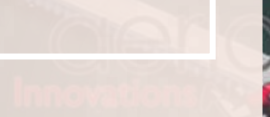




# MAA Breakwater™

5440 TYSON AVE | TAMPA FL 33611

DELIVERING PADS NOW





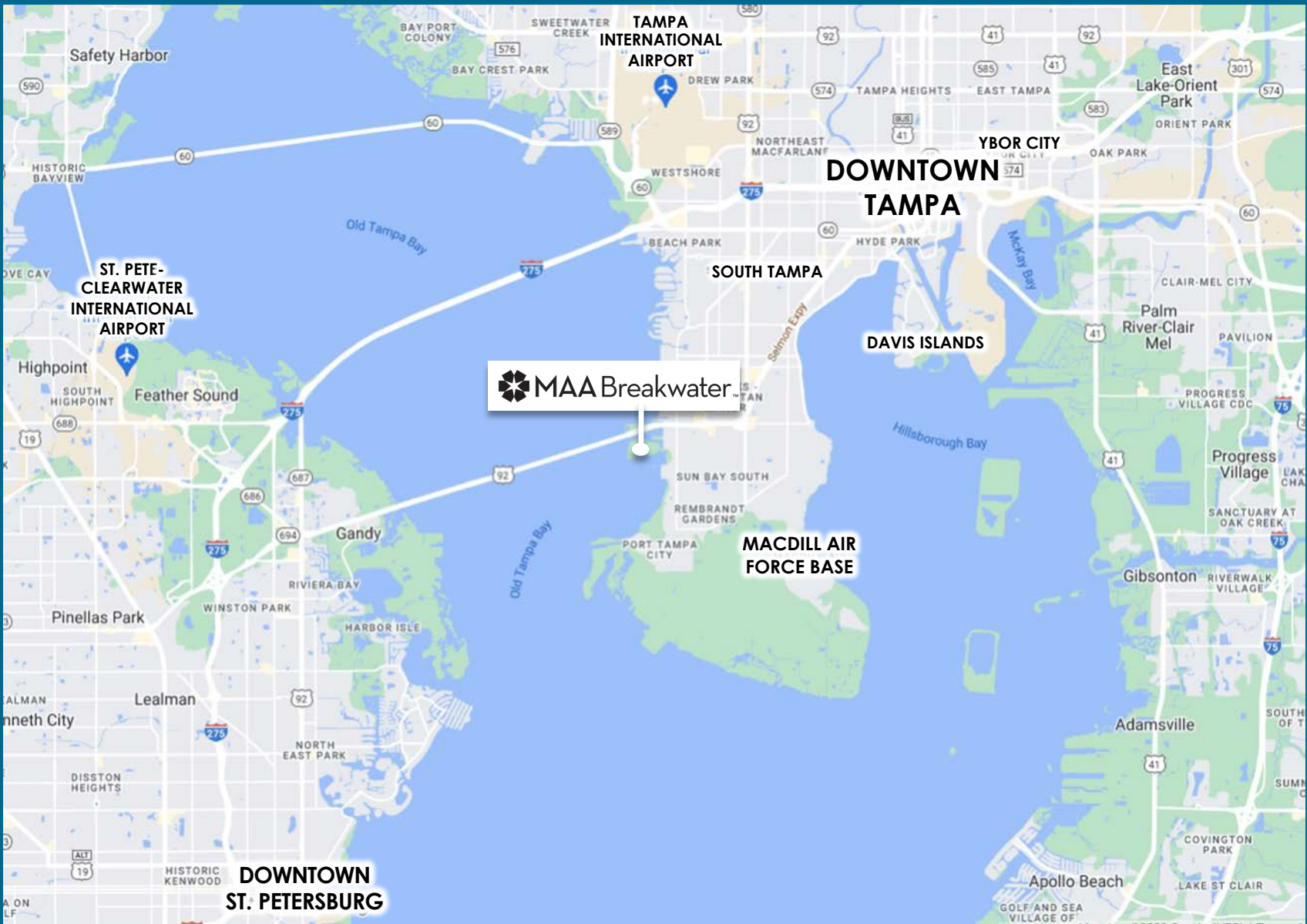
**DOWNTOWN TAMPA**

**PAD  
OPPORTUNITY**

**PROPOSED PUBLIC  
BOAT SLIPS**



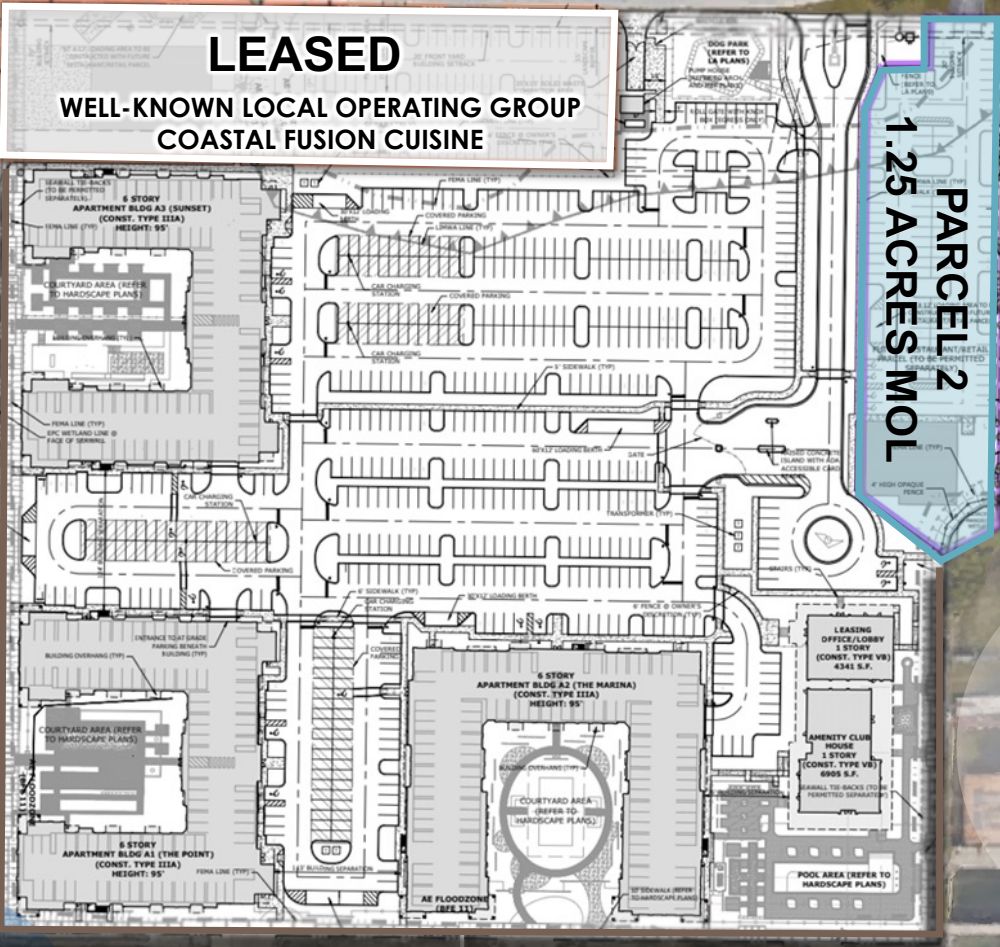




ACCESSIBLE BY LAND AND SEA



TYSON ROAD



**LEASED**  
**WELL-KNOWN LOCAL OPERATING GROUP**  
**COASTAL FUSION CUISINE**

**PARCEL 2**  
**1.25 ACRES MOL**

**PROPOSED**  
**PUBLIC**  
**BOAT SLIPS**



conceptual rendering

**PUBLIC**  
**BOARDWALK**

OLD TAMPA BAY

PROJECT PLAN



# VIEWPOINTS PARCEL 2



- WIDE WATER VIEWS
- BUILDING WILL BE AT 5'-7' ELEVATION
- 2 STORY/ROOFTOP PERMITTED

# SITE HIGHLIGHTS

## ROOFTOP OPPORTUNITY



WRAP AROUND PUBLIC

BOARDWALK

\$12M+ ADACENT RESTAURANT SALES

AFFLUENT  
\$190,206  
5 MILE  
AVERAGE  
INCOME

DEMOGRAPHICS

## TOURISM OASIS



TAMPA VOTED  
AMONG BEST CITIES  
FOR STAYCATIONS  
IN 2024



WalletHub



PROPOSED PUBLIC BOAT SLIPS



# SURROUNDING RETAIL



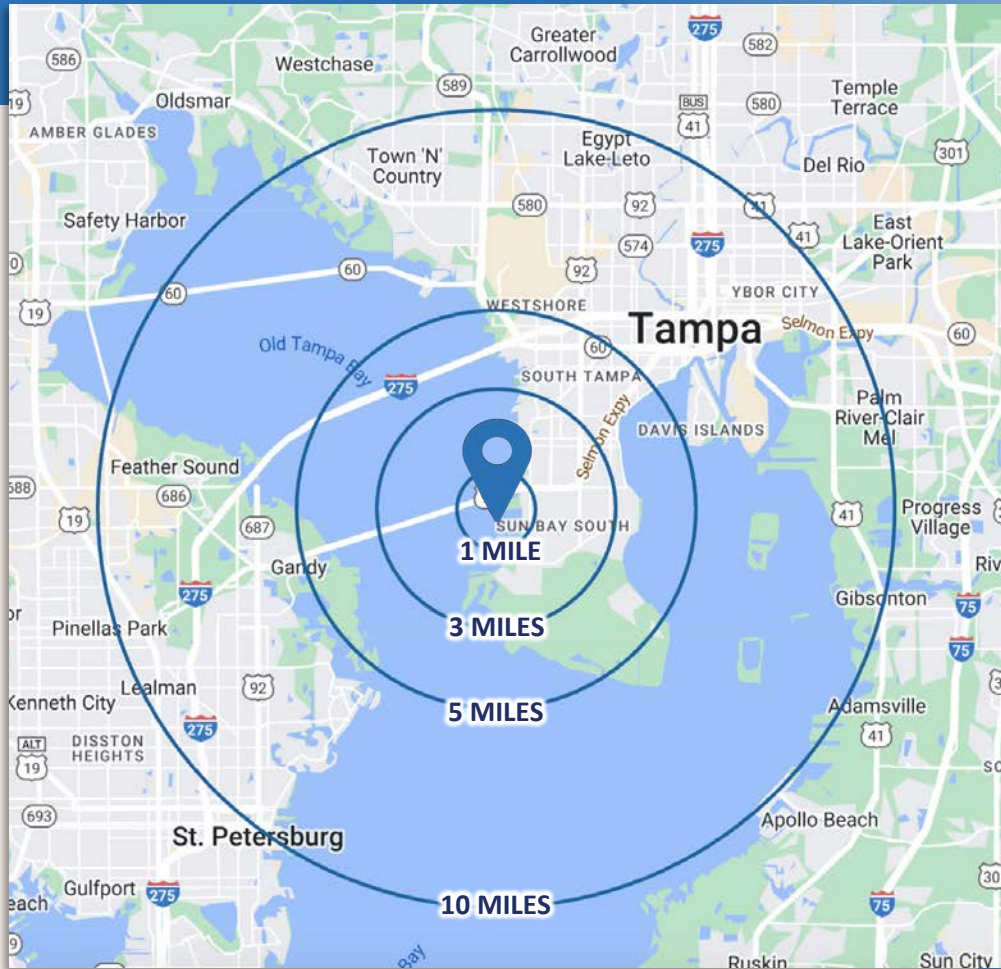
SALT SHACK LISTED AMONG NEW YORK TIMES' 50 BEST RESTAURANTS IN THE NATION IN 2023



SAND SURF CO.



# DEMOGRAPHICS



## POPULATION

1 MI- 4,202  
3 MI- 56,933  
5 MI- 102,775  
10 MI- 487,694



## AVG HH INCOME

1 MI- \$168,021  
3 MI- \$144,251  
5 MI- \$180,893  
10 MI- \$125,667



## MEDIAN AGE

1 MI- 43.1  
3 MI- 38.4  
5 MI- 39.3  
10 MI- 39.2



## DAYTIME POPULATION

1 MI- 1,845  
3 MI- 15,080  
5 MI- 75,920  
10 MI- 386,115





# SURROUNDING AREA

TAMPA



SELMON EXPRESSWAY 36,895 AADT



THE ISLES  
AT OLD TAMPA BAY

67 LUXURY HOME  
LOTS \$2.2M-\$8M

OLD TAMPA BAY

UNDER CONSTRUCTION  
FUTURE TYSON POINT  
MIXED-USED  
625 MF UNITS  
6,000 SF RETAIL

FUTURE RATTLESNAKE  
POINT APARTMENTS  
299 MF UNITS

WESTSHORE MARINA DISTRICT  
CHUCK LAGER AMERICAN TAVEN  
ROCK IT INDOOR CYCLING & FITNESS  
DRNK coffee + tea SAND SURF CO.  
QWENCH juice bar  
Vela ITALIAN | PHOTOGRAPHER | TAVEN  
crave salon  
colorbar

UNDER CONSTRUCTION  
BROADSTONE WESTSHORE  
325 MF UNITS

UNDER CONSTRUCTION  
AQUA AT WESTSHORE  
YACHT CLUB  
77 LUXURY CONDOS  
STARTING AT \$1.5M

GANDY BRIDGE 36,606 AADT



MAA Breakwater.  
495 LUXURY MULTI-FAMILY UNITS



BOAT SLIPS



WESTSHORE  
YACHT CLUB

ST. PETERSBURG



OLD TAMPA BAY





# SURROUNDING MULTI-FAMILY RESIDENTIAL



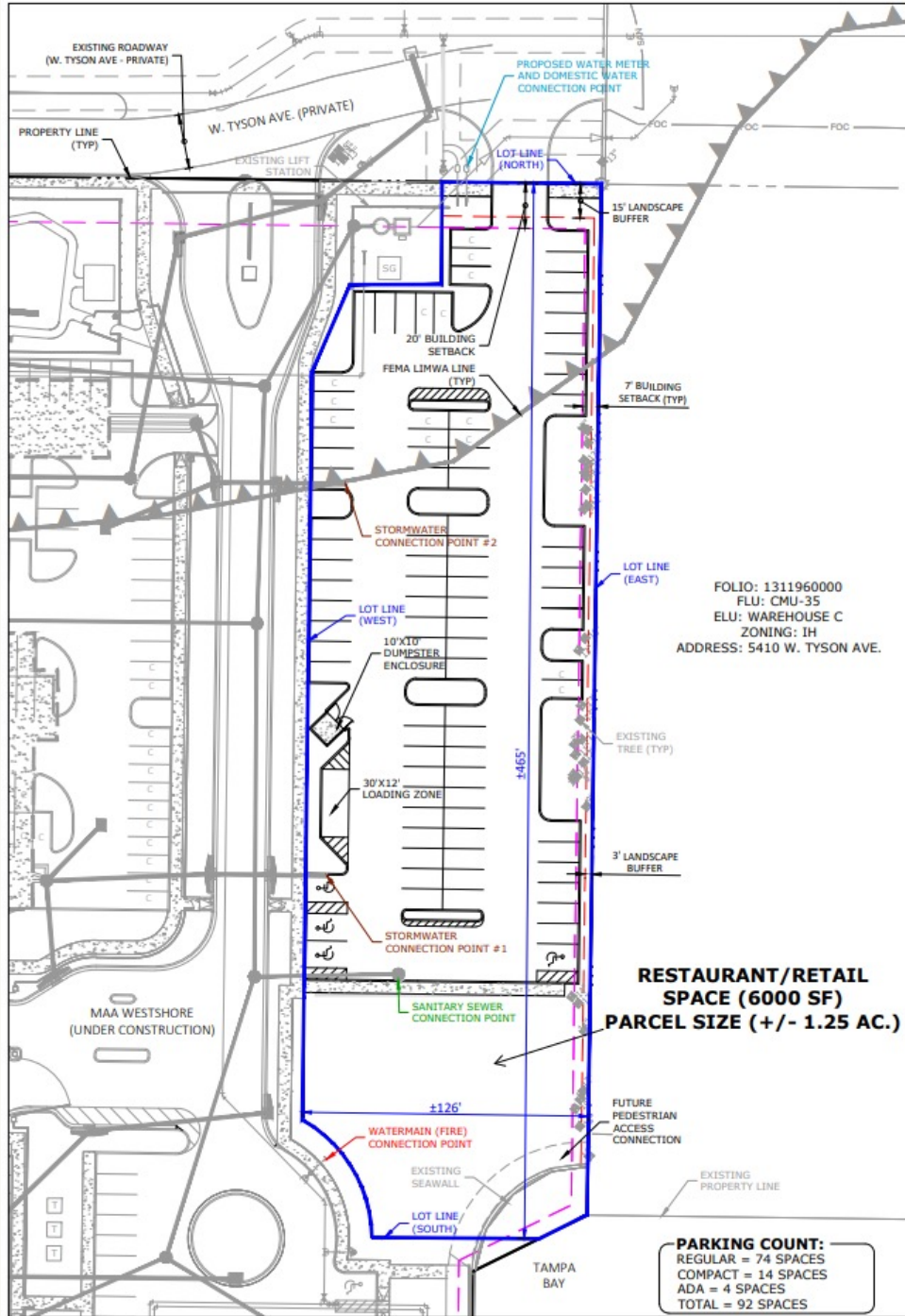
OLD TAMPA BAY

**5,295+ TOTAL UNITS**

DEVELOPMENT		UNITS	DEVELOPMENT		UNITS
1	MAA BREAKWATER (UC)	495	9	ALTON WESTSHORE	192
2	FUTURE- TYSON POINT (PROPOSED)	625	10	WESTSHORE YACHT CLUB	506
3	MARINA POINT LUXURY CONDOS	350+	11	CORTLAND WESTSHORE	587
4	BROADSTONE WESTSHORE (UC)	325	12	CORTLAND BOWERY	608
5	TOWN WESTSHORE APARTMENTS	396	13	CAMDEN PRESERVE APARTMENTS	276
6	WCI LUXURY TOWNHOMES	160	14	RATTLESNAKE POINT APARTMENTS (PROPOSED)	299
7	BAINBRIDGE APARTMENTS	351	15	AQUA AT WESTSHORE YACHT CLUB	77
8	WESTSHORE FLATS	48			



# PROJECT PLAN PARCEL 2



- 1.25 ACRES MOL AVAILABLE
- PARKING/DUMPSTER PAD IS FOR ILLUSTRATIVE PURPOSES ONLY
- MAXIMUM BUILDING SIZE IS 6,000SF PLUS OUTSIDE PATIO
- BUILDING MUST BE ELEVATED 5'-7' PER FEMA GUIDELINES









# MAA Breakwater™

SERVING REAL ESTATE MARKETS THROUGHOUT FLORIDA

WILLOW  
FERRELLI

MANAGING PARTNER  
+ BROKER  
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Lic. Real Estate Broker

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