

Rome

COLLECTIVE



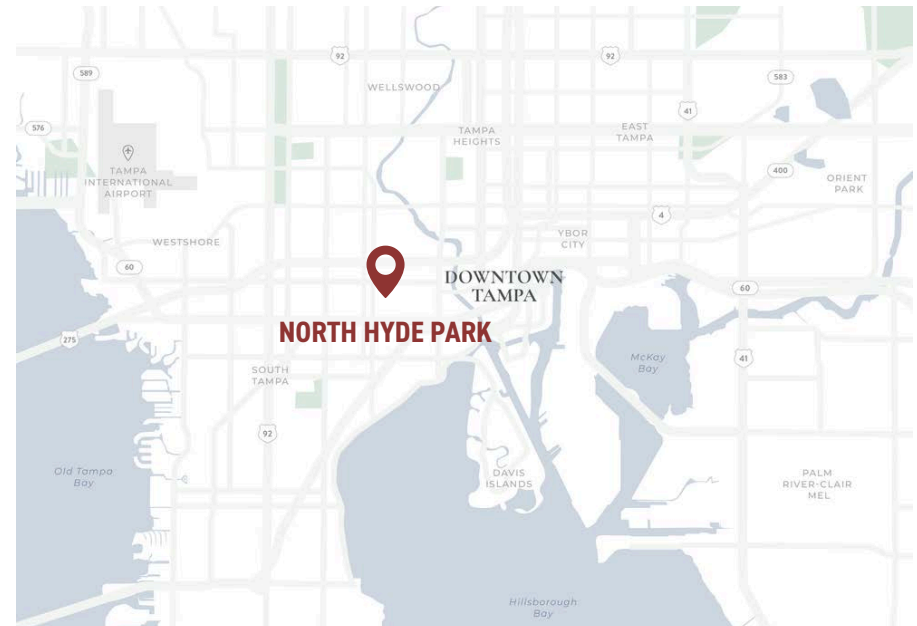
NORTH HYDE PARK | TAMPA, FLORIDA

WELCOME TO **NORTH HYDE PARK**



In addition to being one of Tampa's oldest neighborhoods, North Hyde Park is a hub for new residences, repurposed industrial spaces, and local businesses among its young professional population. An eclectic and growing blend of bars, restaurants, and coffee shops serves residents while also drawing students from the adjacent University of Tampa.

North Hyde Park enjoys easy access to downtown, the Tampa Riverwalk, Ybor City, and other popular destinations via the new Green Spine pedestrian and bike trail. Residents also take advantage of the neighborhood's proximity to the trendy bars and restaurants of South Howard Avenue, the scenic views along Bayshore Boulevard, and Hyde Park Village, one of the east coast's top retail destinations.



	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	22,421	127,001	244,300
DAYTIME POPULATION	36,074	243,059	394,392
AVG. HOUSEHOLD INCOME	\$123,284	\$123,852	\$112,222
HOUSEHOLDS	9,390	58,571	196,926
MEDIAN AGE	30.3	38.3	39.1



PROJECT OVERVIEW

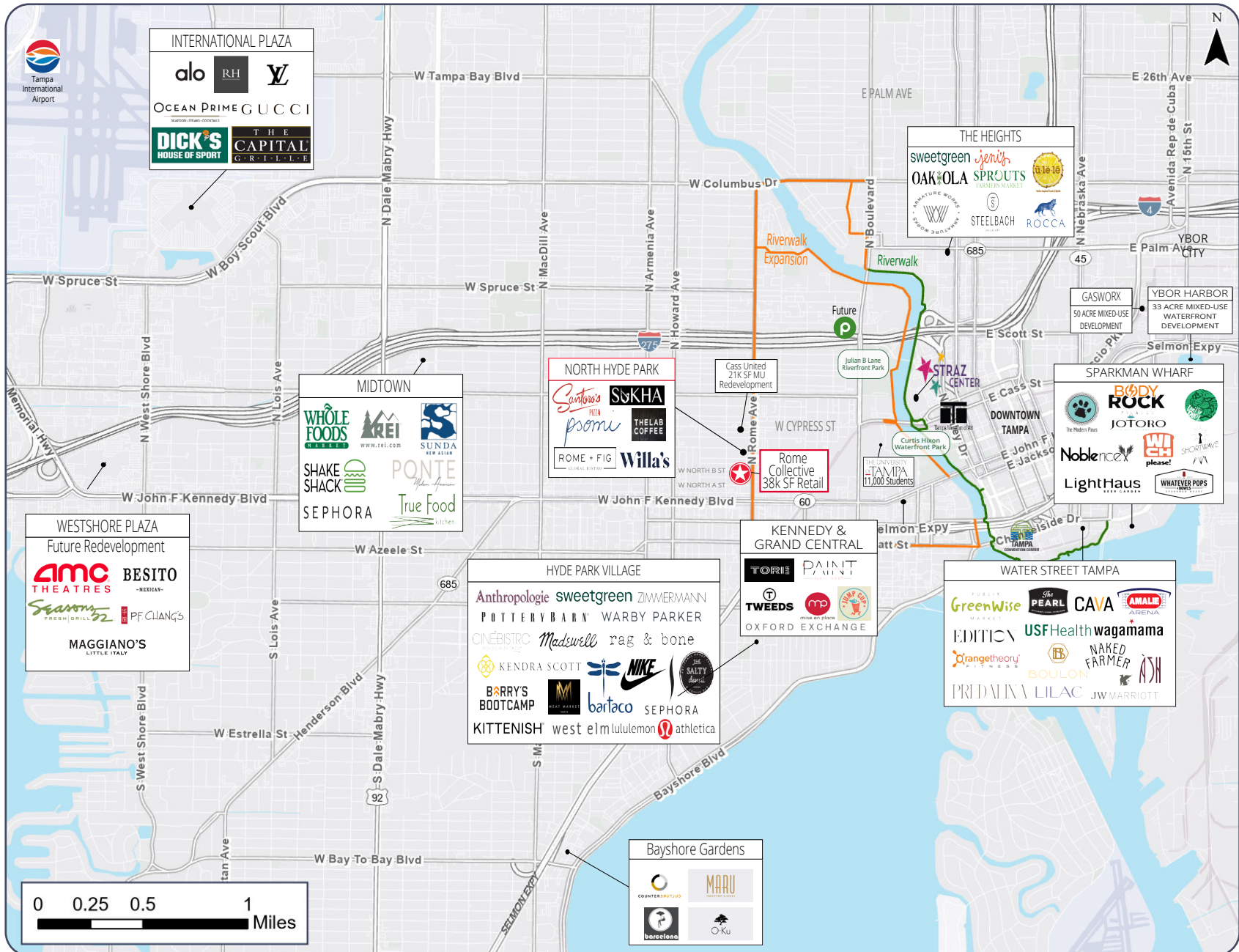


Rome Collective is a ~38,900 SF retail development underway at the northwest corner of N Rome Ave and N A St in the emerging North Hyde Park neighborhood, just west of downtown Tampa.



- Available space ranging from 1,390 SF to 5,650 SF
- Centrally located, urban walkable neighborhood surrounded by dense residential and multifamily with \$123,000+ household incomes
- Eclectic and growing blend of bars, restaurants, and coffee shops
- Over 4,300 multifamily units within walking distance to the project
- High daytime population of over 243,059 within 3 miles
- Future Tampa Riverwalk extension will run along N Rome Ave adjacent to the project
- Estimated delivery April 2026

AREA MAP



DRIVE TIME MAP



PROJECT SITE PLAN

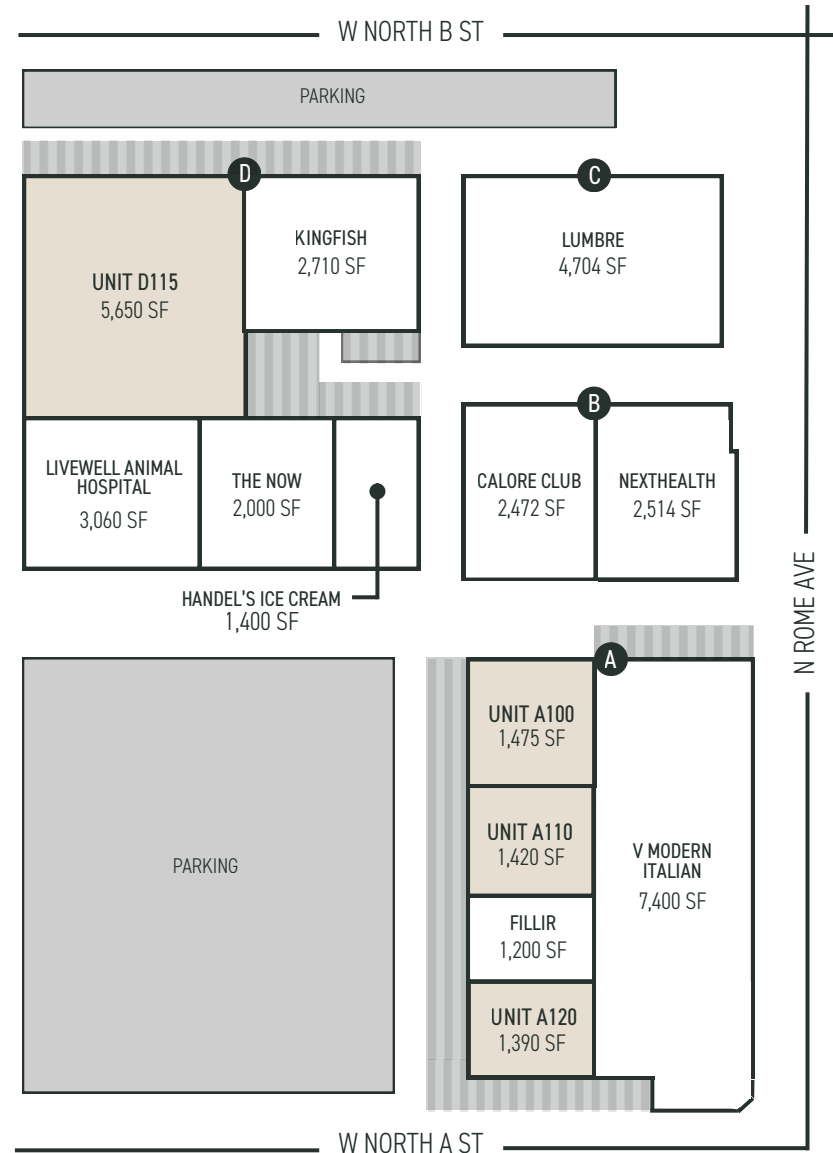


AERIAL RENDERING



202 N ROME AVE

AVAILABLE
 LEASED
 PATIO



Tastes pretty good.

The minds behind Rome Collective's incoming Kingfish and Oro restaurants are already responsible for two Michelin-acclaimed restaurants in the greater Tampa area. Offering experiential food and beverage concepts, from casual to refined, Tastes Pretty Good is grounded in exceptional quality and service.

OPEN & OPERATING



Rocca is a Michelin-Starred Italian restaurant in Tampa Heights. Known for its handmade pastas, mozzarella pulled table side and extensive selection of Italian wines.



A Michelin Bib Gourmand Mexican restaurant on Henderson Blvd in South Tampa, Streetlight boasts handmade heirloom corn tortillas, open fire cooking and a large selection of mezcals and tequilas.



COMING SOON



Opening in 2025, Bar Terroir is a petite, wine-forward bistro featuring a menu of "French-ish" dishes and traditional cocktails infused with a French twist..



Coming to Rome Collective in North Hyde Park, Kingfish is a quality ingredient-driven sushi bar that takes a minimalist approach to Japanese cuisine with a curated selection of cocktails and sake.

LUMBRE

Also joining Rome Collective, Lumbre is a tribute to the bold flavors of Spain – wood-fired grilling, traditional paella, and tapas featuring pristine seafood and imported cheeses & hams.

WHITE WOLF

Coming to Westshore Boulevard in South Tampa, White Wolf is a rustic encore to Rocca's cuisine – celebrating Tampa's Italian heritage.

CARNIVORE CLUB

Carnivore Club is an intimate 28-seat chef's counter built around the primal beauty of a wood-fired grill showcasing meticulously sourced meats.

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