



MIDTOWN

TAMPA

A VISION TO INSPIRE A DISTRICT



On 20 acres, Midtown Tampa is the **first mixed-use project of its kind** in Tampa and the catalyst for an entirely new district connecting Westshore and Downtown. It will deliver **1.8 million square feet** of retail, residential, office, entertainment and hospitality to the surrounding neighborhood and entire city, focusing on highly evolved pedestrian and public spaces.



RENOWNED LOCATION. RARE OPPORTUNITY.

A city on the rise, Tampa offers warm weather and beautiful beaches as well as a lower-than-average cost of living and crime rate. This has contributed to its recognition as one of the most popular and fastest growing places to live in the country, especially among millennials.

Midtown Tampa is strategically located on the southeast corner of Dale Mabry and I-275, easily accessible from anywhere in Tampa, St. Petersburg and Clearwater. This is not just one of the most well known and heavily traveled intersections in the Tampa market, but also the premier position for strong brand visibility.

Retail & Entertainment:
240,000 SF

Multifamily:
400 Units

Boutique Hotel:
225 Keys

Office:
750,000 SF

TARGET TENANT MIX

- Grocer
- Local & Regional F&B
- Modern Fitness
- Contemporary Fashion
- Shop Space
- Entertainment



A TRANSFORMATIONAL MIXED-USE PROJECT

Tampa is currently identified as a city in the midst of reinvention. Midtown Tampa will have a tremendous impact, not only on the surrounding neighborhood but also the entire city of Tampa.



SYMBOL OF WALKABILITY

At the heart of Midtown Tampa will be a vibrant street where residents, workers and visitors gather, shop, dine and enjoy a wide range of community activities and amenities. **A marquee address**, it is designed to attract people of all generations seeking a more dynamic, experiential destination.



URBAN, CONTEMPORARY & HIGHLY DESIRABLE

Midtown Tampa offers an unrivaled mix of local and national retailers and restaurants, modern Class A office space, premium multifamily and public spaces. It also features a cinema, boutique hotel and street on which to pave new traditions.





MARKET OVERVIEW

Daytime Population: **289,298** people within 5 miles

Major Employers: **Amerigroup, T. Rowe Price, Amscot Financial, Humana, IBM, New York Life Insurance, PricewaterhouseCooper (PwC)**

Average HH Net Worth: **\$543,517** within 3 miles

DEMOGRAPHICS (2016)

	3 Miles	5 Miles	7 Miles
2016 Population	104,415	232,176	396,466
HH Income 75K+%	36.1%	34.6%	30.5%
HH Income 100K+%	25.7%	24.5%	20.6%
Average HH Income	\$79,488	\$77,843	\$69,462
Education (Bachelors Degree +%)	38.9%	34.9%	29.8%

SOURCE: US CENSUS DATA



DRIVE TIMES

- 5 Minute Drive Time
- 10 Minute Drive Time
- 5 Mile Radius
- 10 Mile Radius

