

327 W Palm Ave

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TAMPA, FL 33602

Presented By:

Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach





The Pearl

327 W PALM AVE | RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate: Contact Broker (NNN)

Available SF: 1,317 SF

Year Built: 2018

PROPERTY OVERVIEW

Prime opportunity to lease highly desired ground floor retail space at The Pearl in Tampa, FL. Position your business in one of Tampa's most sought-after mixed-use destinations. This 1,317 SF ground floor retail space is located within The Heights, directly behind the iconic Armature Works and along the rapidly growing Tampa Riverwalk corridor.

Surrounded by hundreds of luxury apartment residences and within walking distance of Armature Works, Heights Public Market, the Riverwalk, Ulele, and Downtown Tampa, this location offers exceptional visibility, strong pedestrian activity, and a built-in customer base. The space is ideally suited for boutique retail, specialty food and beverage, wellness, beauty, fitness, medical, professional services, or other experiential concepts seeking a vibrant urban environment.

The Heights has become one of Tampa Bay's premier live-work-play neighborhoods, attracting residents, office professionals, and visitors from across the region. With convenient access to Downtown Tampa, I-275, and Tampa International Airport, this is a rare opportunity to establish your business in one of the city's highest-growth retail corridors.

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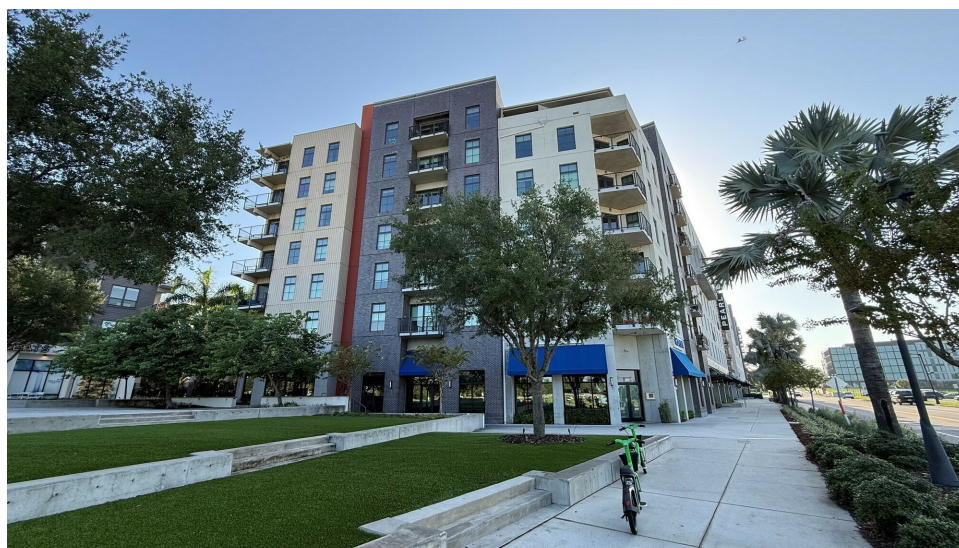
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Additional Photos

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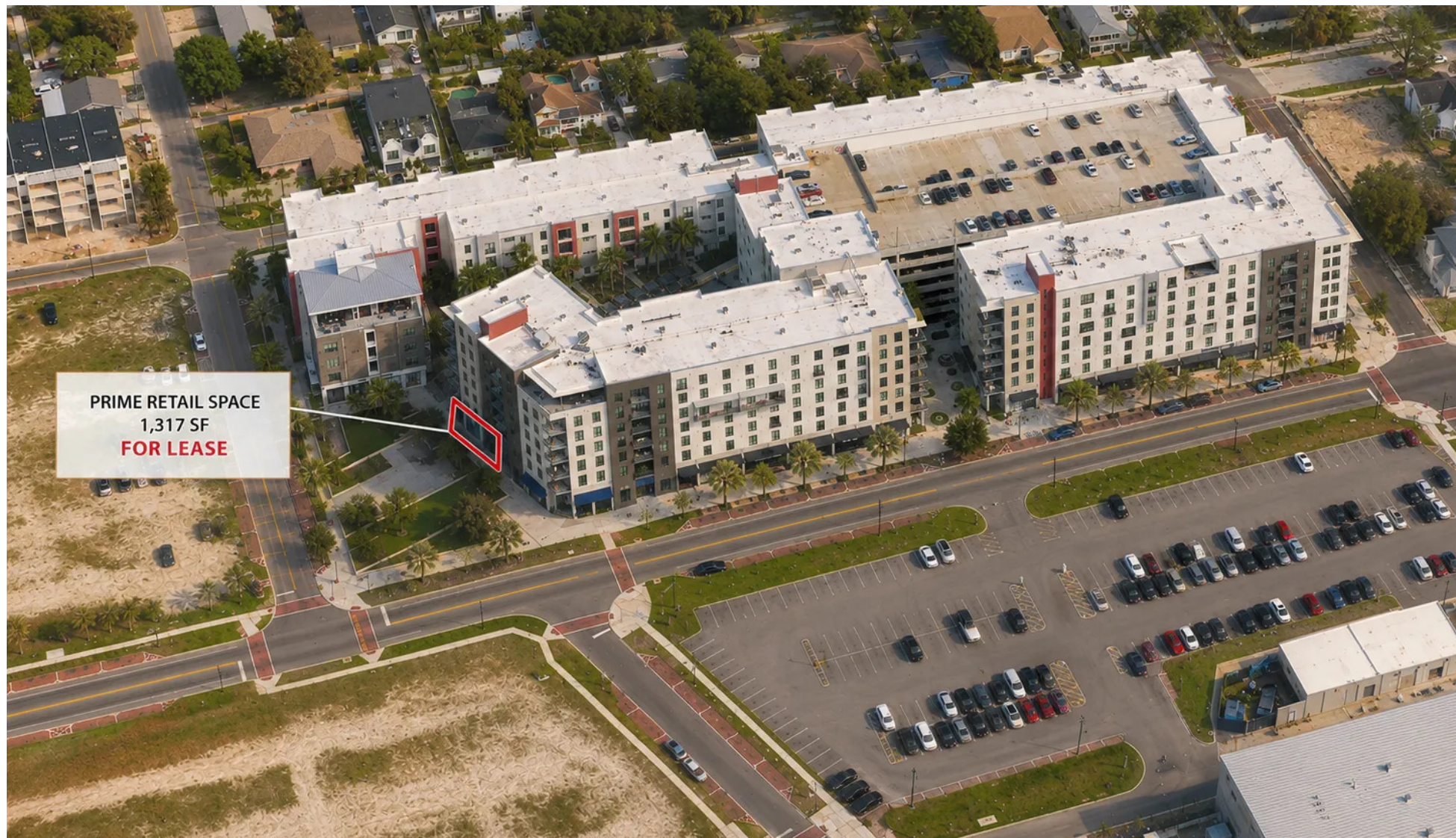
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Aerial

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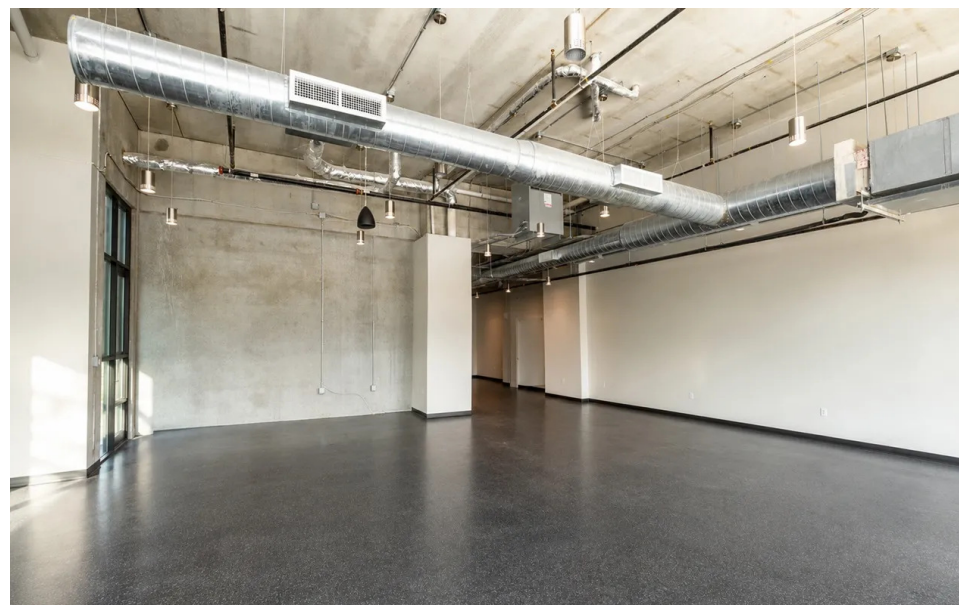
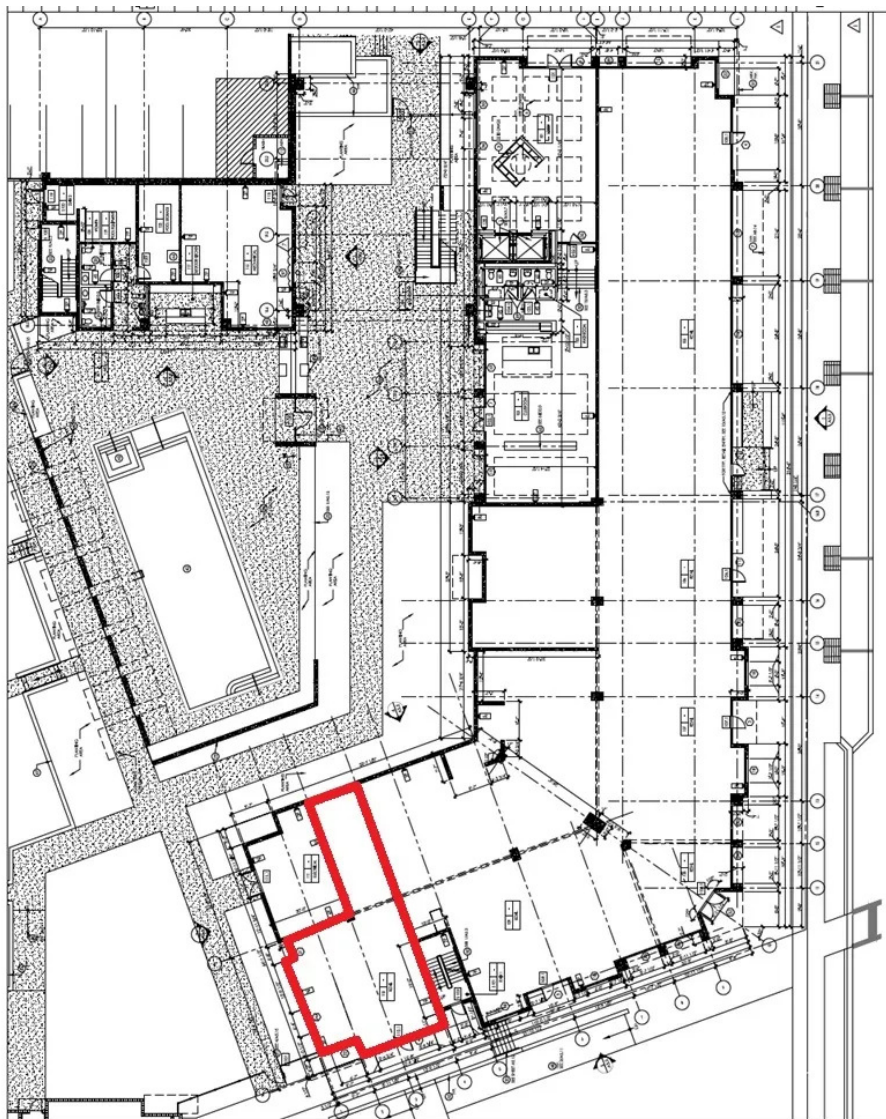
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Site Plan

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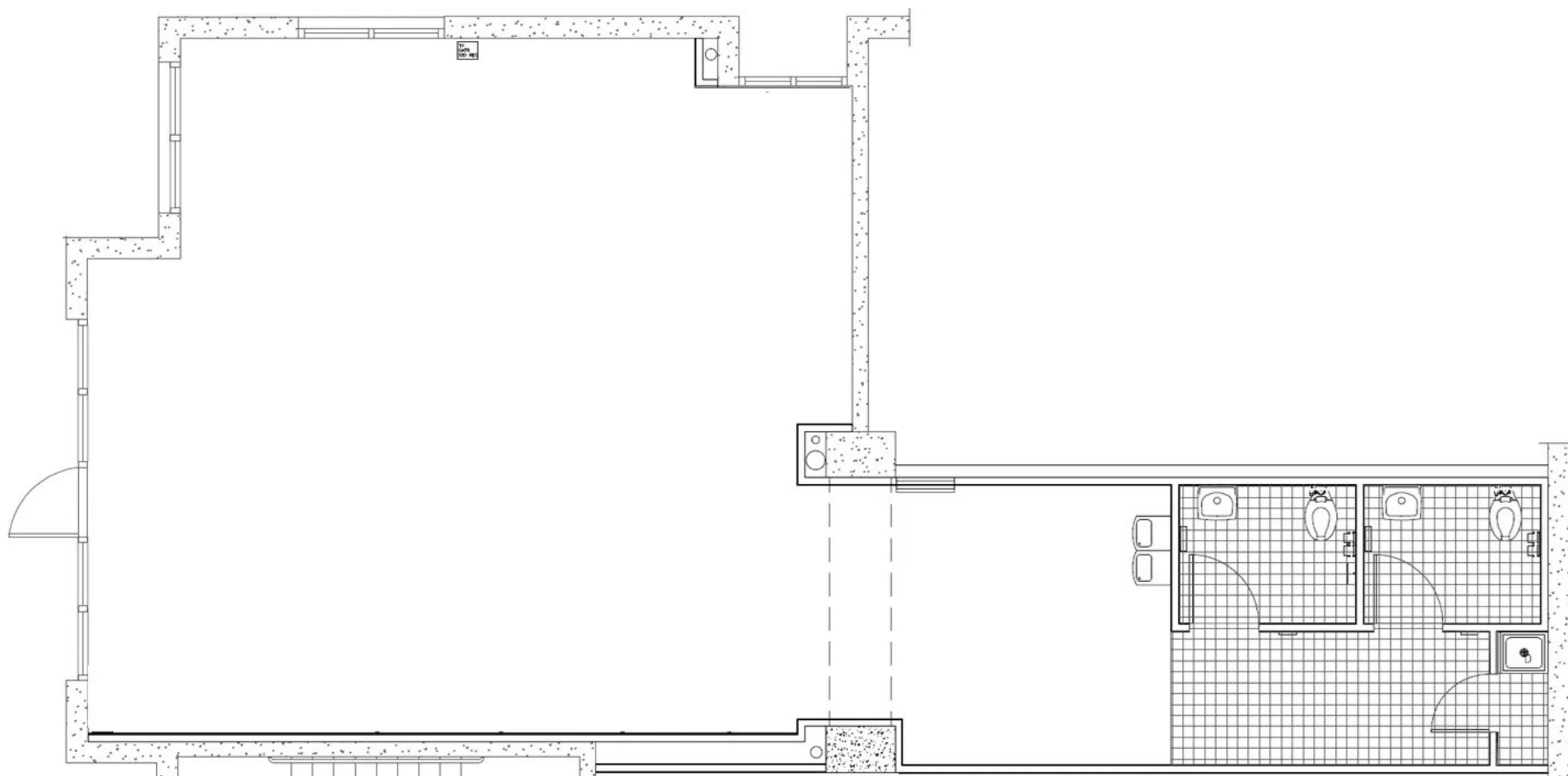
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Floor Plan

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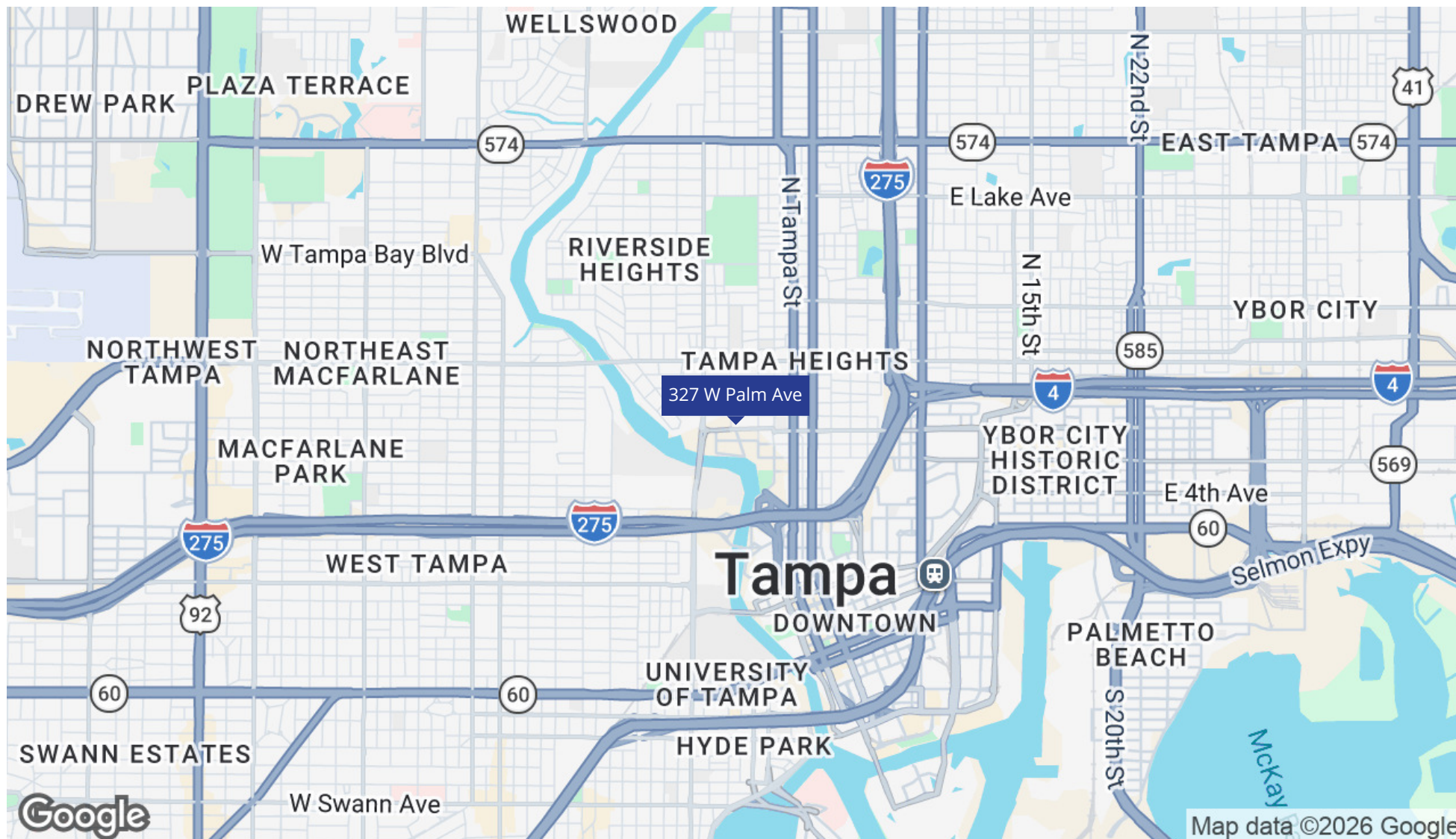
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Location Map

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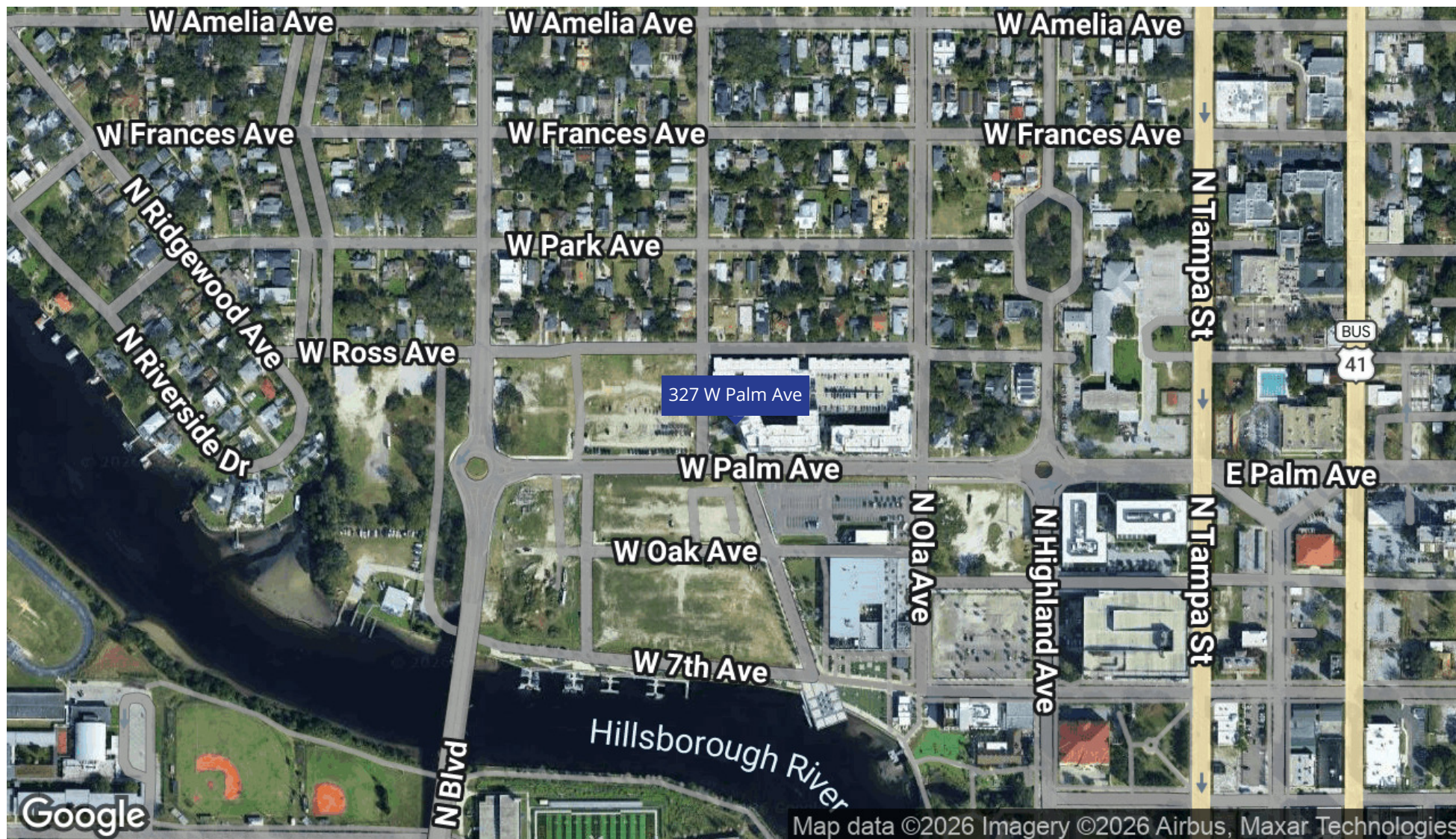
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Demographics Map & Report

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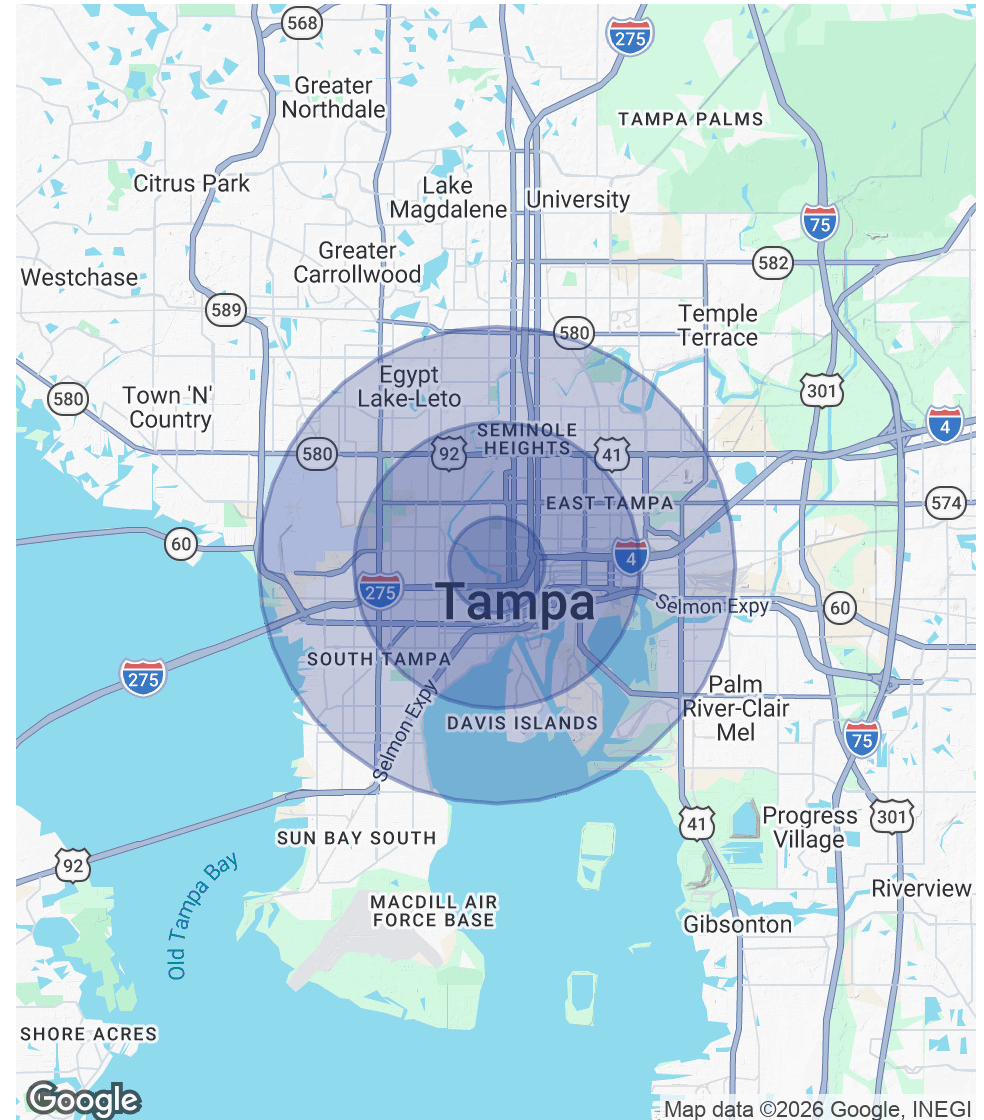
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,943	131,210	262,670
Average Age	35.6	37.6	38.5
Average Age (Male)	34.3	37.4	37.8
Average Age (Female)	36.8	38.4	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,838	57,866	108,236
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$77,634	\$118,459	\$117,204
Average House Value	\$392,055	\$487,886	\$514,946

2023 American Community Survey (ACS)



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