

AVE

TAMPA RIVERWALK

105 WEST TYLER STREET | TAMPA, FL 33602

3,742 SF
EXISTING
RESTAURANT
SPACE!

PRIME RESTAURANT SPACE IN THE CENTER OF DOWNTOWN TAMPA'S BEST DESTINATIONS



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FOLLOW US, WE'RE VERY SOCIAL!





CENTRAL | WALKABLE | CURATED



3,742 SF
2nd Gen. Restaurant

Located at the corner of
Ashley Drive just off I-275
Boasting traffic counts of
40,000 VPD

Located on the Ground Floor of high-end
AVE Tampa Riverwalk mixed-use development
featuring 353 residential units



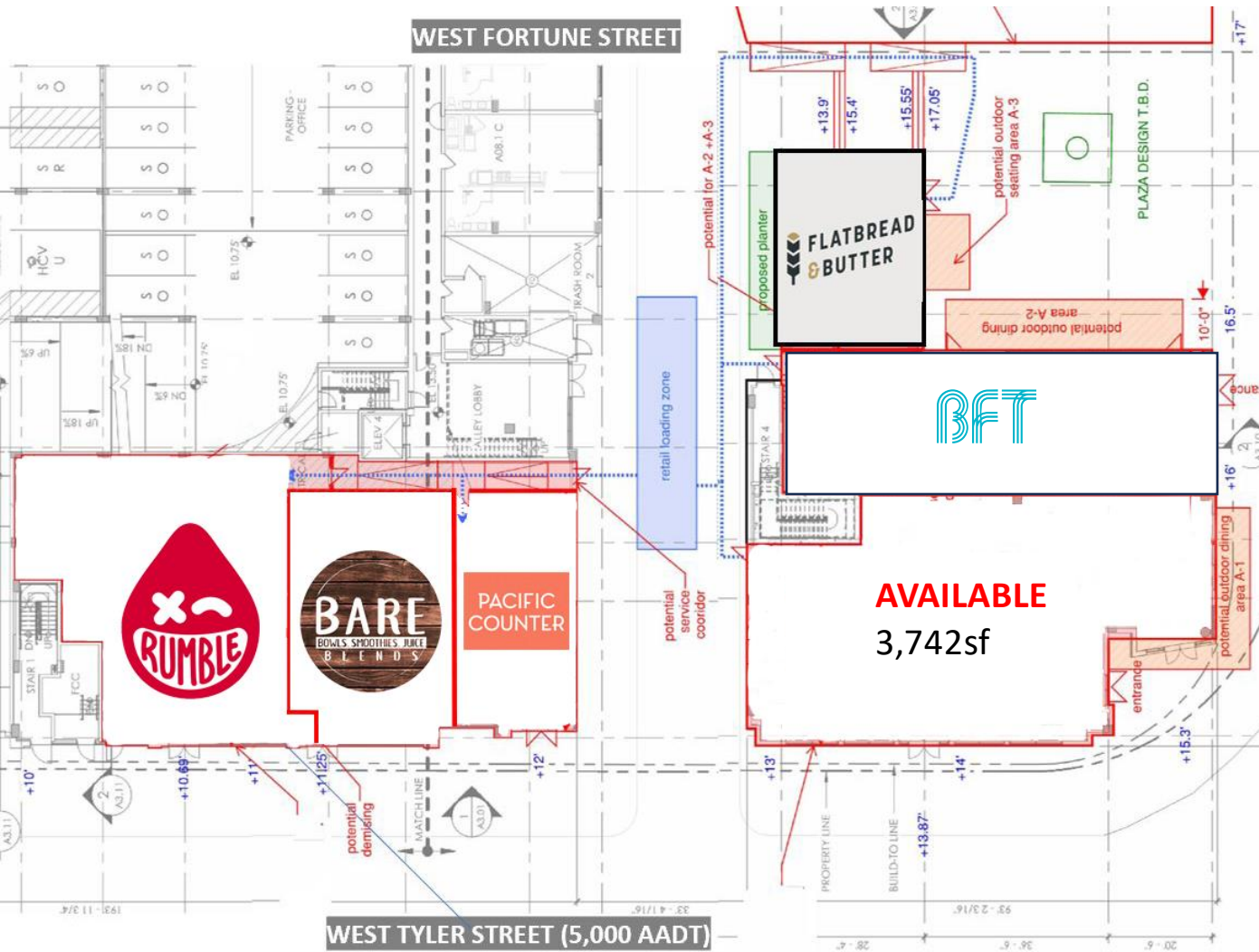
91
Walkability
Score



8,000+
Apartments Within
Walking Distance



40
Retail-Specific
Parking Spaces



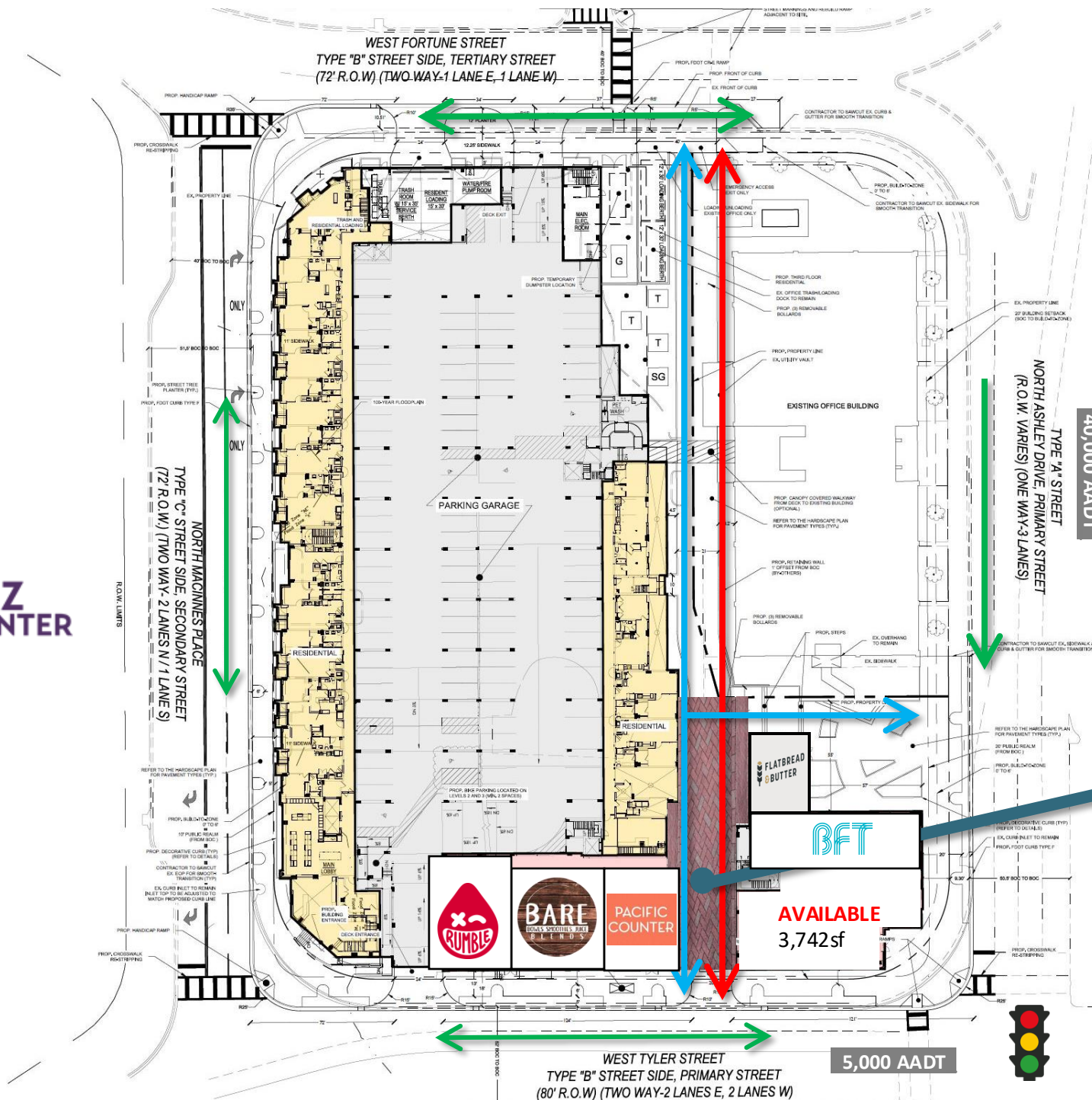
STEPS FROM

- Straz Performing Arts Center
- Tampa Riverwalk
- Curtis Hixon Park
- Armature Works
- The Heights District
- Tampa Convention Center
- Tampa Museum of Art
- Glazer Children's Museum
- Tampa Theatre
- Amalie Arena
- University of Tampa

3,724 SF GROUND FLOOR 2nd GEN RESTAURANT

with frontage on Tyler Street and Ashley Ave

	1 MILE	3 MILE	5 MILE
POPULATION	28,305	128,245	259,400
AVG HH INCOME	\$108,919	\$139,959	\$135,636
SURROUNDING BUSINESS	4,891	15,566	28,938
DAYTIME POPULATION	55,565	153,706	297,318





STREET PARKING

279 SPACES
WITHIN A
5 MIN WALK



PAY
STATIONS



PARKING GARAGE

WM. POE
GARAGE
932 SPACES

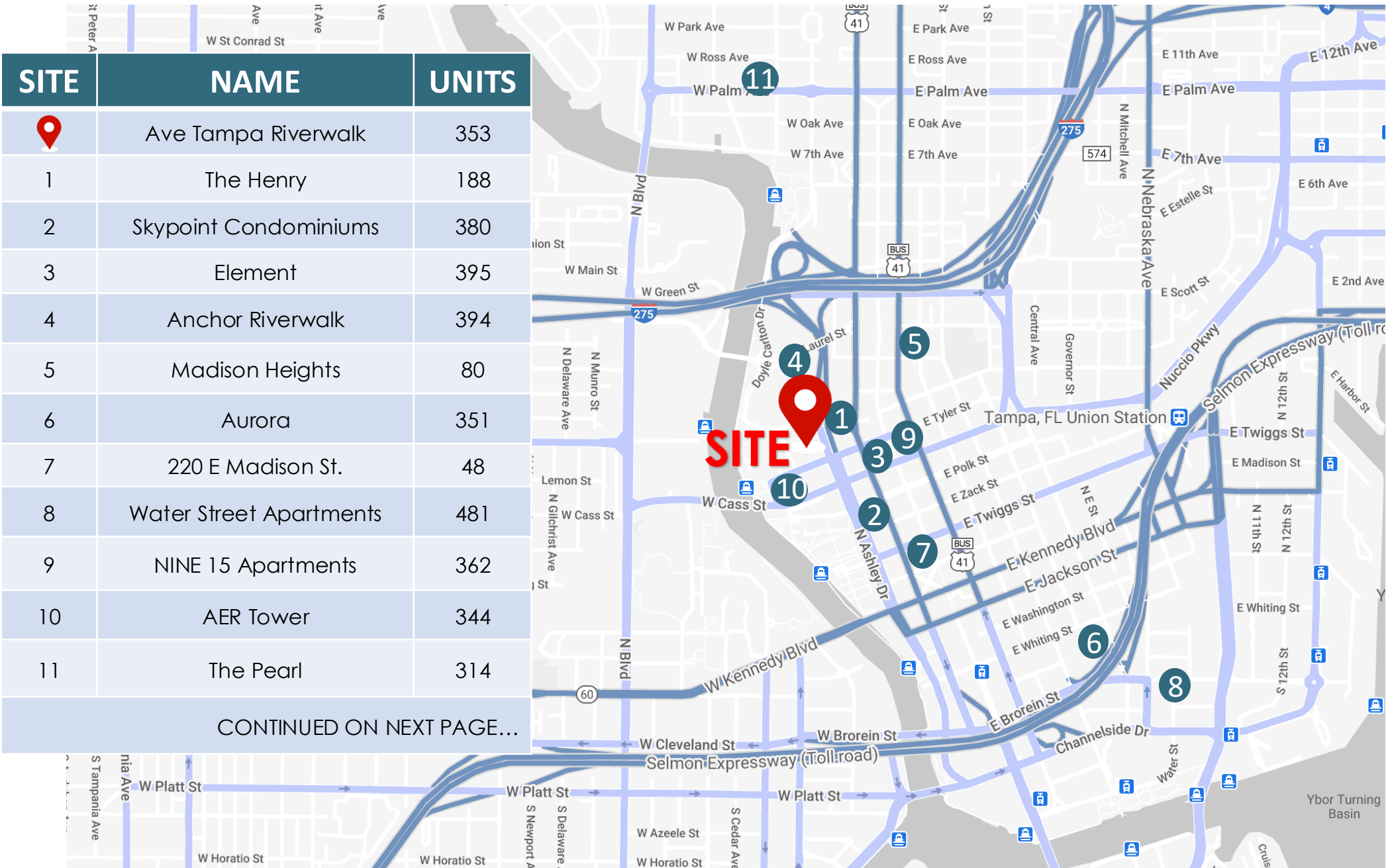
REGIONAL
ROYAL LOT
315 SPACES

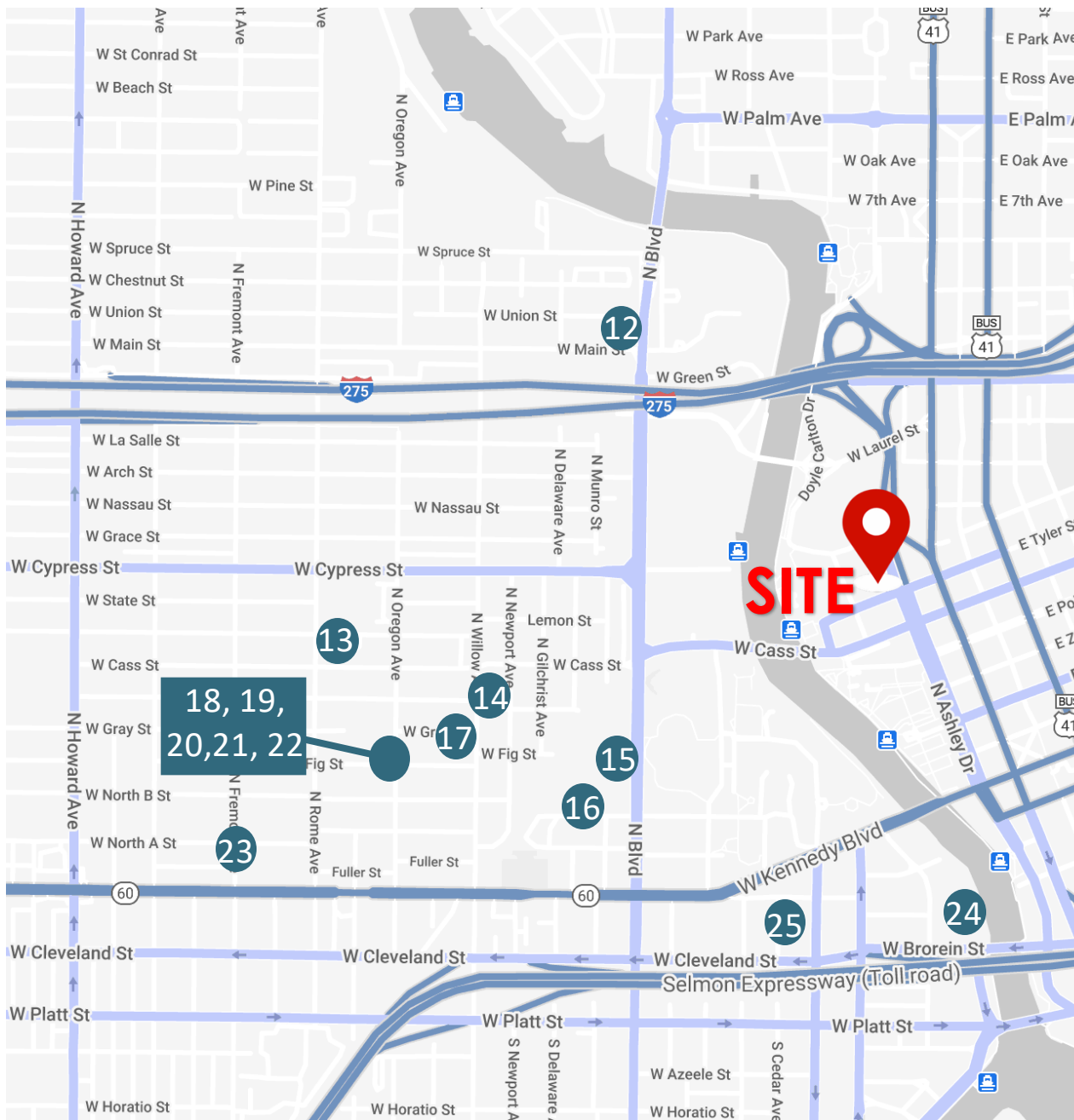


PAID PARKING LOTS

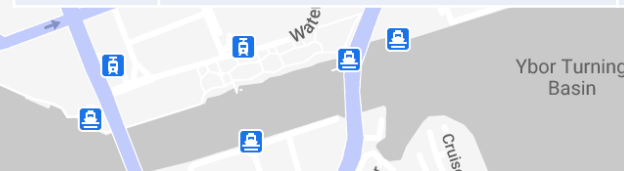
1,167 SPACES
WITHIN 5 MIN.
IN PAID LOTS





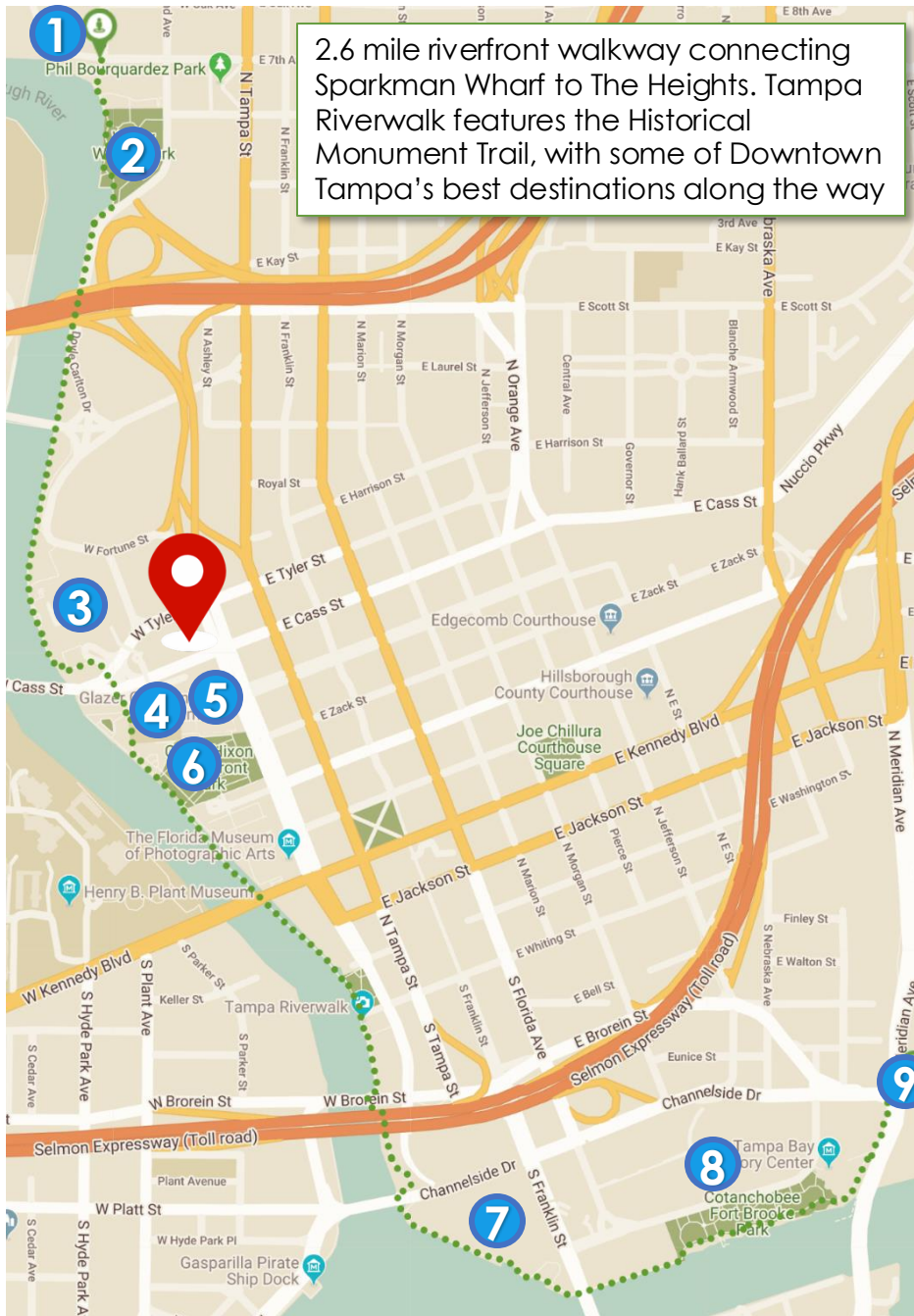


SITE	NAME	UNITS
	Ave Tampa Riverwalk	353
12	Related- West River	1,636
13	Vintage Lofts at West End	249
14	Jade at North Hyde Park	192
15	Niche	251
16	Apella	150
17	Fortune 1895	13
18	View at North Hyde Park	37
19	Cardinal Point Townhomes	23
20	NOHO Flats	311
21	Havana Square	274
22	NOHO Square	226
23	Hyde Park Flats	11
24	Arrabelle Riverwalk	400
25	Altis Grand Central	314
TOTAL UNITS		8,450+



TAMPA RIVERWALK

2.6 mile riverfront walkway connecting Sparkman Wharf to The Heights. Tampa Riverwalk features the Historical Monument Trail, with some of Downtown Tampa's best destinations along the way



ARMATURE WORKS - The Heights' Premier community destination with Innovative eateries, Heights Public Market, event venues, coworking Spaces & more!



WATERWORKS PARK - One of the urban redevelopments with an open lawn, splash pad, amphitheater, dog park, garden and the famed Ulele restaurant.



THE STRAZ - The largest performing arts center in the Southeast, hosting Broadway, opera, performances, & events!



TAMPA MUSEUM OF ART & GLAZER CHILDREN'S MUSEUM



CURTIS HIXON PARK - 8 AC featuring public boat dock, playground, amphitheater, & popular community events!



TAMPA CONVENTION CENTER - 600k SF with an exhibit hall, ballrooms, 36 meeting rooms & more. Hosts over 300 events per year!



AMALIE ARENA - Home of the Tampa Bay Lightning and venue to concerts & events. Over 2.6 million annual visitors



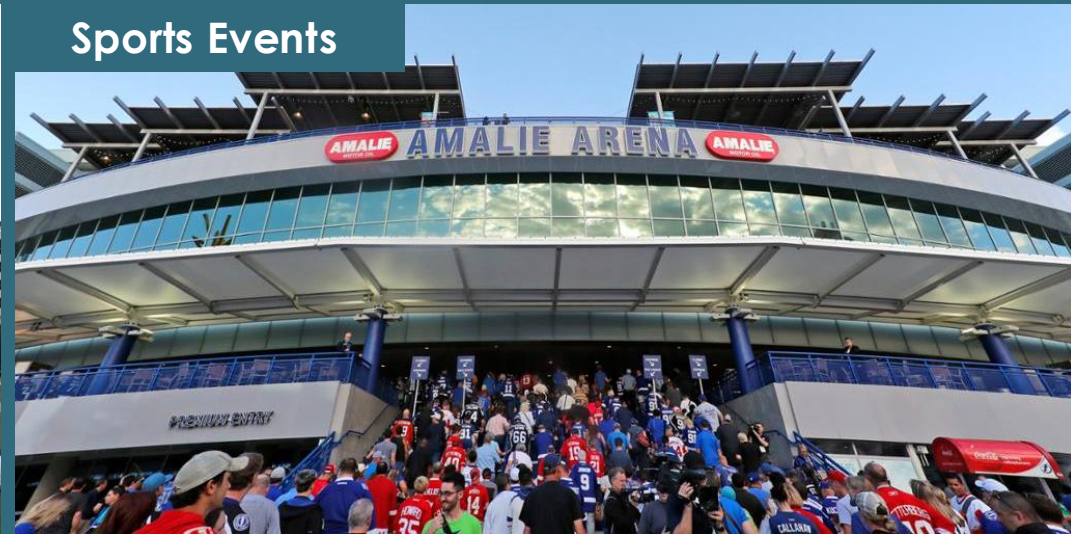
SPARKMAN WHARF - Tampa's new outdoor destination with a dining garden of Tampa's best restaurants, Fermented Reality Biergarten, and new Splitsville bowling.



Outdoor Enjoyment



Dining



Sports Events



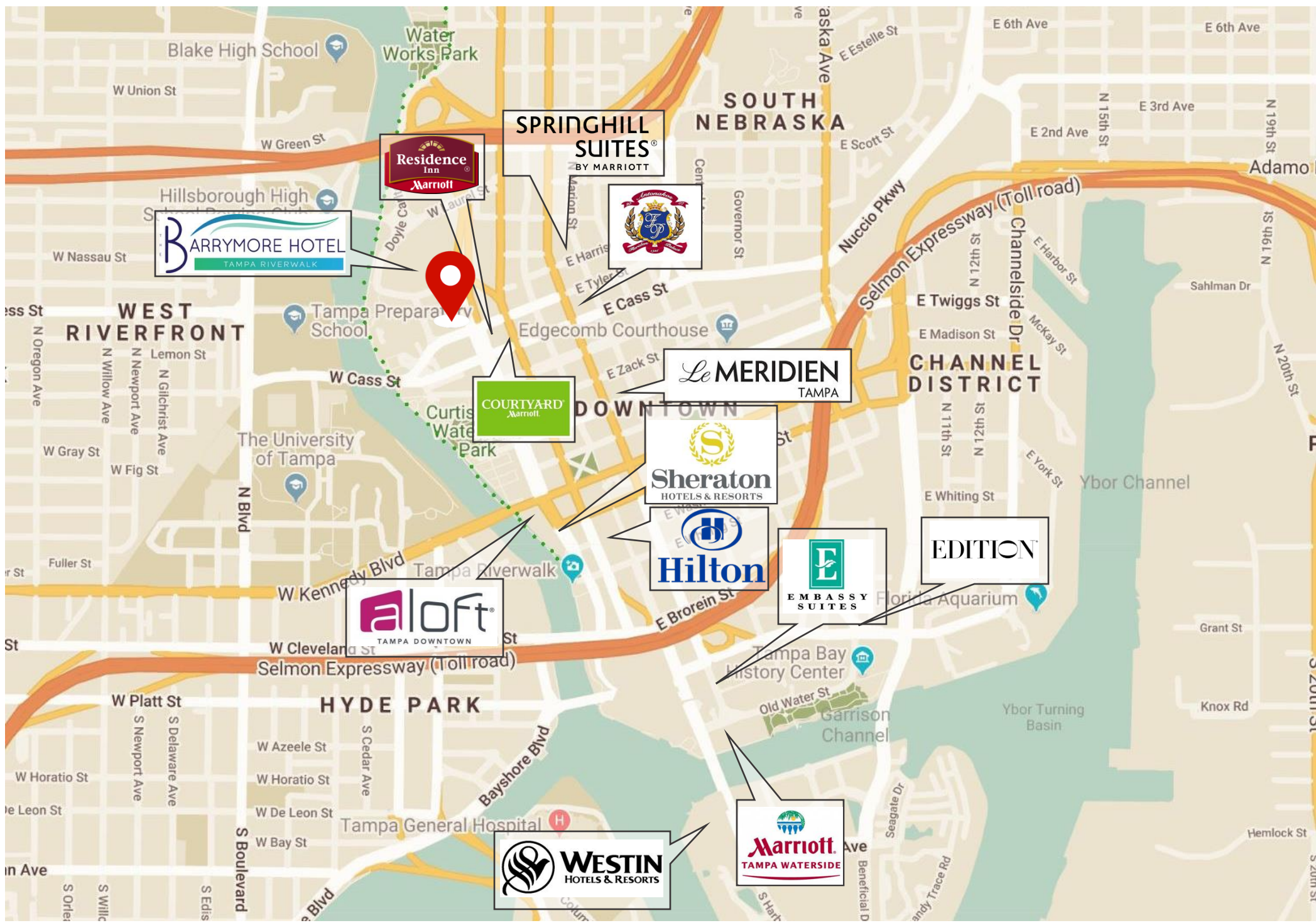
Holiday Celebrations



Museums







- **6,148,384 SF** Commercial Space
- **600,000 SF** Convention Center
- **3,600** Hotel Rooms
- **180+** Dining Options
- **300+** Fortune 500 Jobs
- **75+** Startups



**SECOND
GREATEST
CITY IN THE
USA TO START
A BUSINESS**

W WalletHub (2024)





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