

# Downtown Tampa Retail for Lease

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Tampa, FL 33602



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Hotel Flor is a newly renovated hotel rebranded to Tampa's first Tapestry Collection by Hilton. Adjacent to the ground floor of the hotel offers a prime retail opportunity for lease located at the busy intersection of N Florida Avenue and E Tyler Street. Downtown Tampa is experiencing rapid growth with both residents and visitors, being ranked consistently as one of the best places to live. This location is only minutes to all that Tampa has to offer such as The Straz Performing Arts Center, Amalie Arena, Tampa Convention Center, Water Street, Sparkman Wharf, Curtis Hixon Park, Tampa Riverwalk, Armature Works and more.

## Hotel Flor

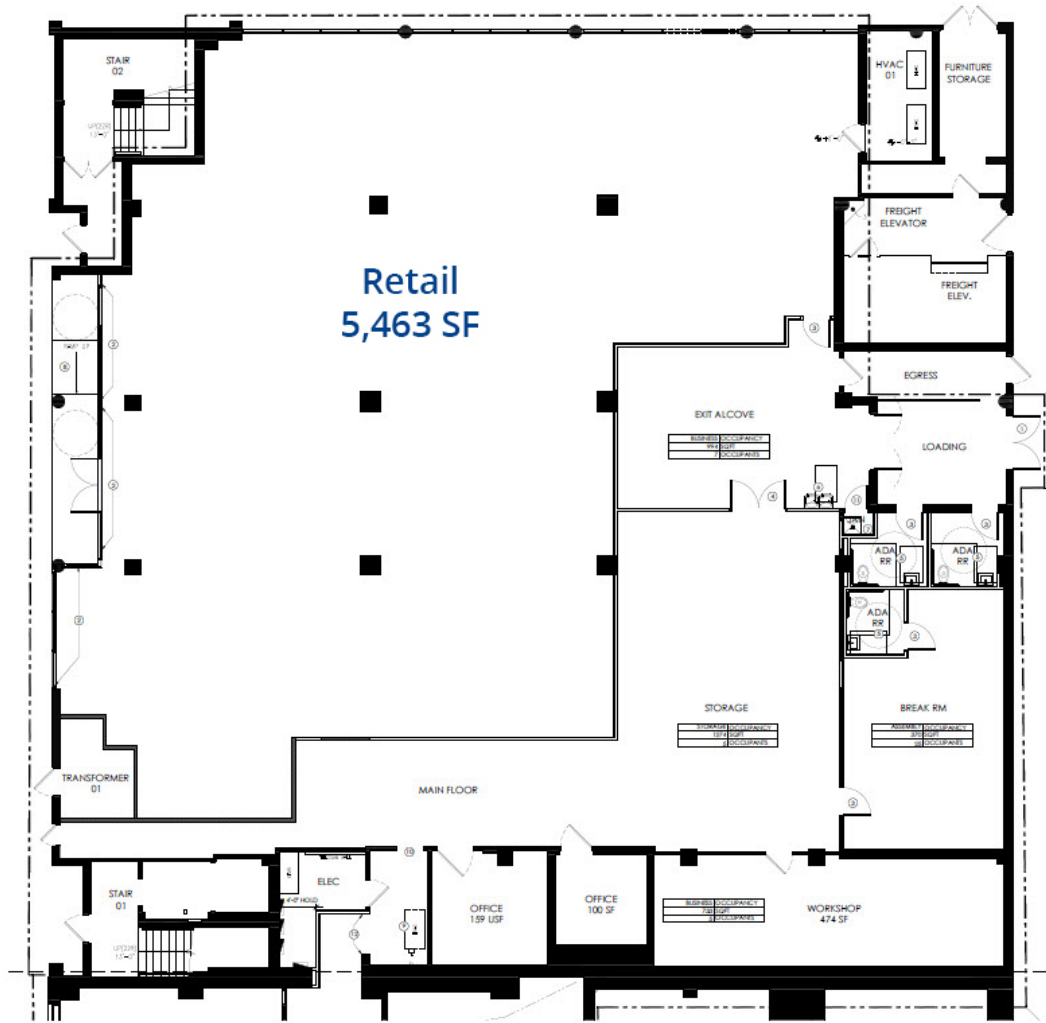
- Prime retail or restaurant opportunity in Downtown Tampa's "NoDo" district
- Up to 5,463 SF available for lease
- Attached to the ground floor of the newly renovated 212 room Hotel Flor, Tapestry Collection by Hilton
- Great visibility on N Florida Avenue at E Tyler Street with over 23,000 cars per day
- A short walk to the Downtown core with over 60,000 office workers
- Surrounded by approximately 17,000 existing and future multi family units
- Neighboring tenants include The Dan, Tampa Theatre, Starbucks, Duckweed Urban Market, Kahwa Coffee, The Hungry Greek, CW's Gin Joint, Taps Restaurant Bar & Lounge and Tampa Pizza Company



# Site Plan

N Florida Avenue

E Tyler Street



## Area Demographics



### Total Population

1-Mile: 23,767  
3-Mile: 117,995  
5-Mile: 246,538



### Daytime Population

1-Mile: 72,804  
3-Mile: 200,396  
5-Mile: 398,158



### Average HH Income

1-Mile: \$106,847  
3-Mile: \$109,131  
5-Mile: \$107,437



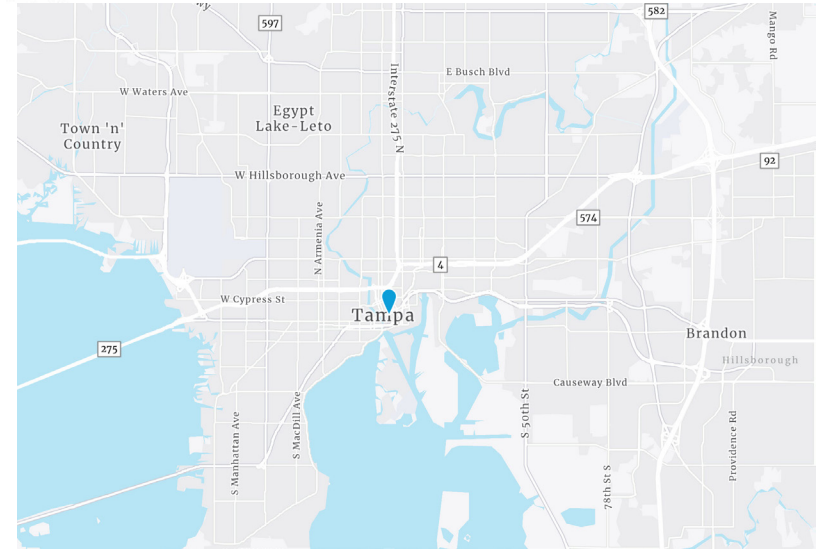
### Median Age

1-Mile: 29.8  
3-Mile: 37.0  
5-Mile: 38.4



### Households

1-Mile: 11,569  
3-Mile: 53,560  
5-Mile: 105,863





**Harbor Island**  
15,860 Residents

**WATER STREET TAMPA**  
70 Acre Mixed-Use Development

DINING & SHOPPING	HEALTH & FITNESS	ACCOMMODATIONS
Anchor & Brine	BodyRok	JW Marriott Tampa
Ash	MiniLuxe	ROOST Tampa
Boulon Brasserie	Orange Theory	Tampa Marriott Water Street
Bright Ice	Sip & Dry	The Tampa EDITION Hotel
Chill Bros. Scoop Shop		
Driflight	ARTS & ENTERTAINMENT	EDUCATION & TECH
Garrison Tavern	Amalie Arena	Embarc Collective
GreenWise Market	Sparkman Wharf	USF Health
Joyful Notion	Tampa Bay History Center	
Naked Farmer	The Florida Aquarium	



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