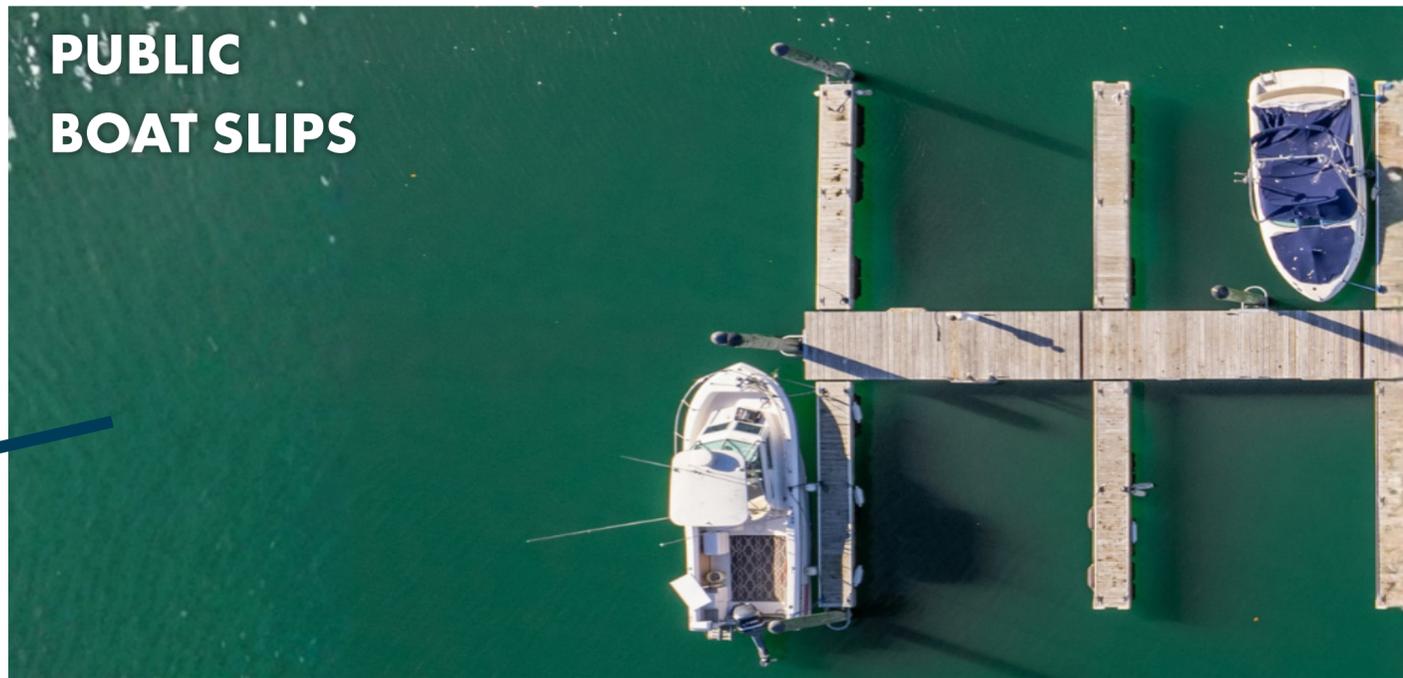
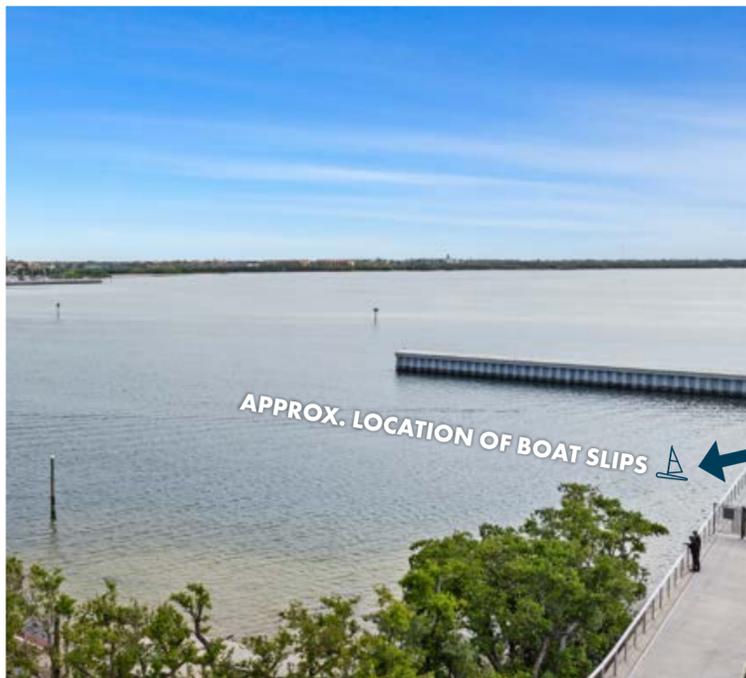
DEVELOPMENT	UNITS	DEVELOPMENT	UNITS	DEVELOPMENT	UNITS
1 <b>MAA BREAKWATER</b>	<b>495</b>	6 <b>WCI LUXURY TOWNHOMES</b>	160	12 <b>CORTLAND BOWERY</b>	608
2 <b>TYSON POINT</b>	<b>625</b>	7 <b>BAINBRIDGE APARTMENTS</b>	351	13 <b>CAMDEN PRESERVE APARTMENTS</b>	276
3 <b>MARINA POINT LUXURY CONDOS</b>	350+	8 <b>WESTSHORE FLATS</b>	48	14 <b>TYSON MARINA</b>	<b>225</b>
4 <b>BROADSTONE MARINA BAY</b>	<b>325</b>	9 <b>ALTON WESTSHORE</b>	192	15 <b>AQUA AT WESTSHORE YACHT CLUB</b>	<b>77</b>
5 <b>TOWN WESTSHORE APARTMENTS</b>	396	10 <b>WESTSHORE YACHT CLUB</b>	506	16 <b>WESTSHORE CITYHOMES</b>	<b>25</b>
		11 <b>CORTLAND WESTSHORE</b>	587	17 <b>THE ISLES</b>	<b>67</b>
				<b>TOTAL UNITS:</b>	<b>5,313</b>



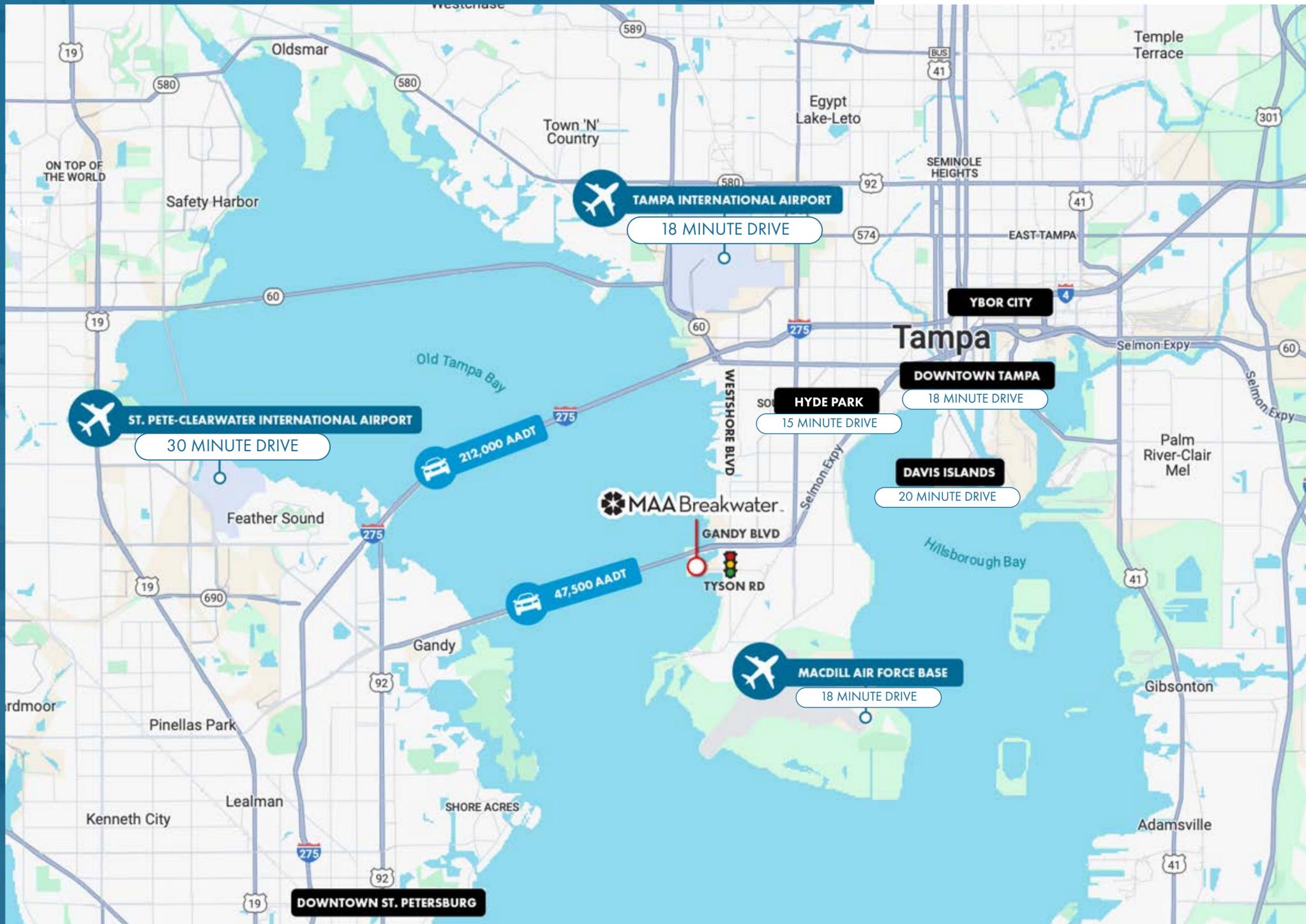
## VIEWPOINTS PARCEL 2

- > Wide water views
- > Public boat slips
- > 5'-7' rooftop elevation permitted
- > 2 story/rooftop permitted





# CONNECTIVITY MAP



Strategically located near Westshore Marina District and the Gandy Bridge corridor, MAA Breakwater offers unmatched connectivity across the Tampa Bay region — just minutes from Downtown Tampa, St. Petersburg, MacDill Air Force Base, and Bayshore Boulevard. The site benefits from convenient access to Gandy Blvd., Westshore Blvd., and the Selmon Expressway, ensuring exceptional visibility and accessibility for both local residents and destination diners.

Surrounded by affluent neighborhoods, robust daytime traffic, and steady residential growth, MAA Breakwater provides the perfect setting for a waterfront dining experience that captures the vibrancy of South Tampa living.

# SITE HIGHLIGHTS

*& opportunities*

Tampa was voted one of the best cities for staycations in 2024 by WalletHub, thanks to its mix of vibrant city vibes and relaxing coastal charm.

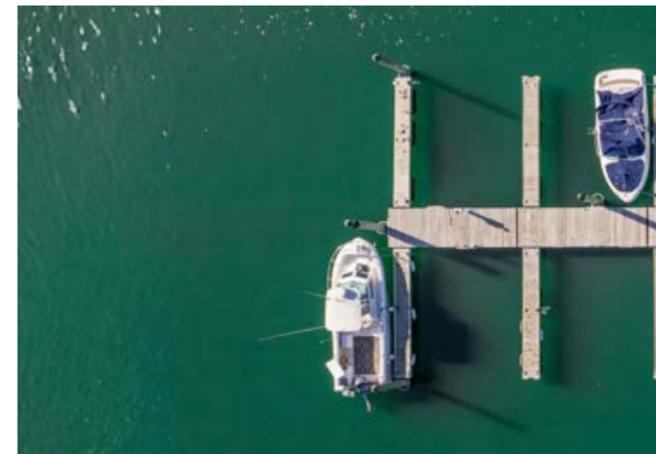
LARGE OUTDOOR PATIO and/or ROOFTOP  
**OPPORTUNITY AVAILABLE**



WRAP AROUND  
**PUBLIC BOARDWALK**



PUBLIC  
**BOAT SLIPS**



WALKABLE  
**RESTAURANT COMMUNITY**





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**MANAGING PARTNER + BROKER**  
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