

TAMPA HEIGHTS-1701 N FLORIDA AVE, TAMPA, FL 33602
FOR LEASE | NEW CONSTRUCTION



ABOUT THE PROPERTY

Located in the growing Heights district, this mixed-use project features 321 Multi-family units above 11,000 square feet of divisible retail space. This project is centrally located between Armature Works, Downtown Tampa, Ybor City, and Seminole Heights. Outdoor covered patio seating is available in front of the entire retail space!

Located on a prominent corner in a rapidly developing area surrounded by popular dining and entertainment spots.

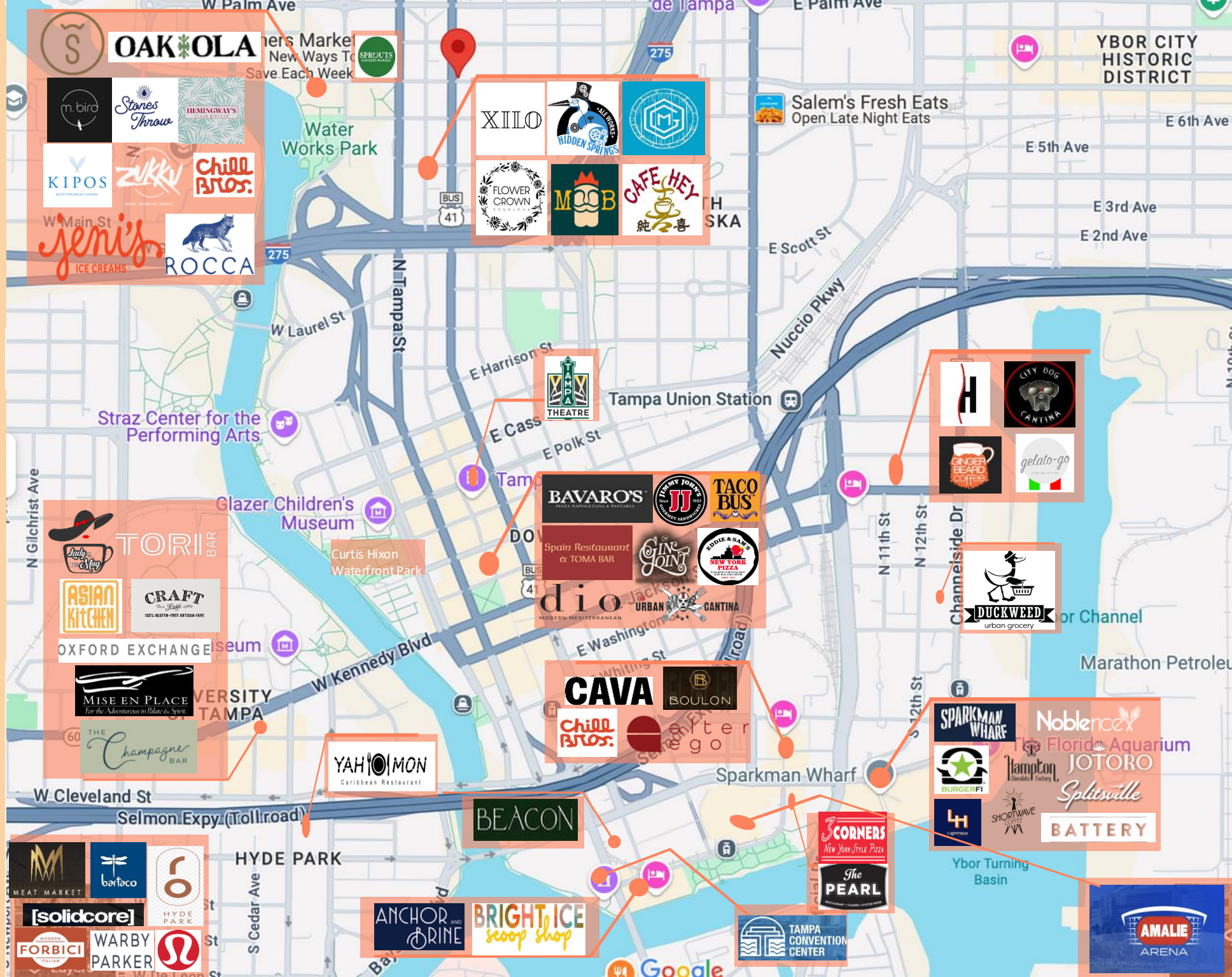
The corridor is nestled within vibrant and diverse neighborhoods, providing a dense population that ensures a consistent customer base. The area's thriving local community drives steady foot traffic throughout the week and transforms into a popular destination on weekends.

UNIT COUNT:	321 MF Units
SPACE AVAILABLE:	11,000 SF (divisible)
DELIVERY:	Q1 OF 2025
DELIVERY CONDITION:	VANILLA SHELL



TAMPA HEIGHTS
RETAIL/RESTAURANT

1701 N FLORIDA AVE



OAKOLA Farmers Market
New Ways To
Save Each Week

SPROUTS

m.bird

Stones Throw

HEMINGWAY'S

KIPOS

ZUKKU

CHILL BROS.

W Main St

jeni's ICE CREAMS

ROCCA

XILO

HIDDEN SPRINGS

FLOWER CROWN

MOOB

CAFE HEY

TORI BAR

ASIAN KITCHEN

CRAFT

OXFORD EXCHANGE

MISE EN PLACE

THE Champagne BAR

BAVARO'S

TACO BUS

Spain Restaurant & TOMA BAR

diO

URBAN CANTINA

CITY DOG CANTINA

ginger beard coffee

gelato-go

DUCKWEED

urban grocery

CAVA

BOULON

alter ego

SPARKMAN WHARF

BURGERFI

Noblenex

Florida Aquarium

JOTORO

Splitsville

BATTERY

MEAT MARKET

barfaco

[solidcore]

HYDE PARK

FORBICI

WARBY PARKER

ANCHOR AND BRINE

BRIGHT ICE

scoop shop

3 CORNERS

New York-Style Pizza

The PEARL

AMALIE

ARENA



TAMPA HEIGHTS

ECONOMY

Tampa Heights is witnessing a vibrant economic revival, fueled by redevelopment projects such as The Heights, and new residential and commercial developments. This revitalization has attracted a diverse community and fostered the growth of trendy eateries and retail spaces. The area appeals to both businesses and residents. With its blend of historic charm and modern conveniences, Tampa Heights is becoming an increasingly dynamic district.

LIFESTYLE

Tampa Heights offers a lifestyle that merges historic charm with contemporary amenities. Residents enjoy access to nearby cultural attractions like the Tampa Museum of Art and the Straz Center for Performing Arts, and easy access to the scenic Riverwalk and Waterworks Park for outdoor activities. With its diverse housing options and burgeoning food scene, Tampa Heights appeals to a wide range of lifestyles, making it a sought-after destination.

DESIRABILITY

Tampa Heights is a prime location for businesses, thanks to its central position near downtown Tampa and thriving urban community. With a diverse customer base drawn to its cultural attractions and vibrant dining scene, businesses here enjoy ample growth and success. Its historic charm and accessibility to transportation hubs make Tampa Heights an ideal destination for entrepreneurs looking to establish and expand their ventures.



KEY FACTORS

POPULATION : 166,415
 AVG HOUSEHOLD : 2.5
 MEDIAN AGE : 37.4
 AVG INCOME : \$112,480

BUSINESSES

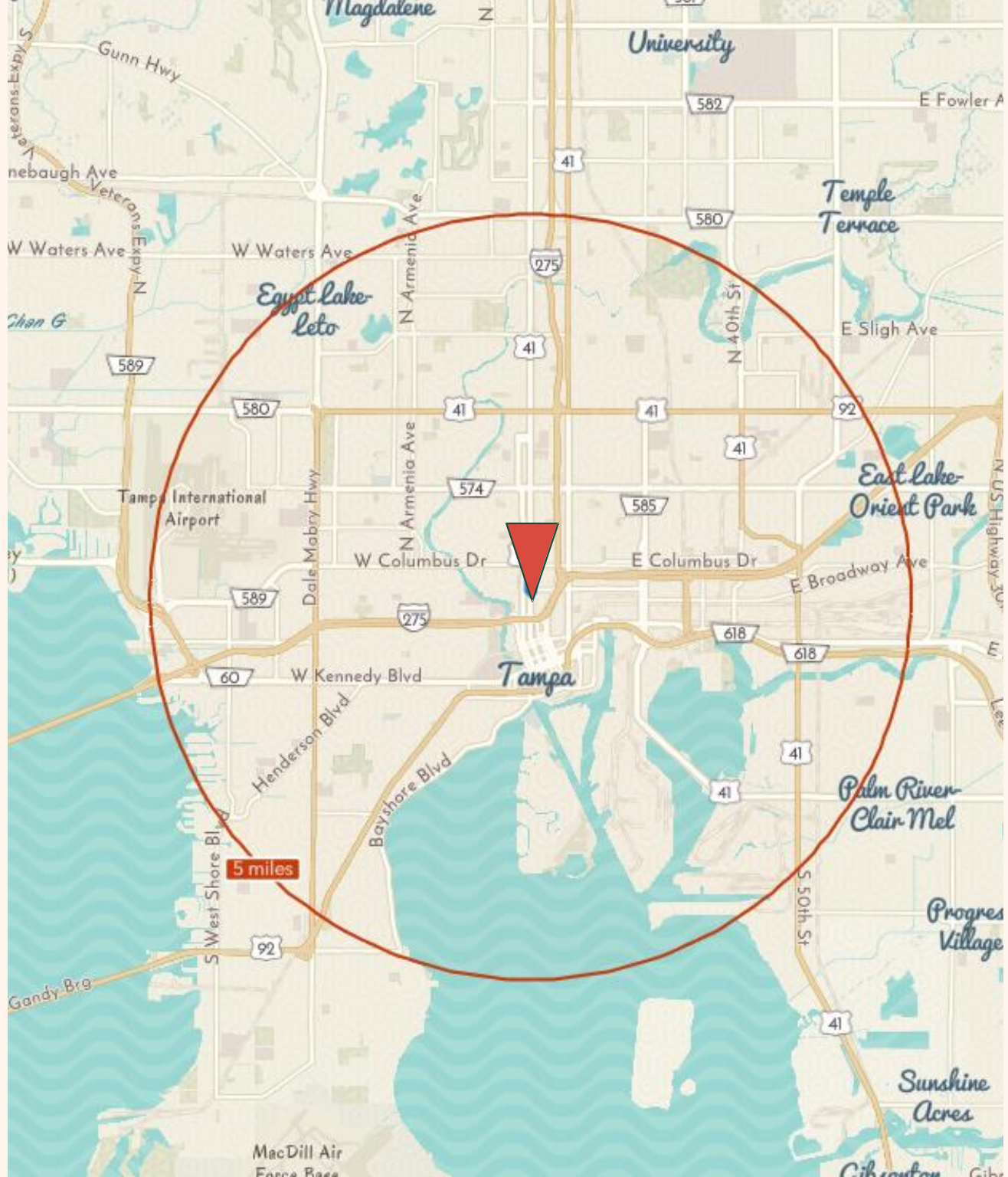
TOTAL BUSINESSES: 16,679
 TOTAL EMPLOYEES : 189,247

HOUSEHOLDS

OWNER OCCUPIED : 23,725
 RENTER OCCUPID : 41,275
 CONSUMER SPEND : \$1.9B

TRAVEL TIME

60+ MINS : 3.2%
 30 – 60 MINS : 28.7%
 <30 MINS : 68.1%





1701 N FLORIDA AVE

AERIAL

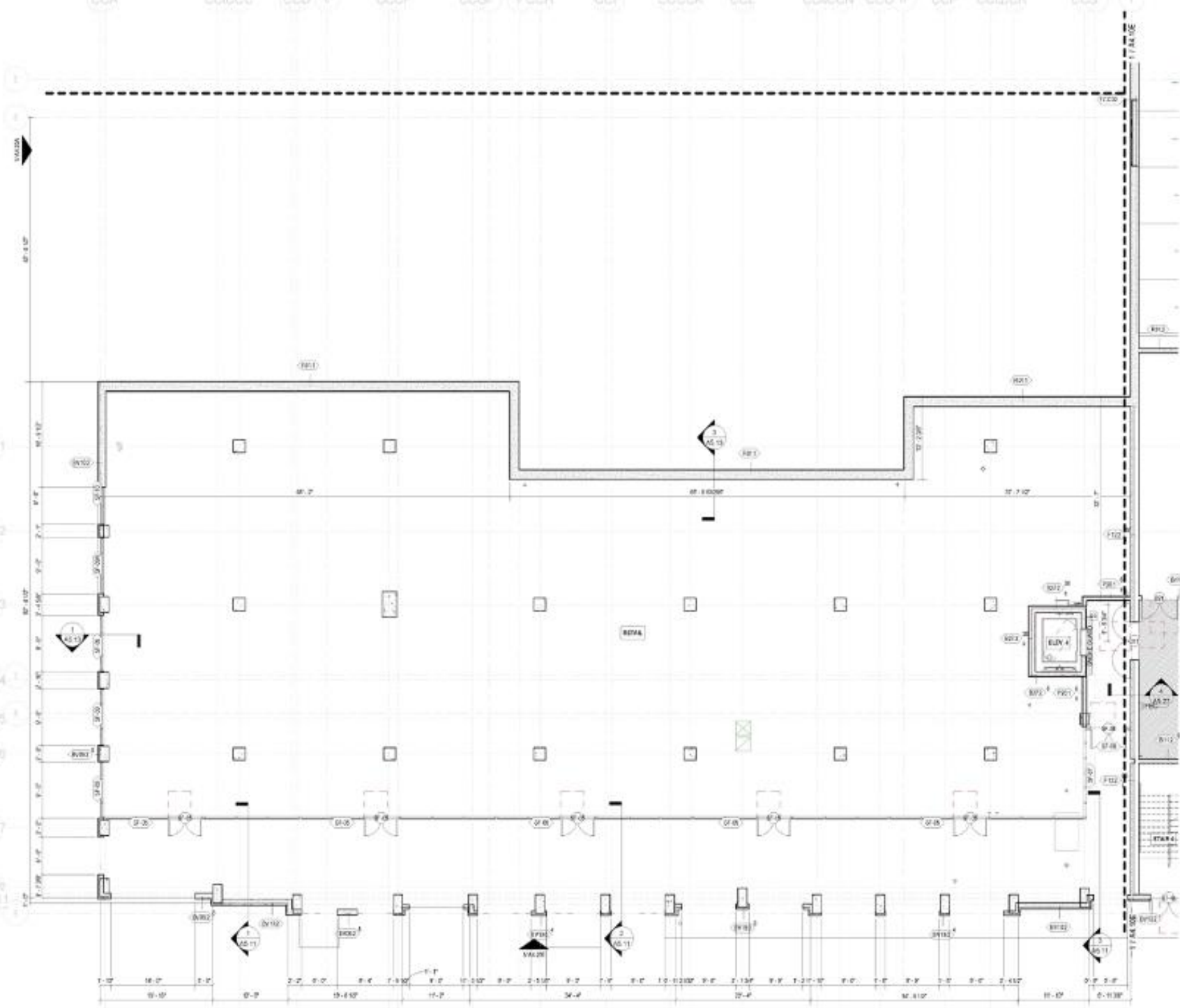




VINE AVE/ SEVENTH AVE- SOUTH ELEVATION



N Florida



7th Ave



- o \$1B redevelopment
- o Brand new 110,000 square foot YMCA
- o Breaking Ground 2025
- o 447 Multifamily units with 10% being affordable
- o 200 key lifestyle hotel
- o 100,000sf of retail space
- o 1,444 parking spaces
- o 20,000 sf of green space
- o 184,000 sf of Office Space
- o Delivering 2029



Tampa Heights YMCA Masterplan
 the Y
 FleishmanGrossMabowski
 ELLISON DEVELOPMENT
 YMCA Palm Ave and Florida Ave

Tampa Heights Site



Tampa Heights YMCA Masterplan
 the Y
 FleishmanGrossMabowski
 ELLISON DEVELOPMENT



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