

MAA Breakwater

SOUTH TAMPA WATERFRONT RESTAURANT OPPORTUNITY

AVAILABLE FOR GROUND LEASE, REVERSE BTS, OR SHELL DELIVERY

TOUR THE PROPERTY 

- > **ONE PARCEL REMAINING:** 1.21 acres MOL
- > Available for Ground Lease, Reverse BTS, or Shell Delivery
- > Waterfront Pad with **Superior Views** of Tampa Bay
- > MAA Breakwater - **495** luxury multi-family units **delivering now**
- > **\$14 MILLION+** Annual Sales per/yr at Adjacent Restaurant
- > **\$180,893** Annual Household Income (within 5 miles)



ROOFTOP
OPPORTUNITY



PUBLIC
BOARDWALK



WATERFRONT
VIEWS



PUBLIC
BOAT SLIPS

5440 TYSON AVE | TAMPA FL 33611
DELIVERING RESTAURANT PAD NOW!



LIC. REAL ESTATE BROKER

MASTER SITE PLAN

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

SALT SHACK



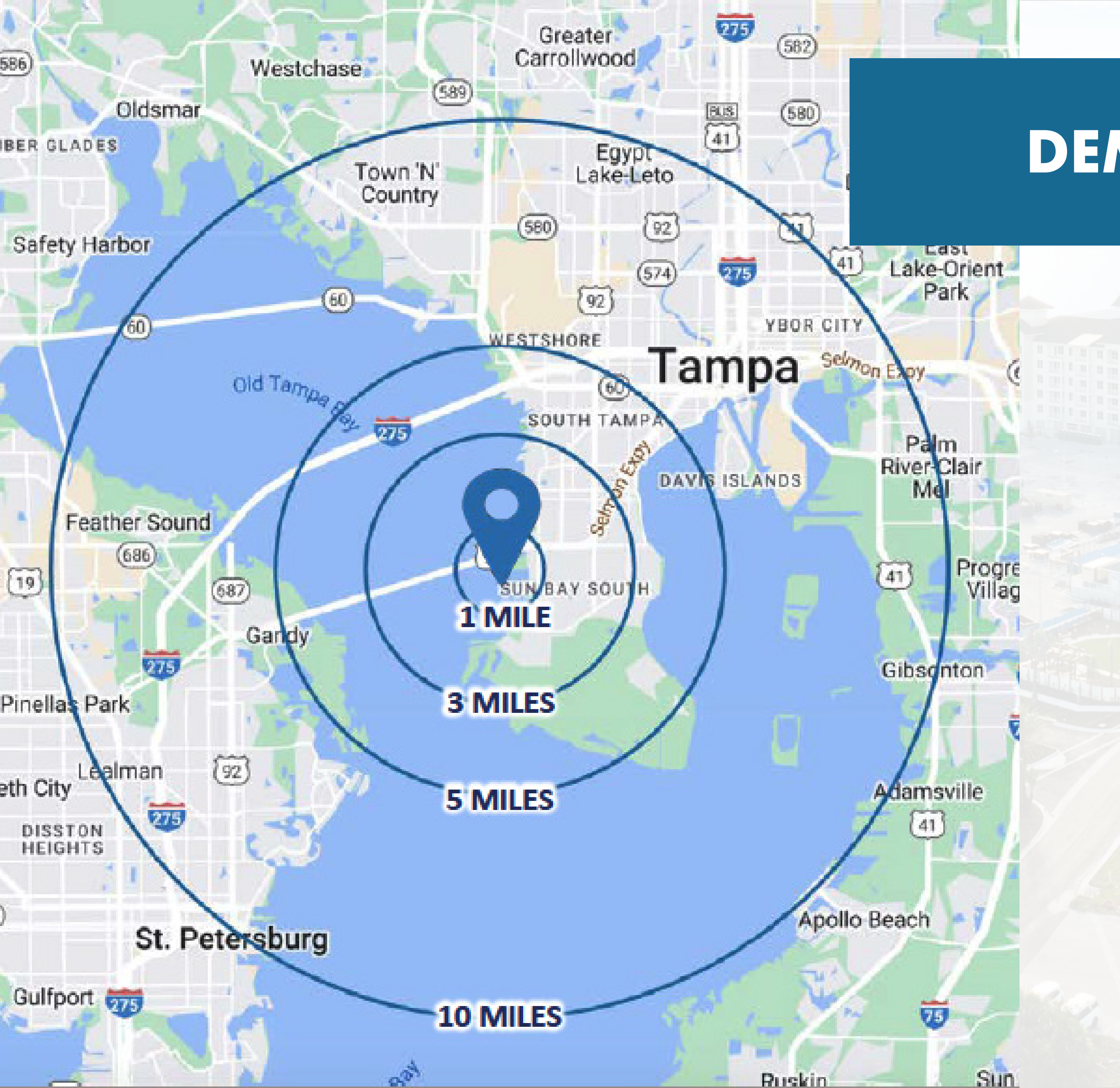
FUTURE BAHIA - The Play Ball Restaurant Group, in partnership with acclaimed Chef Ponte restaurants (On Swann, Olivia, and Ponte), is bringing Bahia, an elevated seafood concept, to Parcel 1

WRAPAROUND BOARDWALK

WATERFRONT RESTAURANT OPPORTUNITY



DEMOGRAPHICS



POPULATION

1 MI	4,202
3 MI	56,933
5 MI	102,775
10 MI	487,694



AVG HH INCOME

1 MI	\$168,021
3 MI	\$144,251
5 MI	\$180,893
10 MI	\$125,667



MEDIAN AGE

1 MI	43.1
3 MI	38.4
5 MI	39.3
10 MI	39.2

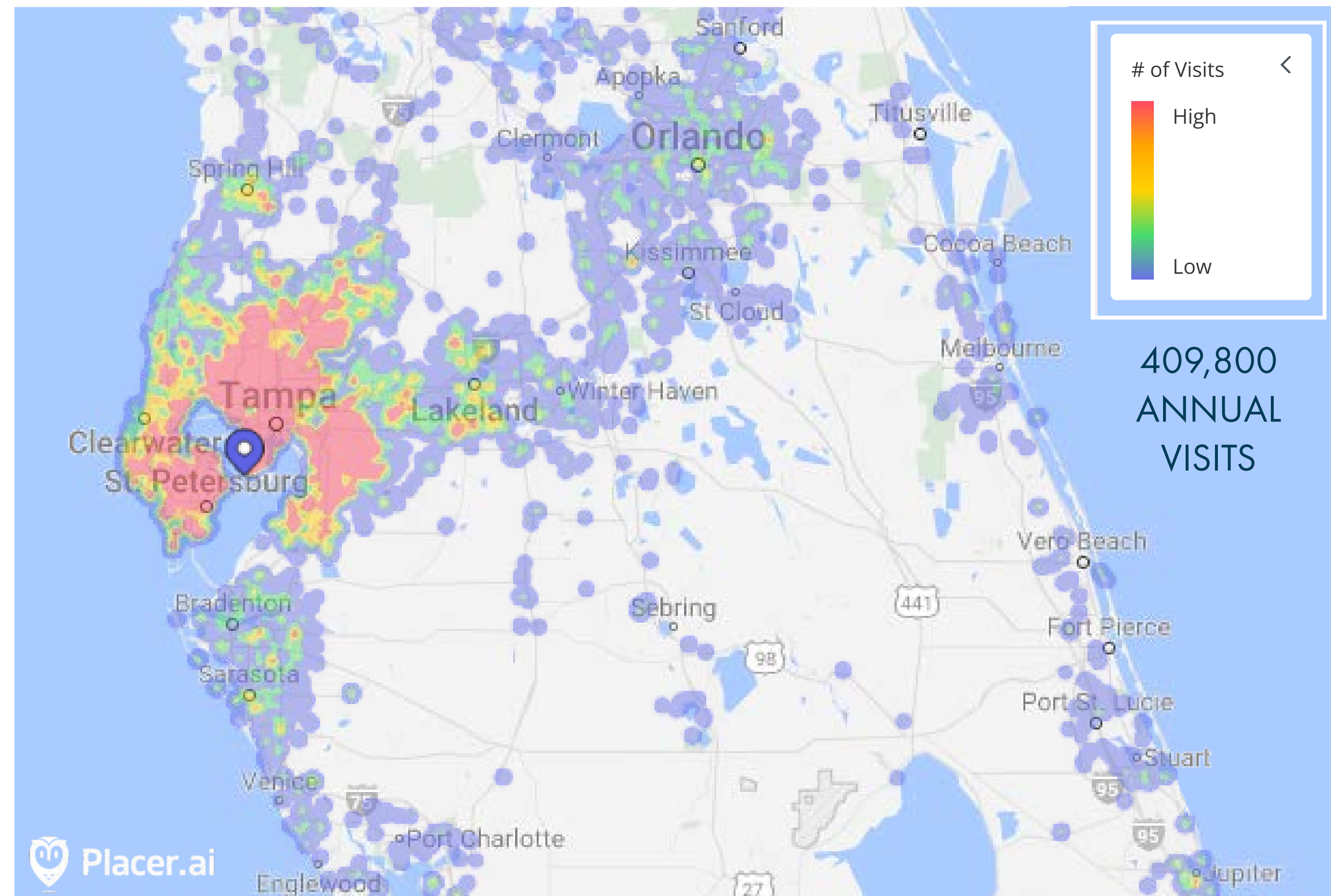
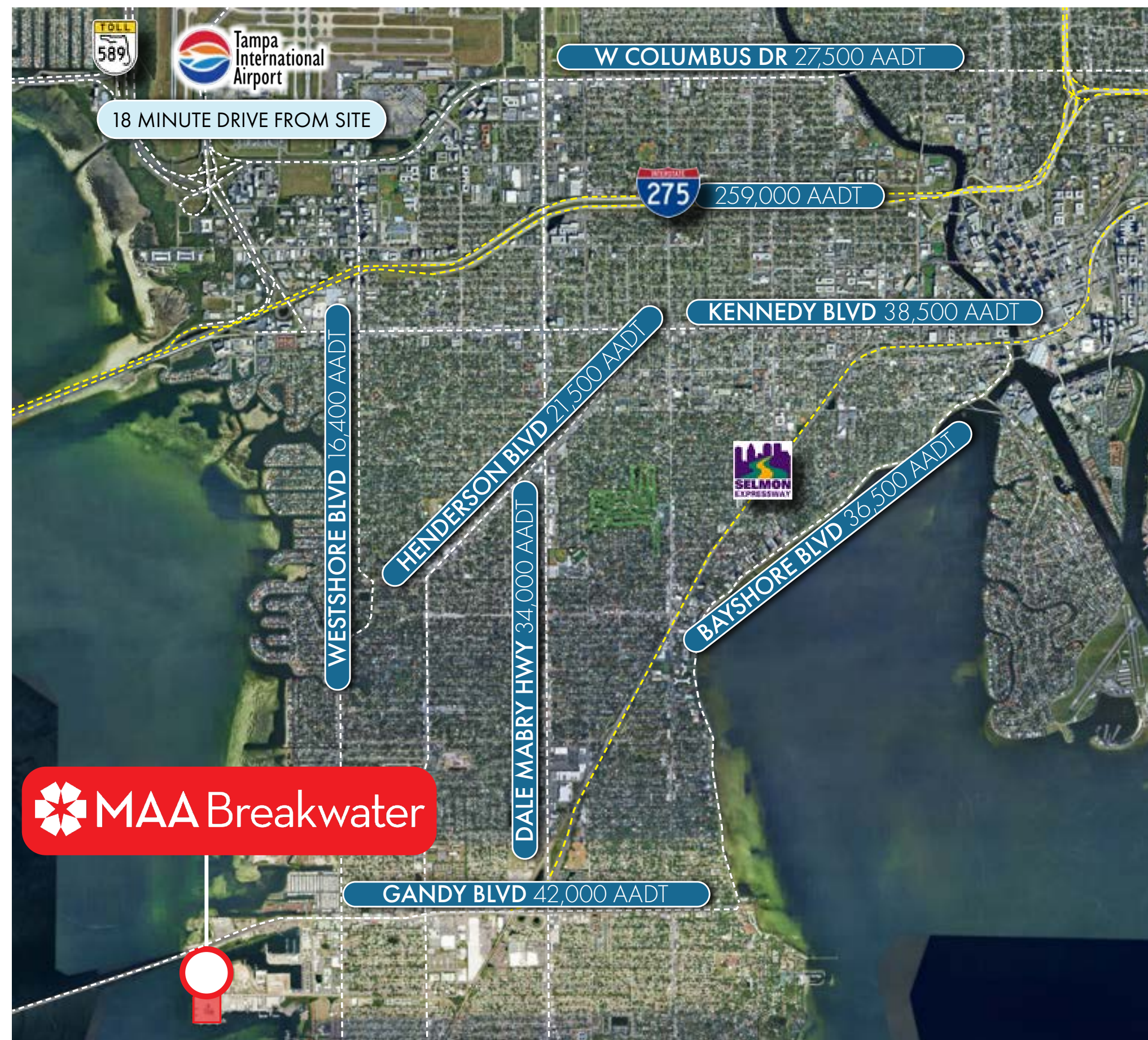


DAYTIME POPULATION

1 MI	1,845
3 MI	15,080
5 MI	75,920
10 MI	386,115

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



VIEWPOINTS PARCEL 2

- › Wide water views
- › 5'-7' rooftop elevation permitted
- › 2 story/rooftop permitted

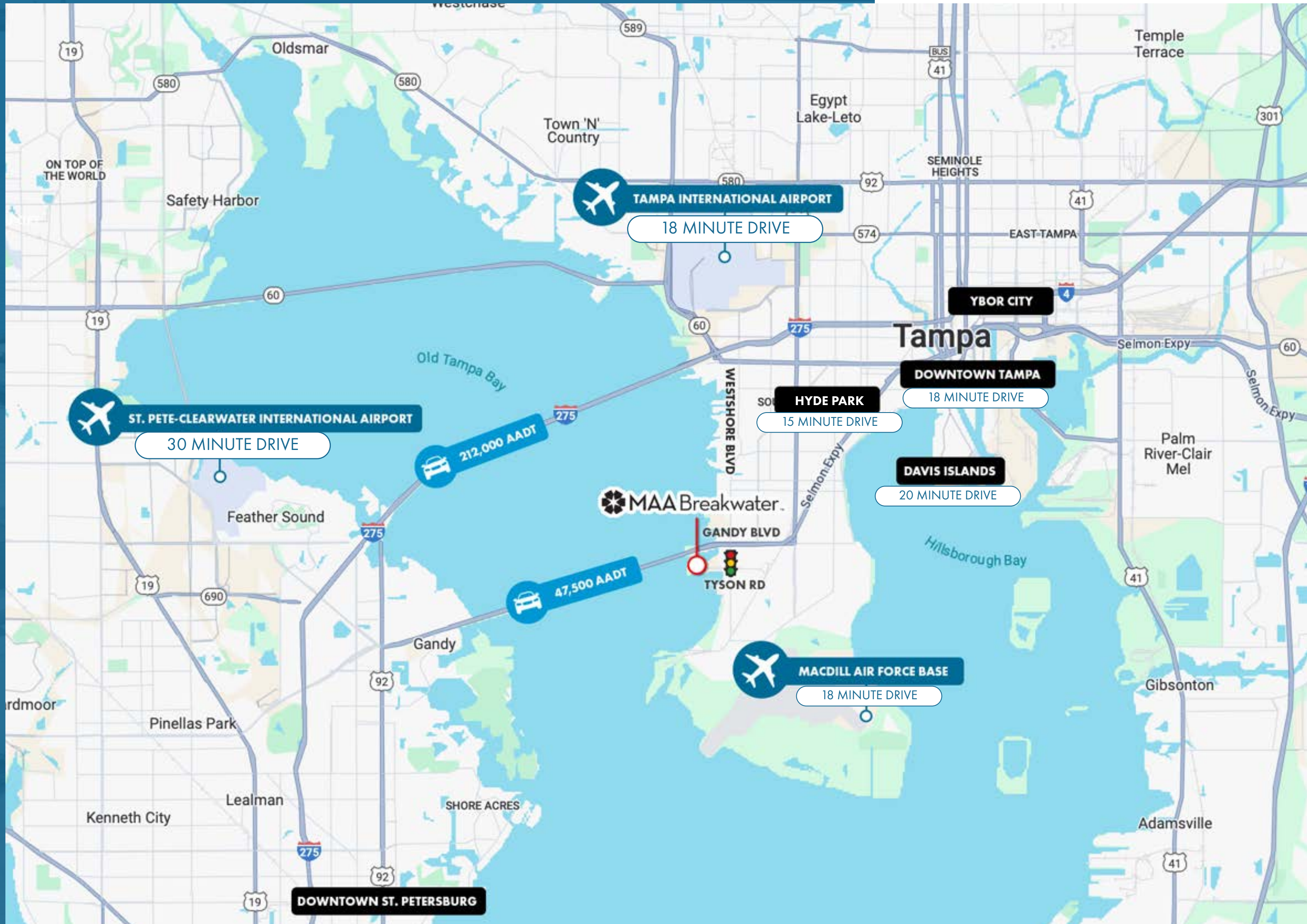




CONNECTIVITY MAP

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
OPPORTUNITIES AVAILABLE



WRAP AROUND
PUBLIC BOARDWALK



TOURISM
OASIS





WILLOW FERRELLI

MANAGING PARTNER + BROKER

WILLOW@ACREFL.COM

(407) 453-1858

This presentation is provided for informational purposes only and does not constitute legal, financial, or investment advice. It is intended solely to provide general information about the properties and services offered by ACRE Commercial, its affiliates, partners, and subsidiaries. All information contained herein is obtained from sources deemed reliable; however, we make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of any information provided. Prospective buyers, sellers, landlords, tenants, investors, or other parties should conduct their own due diligence and consult with appropriate professionals (including legal, financial, and real estate advisors) before making any decisions or entering into any agreements. ©2025. All rights reserved.

