

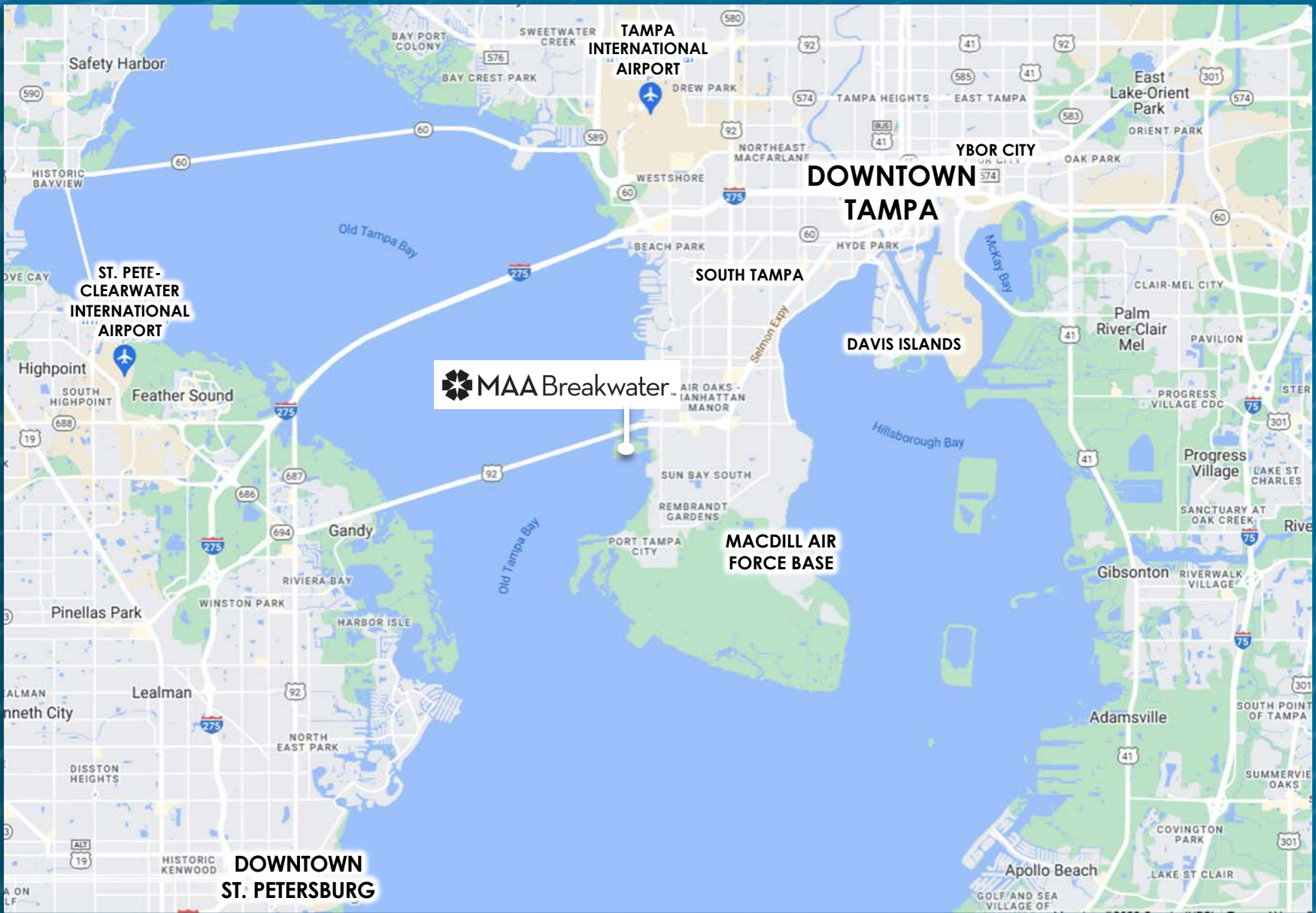


*Prime Tampa Waterfront Restaurant
Ground Lease Opportunities*



5440 TYSON AVE | TAMPA FL 33611





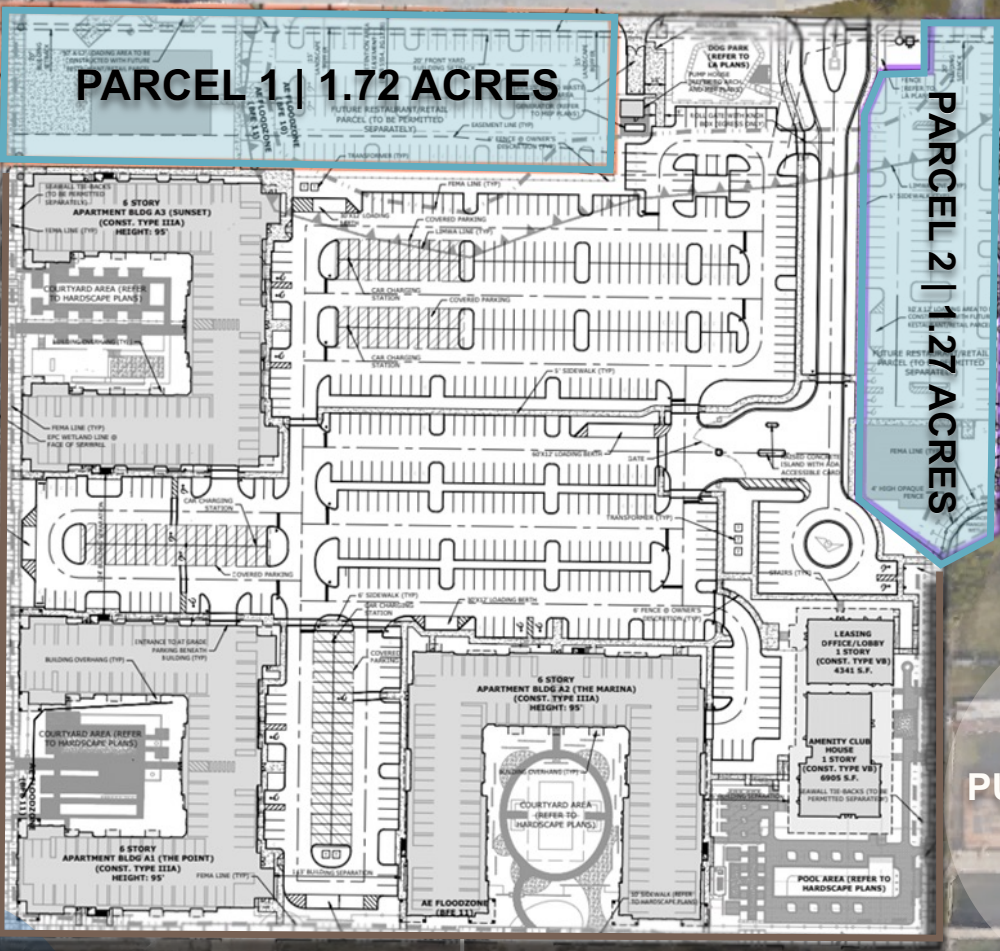
Accessible by Land and Sea

**TWO AMAZING WATERFRONT RESTAURANT
PAD OPPORTUNITIES**



Project Plan

OLD TAMPA BAY



PARCEL 1 | 1.72 ACRES

PARCEL 2 | 1.27 ACRES

PUBLIC BOARDWALK

PUBLIC BOAT SLIPS



OLD TAMPA BAY

Viewpoints Parcel 1



Viewpoints Parcel 2



- WIDE WATER VIEWS
- BUILDING WILL BE AT 5'-7' ELEVATION
- 2 STORY/ROOFTOP PERMITTED

Site Highlights

SUNSET VIEWS



ROOFTOP

OPPORTUNITY



BOARDWALK

AFFLUENT

\$161,889

5 MILE
AVERAGE
INCOME

DEMOGRAPHICS

WRAP AROUND PUBLIC



TOURISM OASIS

TAMPA BAY VOTED
AS A TOP
DESTINATION TO
TRAVEL IN SUMMER
2023

W

WalletHub



PUBLIC BOAT SLIPS

Surrounding Retail



SALT SHACK LISTED AMONG NEW YORK TIMES' 50 BEST RESTAURANTS IN THE NATION IN 2023



SAND SURF CO.

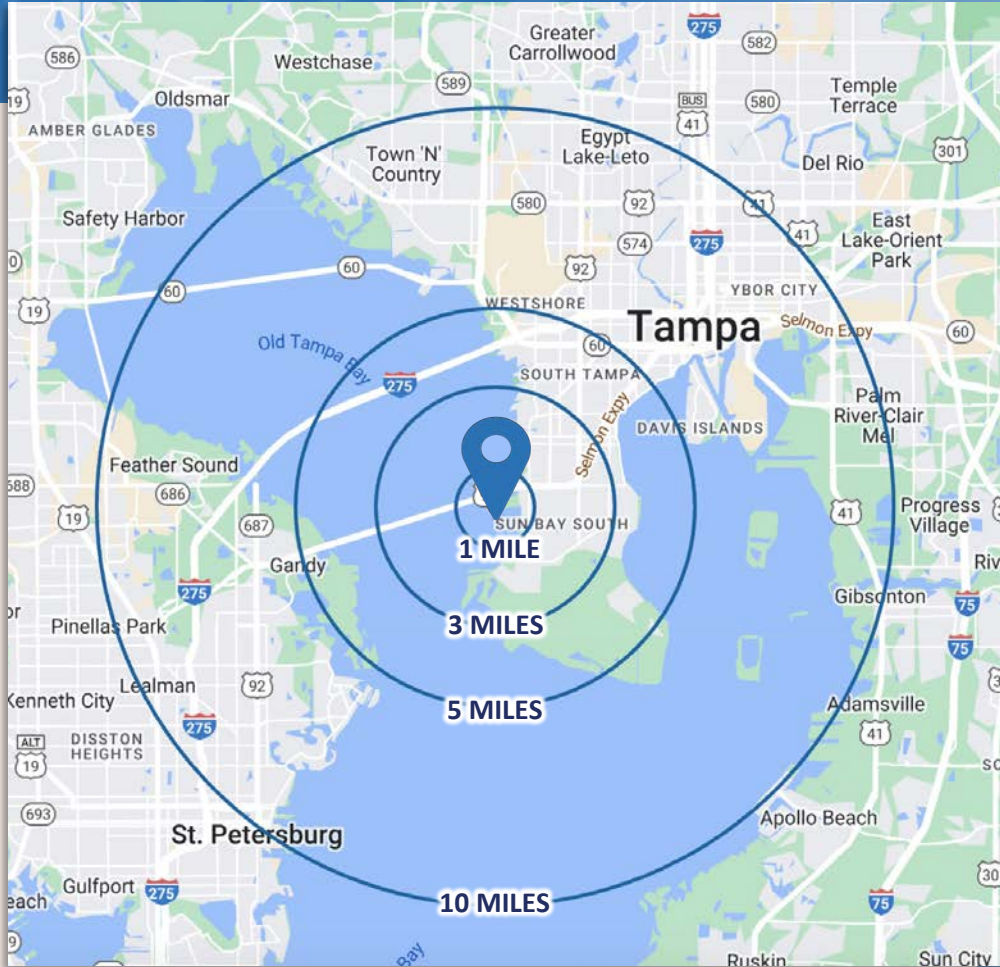


CRU
CELLARS

DINE · DRINK · DISCOVER



Demographics



POPULATION

1 MI- 3,564
3 MI- 55,960
5 MI- 100,136
10 MI- 483,462



AVG HH INCOME

1 MI- \$164,637
3 MI- \$132,356
5 MI- \$161,899
10 MI- \$115,900



MEDIAN AGE

1 MI- 40.2
3 MI- 39.5
5 MI- 40.4
10 MI- 40.1



DAYTIME POPULATION

1 MI- 1,847
3 MI- 15,078
5 MI- 75,879
10 MI- 384,784



Surrounding Area

TAMPA



SELMON EXPRESSWAY 36,895 AADT



THE ISLES
AT OLD TAMPA BAY

67 LUXURY HOME
LOTS \$2.2 M-\$8 M

OLD TAMPA BAY

FUTURE TYSON POINT
MIXED-USED
625 MF UNITS
6,000 SF RETAIL

FUTURE RATTLESNAKE
POINT APARTMENTS
299 MF UNITS

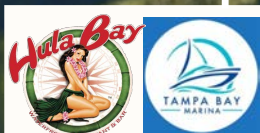
GANDY BRIDGE 36,606 AADT



MAA Breakwater
495 LUXURY MULTI-
FAMILY UNITS



BOAT
SLIPS



BROADSTONE
WESTSHORE
UNDER CONSTRUCTION
325 MF UNITS
APRIL 2024 COMPLETION

WESTSHORE MARINA DISTRICT

CHUCK LAGER AMERICAN TAPERS | CRU CELLARS | DOCK WARD

DRNK coffee + tea | ROCK IT INDOOR CYCLING & FITNESS

QWENCH juice bar | SAND SURF CO.

salon colorbar | crave

WESTSHORE
YACHT CLUB

ST. PETERSBURG



OLD TAMPA BAY



Surrounding Multi-Family Residential

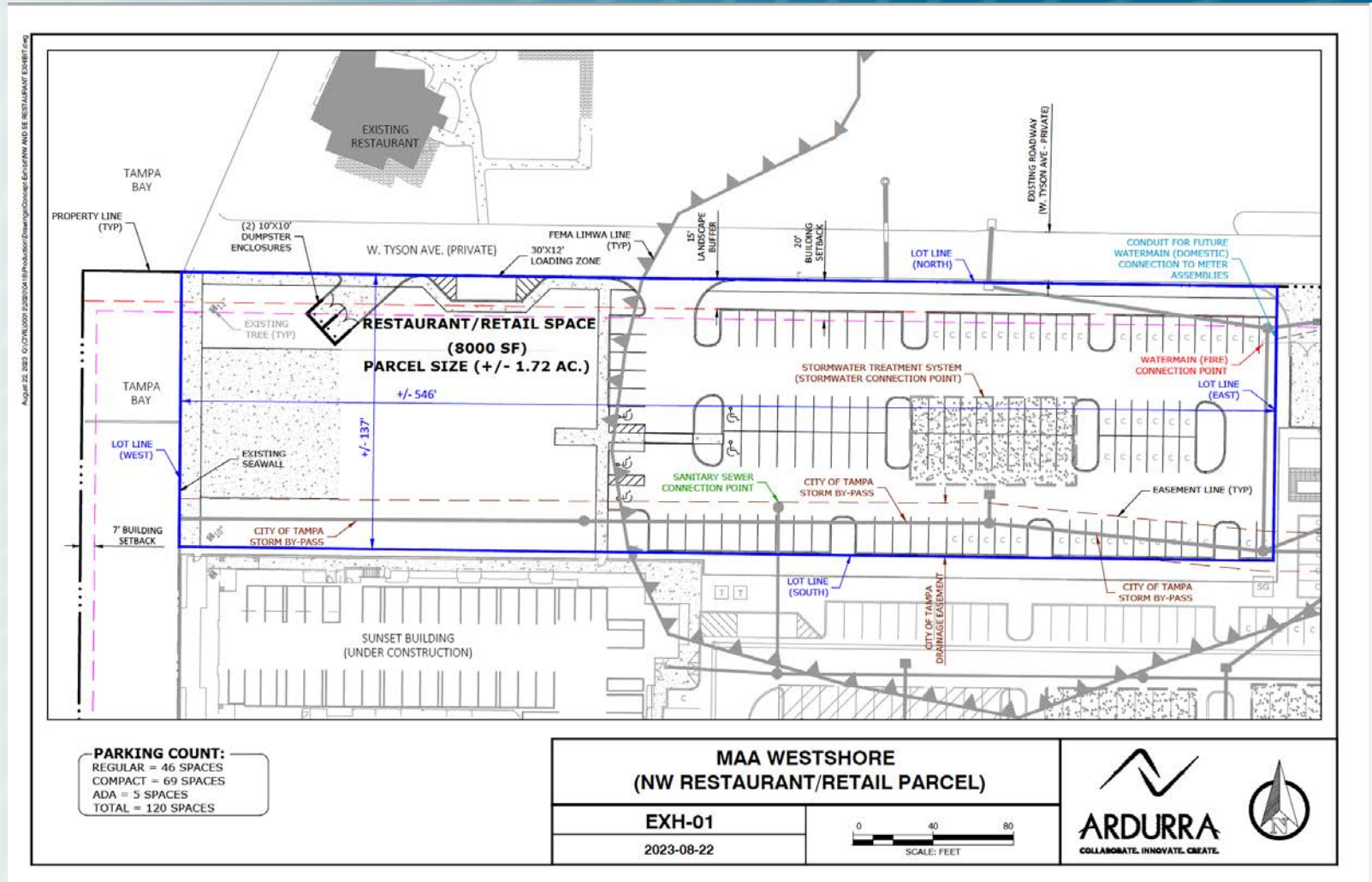


OLD TAMPA BAY

5,218+ TOTAL UNITS

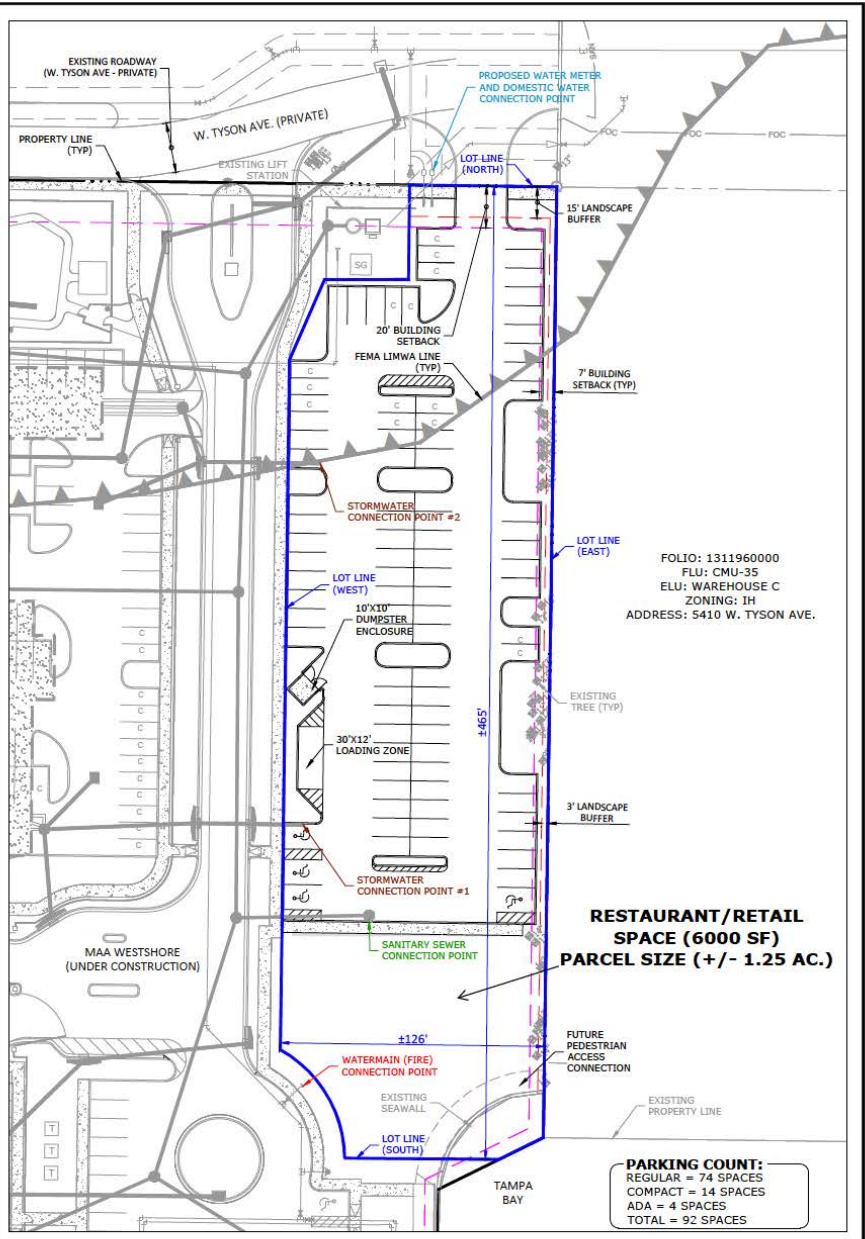
DEVELOPMENT		UNITS	DEVELOPMENT		UNITS
1	MAA BREAKWATER (UC)	495	8	WESTSHORE FLATS	48
2	FUTURE- TYSON POINT (PROPOSED)	625	9	ALTON WESTSHORE	192
3	MARINA POINT LUXURY CONDOS	350+	10	WESTSHORE YACHT CLUB	506
4	BROADSTONE WESTSHORE (UC)	325	11	CORTLAND WESTSHORE	587
5	TOWN WESTSHORE APARTMENTS	396	12	CORTLAND BOWERY	608
6	WCI LUXURY TOWNHOMES	160	13	CAMDEN PRESERVE APARTMENTS	276
7	BAINBRIDGE APARTMENTS	351	14	RATTLESNAKE POINT APARTMENTS (PROPOSED)	299

Project Plan - Parcel 1



- PARKING/DUMPSTER PAD IS FOR ILLUSTRATIVE PURPOSES ONLY
- MAXIMUM BUILDING SIZE IS 8,000SF PLUS OUTSIDE PATIO
- MAXIMUM BUILDING HEIGHT IS 30'
- BUILDING MUST BE ELEVATED 5'-7' PER FEMA GUIDELINES

Project Plan- Parcel 2

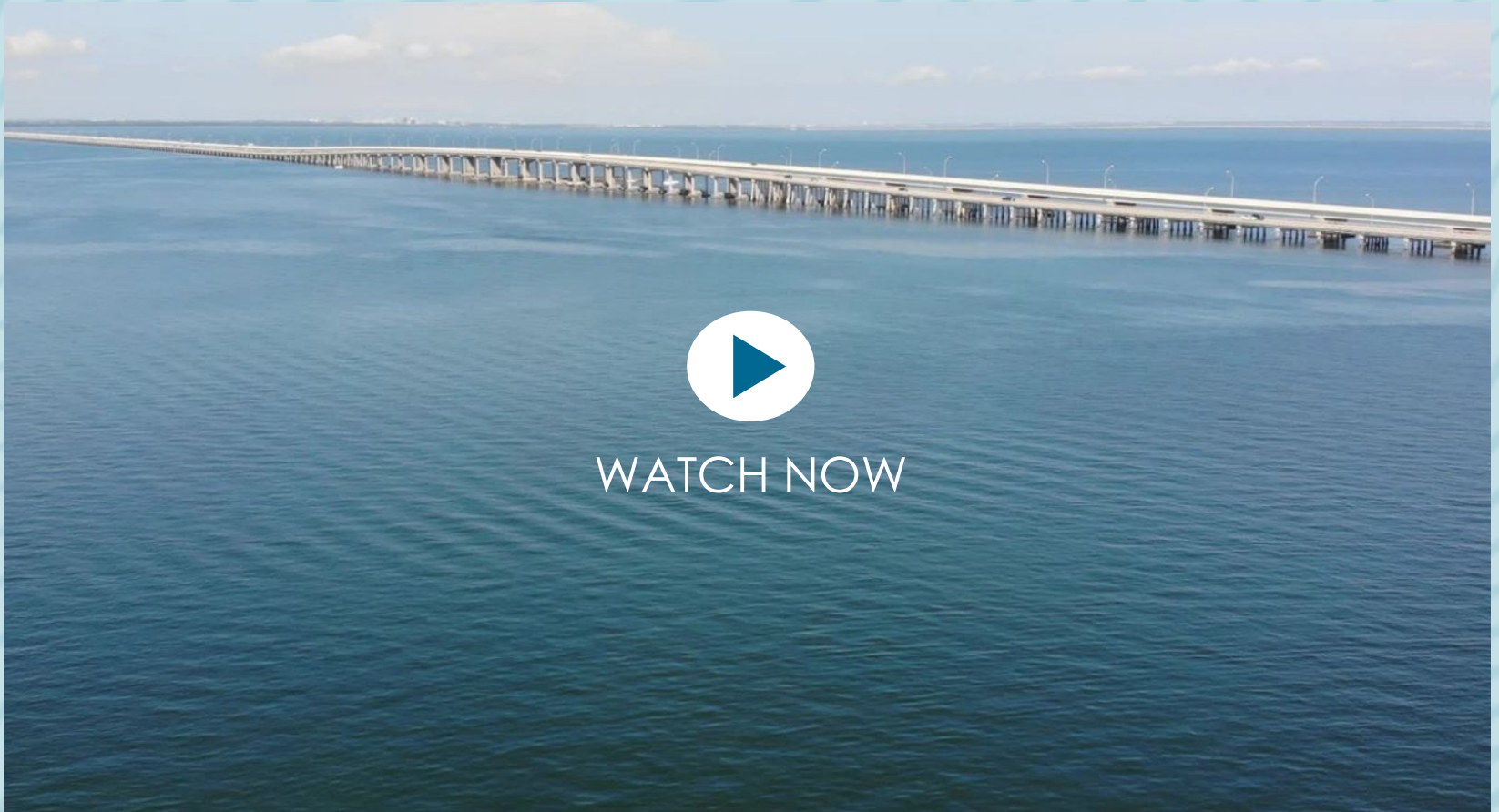


- PARKING/DUMPSTER PAD IS FOR ILLUSTRATIVE PURPOSES ONLY
- MAXIMUM BUILDING SIZE IS 6,000SF PLUS OUTSIDE PATIO
- BUILDING MUST BE ELEVATED 5'-7' PER FEMA GUIDELINES

MAA WESTSHORE (SE RESTAURANT/RETAIL PARCEL)		
EXH-02	 SCALE: FEET	
2023-08-22		<small>CALLABORATE. INNOVATE. CREATE.</small>



Breakwater Videos



CLICK IMAGE FOR VIDEO CONTENT



MAA Breakwater™

Willow Ferrelli

MANAGING PARTNER
+ BROKER

willow@acrefl.com
(407) 453-1858



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