

**NEW RETAIL DEVELOPMENT**

# THE LANDING AT RIVERWALK - PHASE 1

2502 – 2504 North Boulevard | SWC West Columbus Drive & North Boulevard

TAMPA | FLORIDA

**±1,202 SF – 2,404 SF**  
FOR LEASE



**SPACE DETAILS**

**SIZE**

Suite 1 1,202 GSF

Suite 2 1,202 GSF

*\*combinable to 2,404 SF*

**OVERVIEW**

Luxury mixed-use project with ground floor retail. Sitting in one of the nation's top 10 growing counties and destined to be the next area of growth in Tampa, this new development will feature eight apartments ranging from 700 SF to 939 SF on the 2nd floor with 2 retail spaces and a parking garage on the first.

**POSSESSION**

Summer 2025

**NEIGHBORS**

Located next to Woven Water Brewing Company and just up the street from Sprouts and the heavily visited Armature Works.

**DEMOGRAPHICS**

**POPULATION**

1 Mile	15,720
3 Miles	144,013
5 Miles	278,261

**DAYTIME POPULATION**

1 Mile	15,762
3 Miles	236,116
5 Miles	430,135

**TOTAL HOUSEHOLDS**

1 Mile	6,974
3 Miles	64,771
5 Miles	117,153

**AVERAGE HH INCOME**

1 Mile	\$88,024
3 Miles	\$110,653
5 Miles	\$109,780

**TOTAL BUSINESSES**

1 Mile	754
3 Miles	13,424
5 Miles	24,054

**TOTAL EMPLOYEES**

1 Mile	8,367
3 Miles	172,331
5 Miles	300,115



**CONTACT EXCLUSIVE AGENT**  
**CORINNA GATTASSO** cg@ripcofl.com • 813.607.5291

4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • [ripcofl.com](http://ripcofl.com)  
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# SITE PLAN



# MARKET AERIAL

