

# JADE AT NORTH HYDE PARK

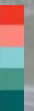
1,666 SF OF RETAIL/RESTAURANT SPACE  
IN TAMPA'S EXPANDING URBAN CORE

NOW AVAILABLE

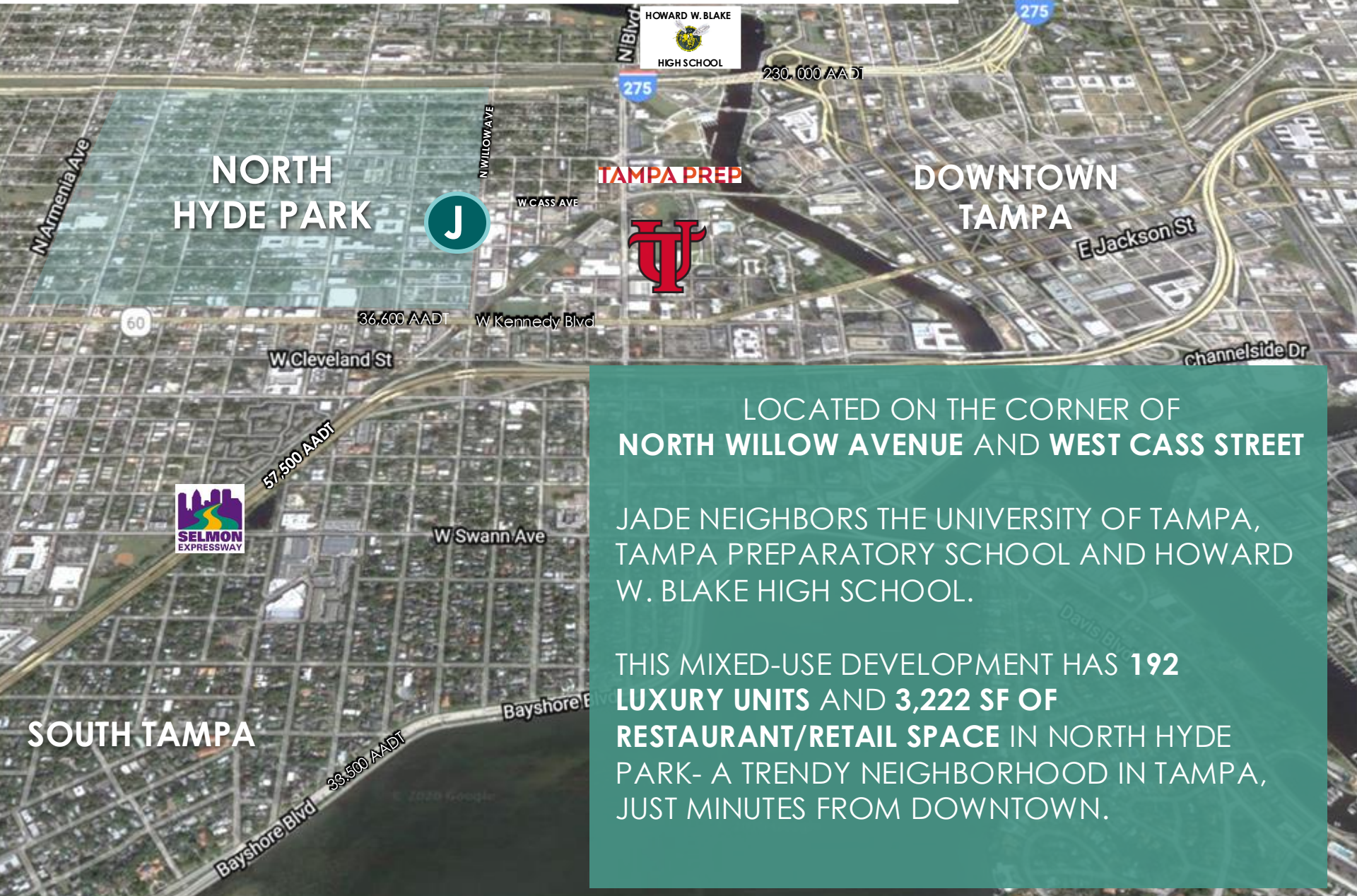
**PARKING AVAILABLE**  
42 DEDICATED RETAIL SPACES

**ACRE**  
Commercial Real Estate  
RESULTS-DRIVEN RETAIL

608 N Willow Ave | Tampa FL 33606



THE LOCATION



NORTH  
HYDE PARK



TAMPA PREP



DOWNTOWN  
TAMPA

SOUTH TAMPA

LOCATED ON THE CORNER OF  
**NORTH WILLOW AVENUE AND WEST CASS STREET**

JADE NEIGHBORS THE UNIVERSITY OF TAMPA,  
TAMPA PREPARATORY SCHOOL AND HOWARD  
W. BLAKE HIGH SCHOOL.

THIS MIXED-USE DEVELOPMENT HAS **192  
LUXURY UNITS AND 3,222 SF OF  
RESTAURANT/RETAIL SPACE** IN NORTH HYDE  
PARK- A TRENDY NEIGHBORHOOD IN TAMPA,  
JUST MINUTES FROM DOWNTOWN.

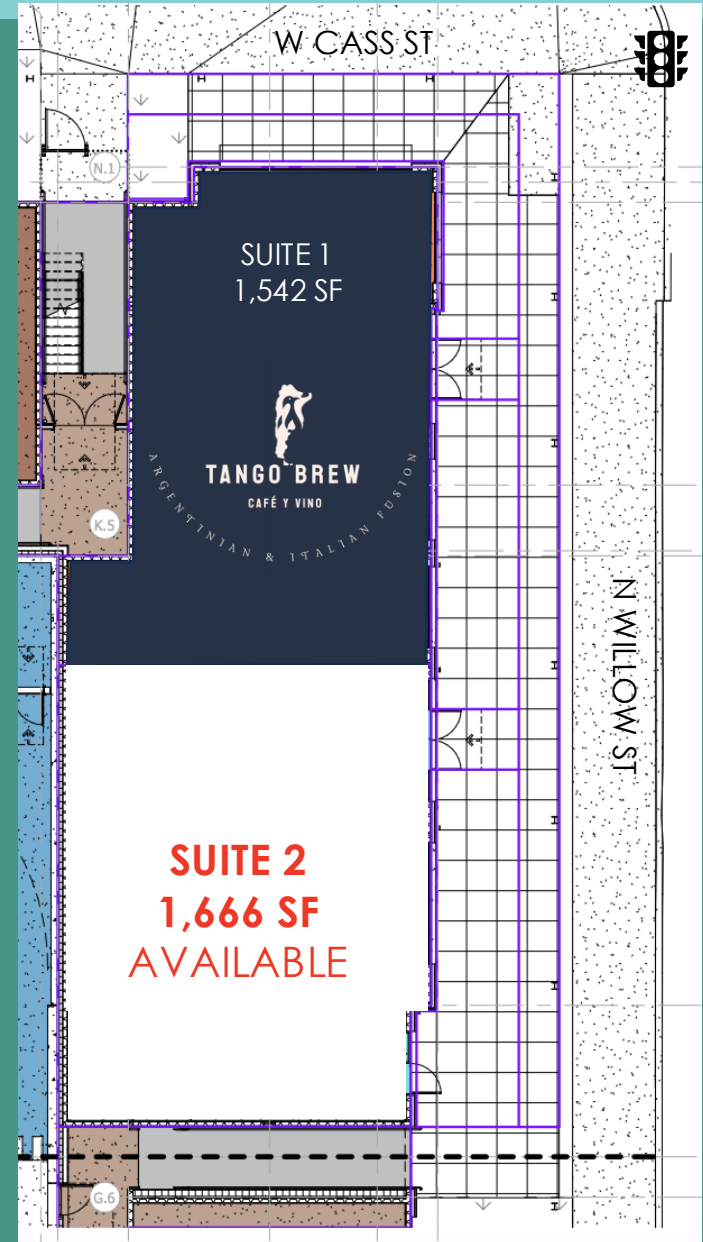
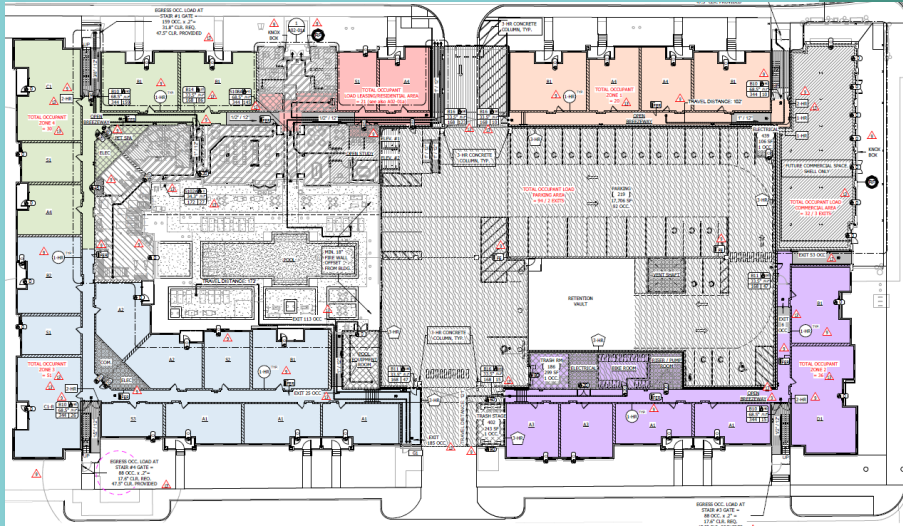
THE NEIGHBORHOOD



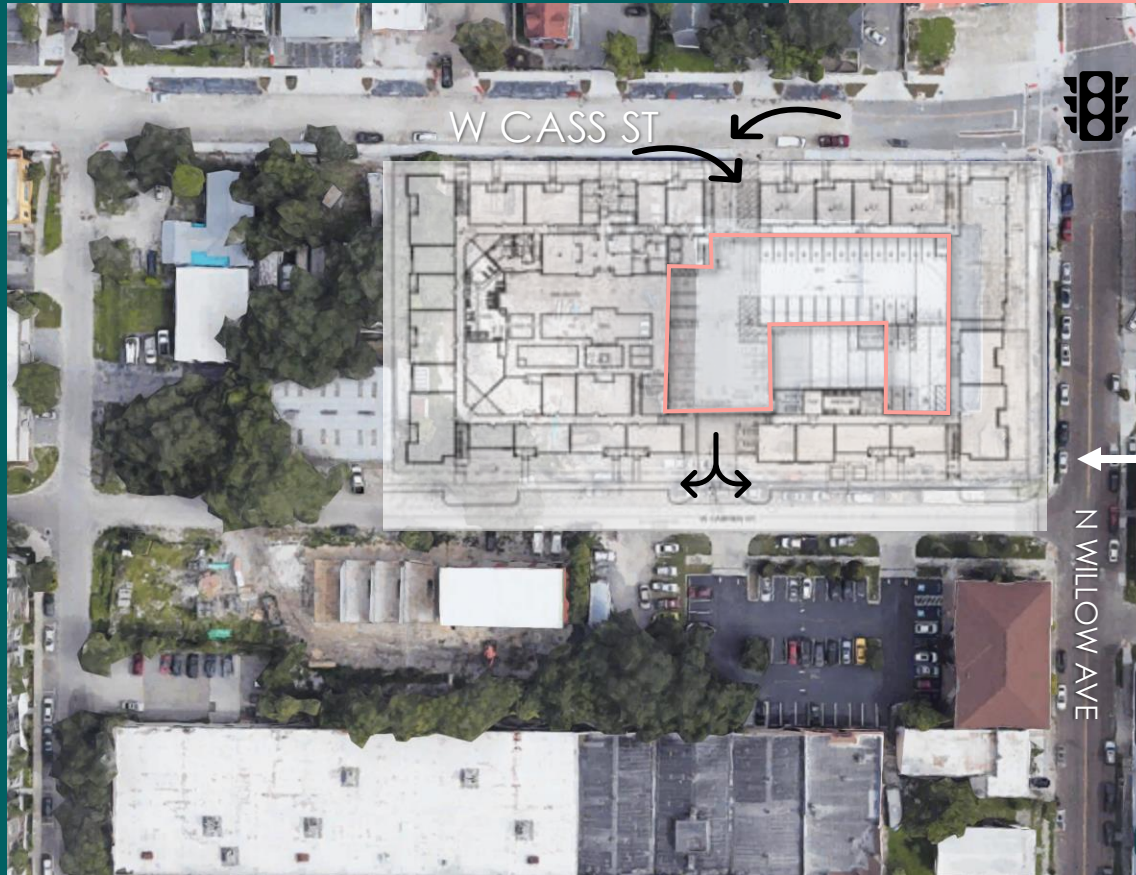
NORTH HYDE PARK IS A DESIRABLE NEIGHBORHOOD IN TAMPA'S THRIVING URBAN CORE. AS PART OF SOUTH TAMPA, THIS CHARMING AREA IS MINUTES FROM UNIVERSITY OF TAMPA, DOWNTOWN TAMPA, THE RIVERWALK, AND STEPS TO THE NEW TAMPA GENERAL HOSPITAL! RESIDENCES ENJOY THE DOG-FRIENDLY ATMOSPHERE, WALKABILITY, AND ACCESS TO EVERYTHING AT THEIR FINGERTIPS. WITH AMPLE SIDEWALKS AND PROTECTED BIKELANES TO DOWNTOWN, EXPLORING NORTH HYDE PARK HAS NEVER BEEN EASIER!

# JADE AT NORTH HYDE PARK

## SITE PLAN



3,222 SF TOTAL RETAIL GLA



42 SPACES  
ALLOCATED FOR  
RETAIL CUSTOMERS  
ON FIRST FLOOR OF  
PARKING GARAGE

ABUNDANT STREET PARKING  
ADJACENT TO SITE

+ 5 2-HOUR SHORT-TERM  
PARKING SPACES ALONG  
WILLOW AVE

# JADE AT NORTH HYDE PARK

## DEMOGRAPHICS



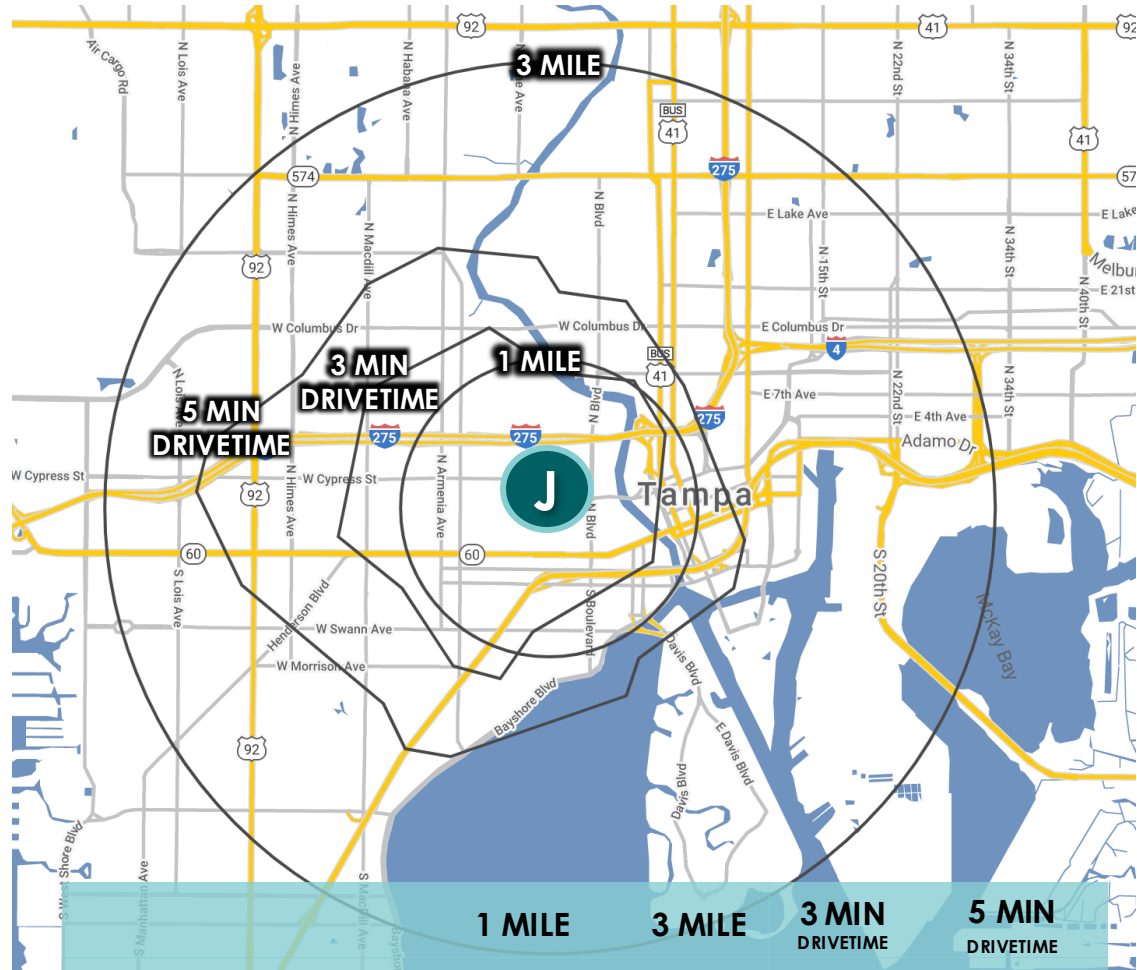
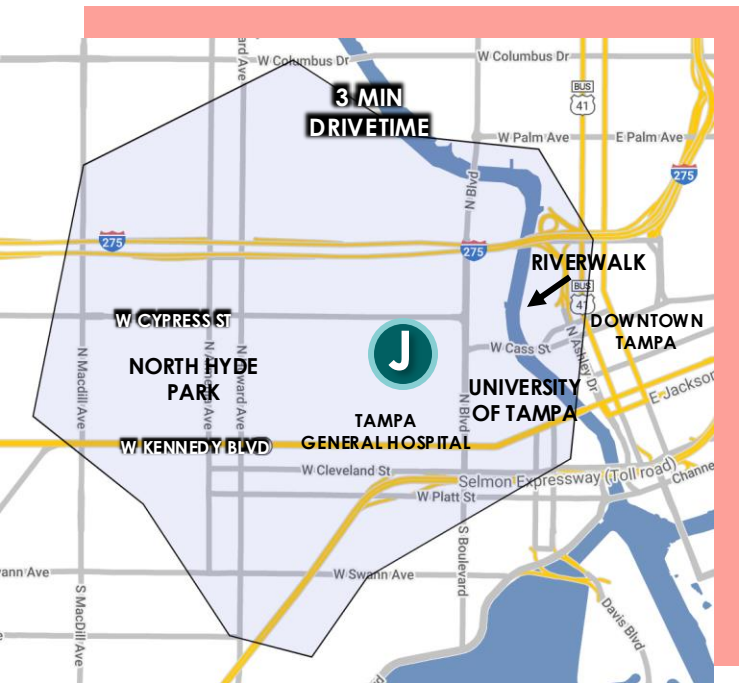
46,686 DAYTIME  
POPULATION  
WITHIN 1 MILE



\$147,625 AVG HH  
INCOME WITHIN 3 MILES



6 MIN BIKE RIDE  
TO DOWNTOWN  
VIA PROTECTED BIKE LANE



	1 MILE	3 MILE	3 MIN DRIVETIME	5 MIN DRIVETIME
<b>2025 POPULATION</b>	27,918	133,736	27,715	54,976
<b>AVG HH INCOME</b>	\$122,453	\$147,625	\$125,244	\$151,634
<b>MEDIAN AGE</b>	29.4	36.3	30.0	34.0
<b>TOTAL BUSINESSES</b>	4,852	17,168	3,091	8,292
<b>DAYTIME POPULATION</b>	46,686	169,838	27,754	78,189

ADDITIONAL AREA ATTRIBUTES



STUDENT COUNTS NEAR JADE

- UNIVERSITY OF TAMPA- 10,566  
(0.3 MILES TO JADE)
- TAMPA PREPARATORY SCHOOL- 688  
(0.4 MILES TO JADE)
- HOWARD W. BLAKE HIGH SCHOOL- 1,624  
(1 MILE TO JADE)

TOTAL STUDENTS: 12,878

NEW TAMPA GENERAL HOSPITAL CAMPUS

- 900 FEET FROM JADE AT NORTH HYDE PARK
- REHAB CENTER & EMERGENCY ROOM
- 140 EMPLOYEES



NEW TGH BEHAVIORAL HEALTH HOSPITAL

- ADJACENT TO NEW TGH CAMPUS
- FLORIDA'S FIRST ACADEMIC MEDICAL BEHAVIORAL HEALTH HOSPITAL
- 83,000 SF / 90-120 HOSPITAL BEDS

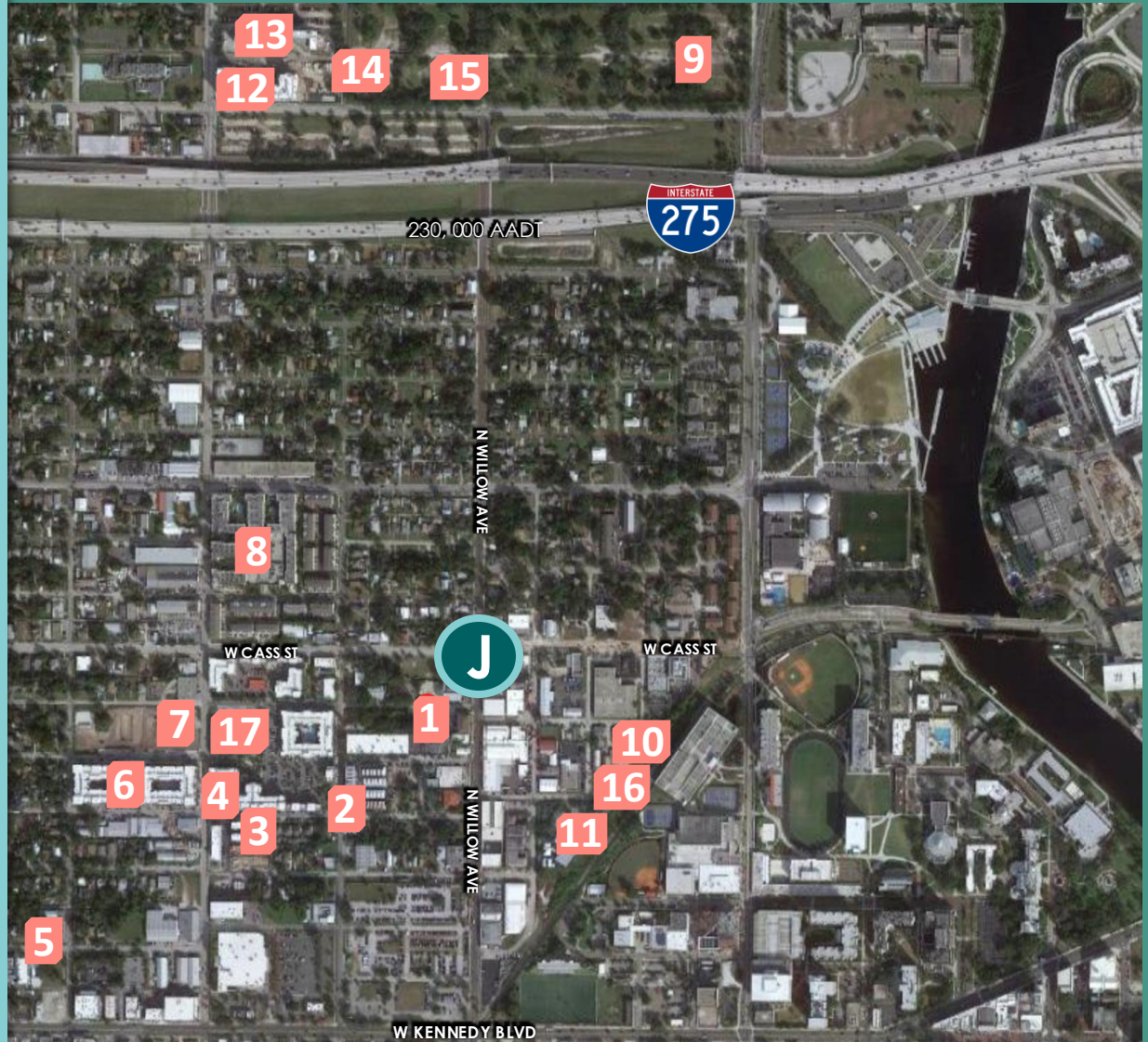


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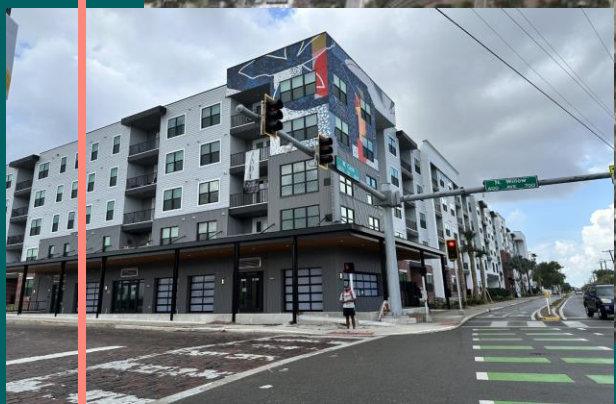
## SURROUNDING RESIDENTIAL

3,587+ UNITS

SITE	NAME	UNITS	STAGE
<b>J</b>	JADE AT NORTH HYDE PARK	192	EXIST
1	FORTUNE 1895	13	EXIST
2	VIEWS AT NORTH HYDE PARK	37	EXIST
3	CARDINAL POINT TOWNHOMES	23	EXIST
4	NOHO FLATS	311	EXIST
5	HYDE PARK FLATS	11	EXIST
6	HAVANNA SQUARE	274	EXIST
7	THE GRAY	226	EXIST
8	VINTAGE LOFTS AT WEST END	249	EXIST
9	MANOR WEST RIVER	322	EXIST
10	NICHE	251	EXIST
11	APELLA ON NEWPORT	150	UC
12	RENAISSANCE AT WEST RIVER	160	EXIST
13	MARY BETHUNE/VILLAS RESIDENCES	182	EXIST
14	BOULEVARD TOWERS AT WEST RIVER	473	EXIST
15	CANOPY TOWERS AT WEST RIVER	377	UC
16	ZIMMER APARTMENTS	225	UC
17	NOHO FLATS PHASE 2	111	UC







DINING DESTINATIONS



INTERSTATE 275 230,000 AADT

CASS STREET

W KENNEDY BLVD

OXFORD EXCHANGE



TAMPA RIVERWALK



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



SPARKMAN WHARF- Tampa's outdoor destination with a dining garden of Tampa's best restaurateurs and Fermented Reality Biergarten.



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

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

WHAT'S HAPPENING IN DOWNTOWN TAMPA



OUTDOOR ENJOYMENT



SPORTING EVENTS



DINING



HOLIDAY CELEBRATIONS



MUSEUMS



# YOUR RETAIL LEASING EXPERTS

SERVING RETAIL MARKETS THROUGHOUT FLORIDA



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