

Rome

COLLECTIVE



NORTH HYDE PARK | TAMPA, FLORIDA

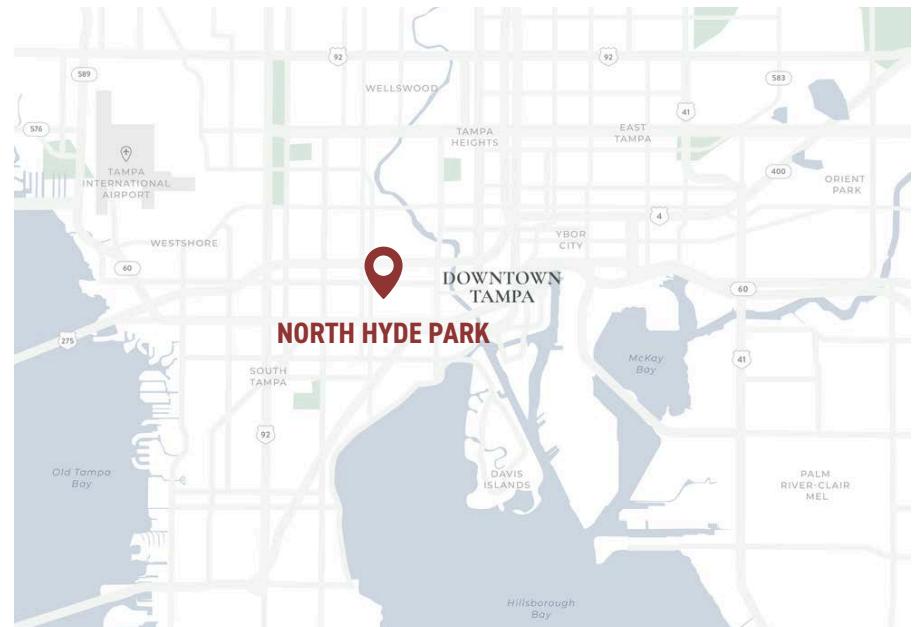
WELCOME TO NORTH HYDE PARK



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



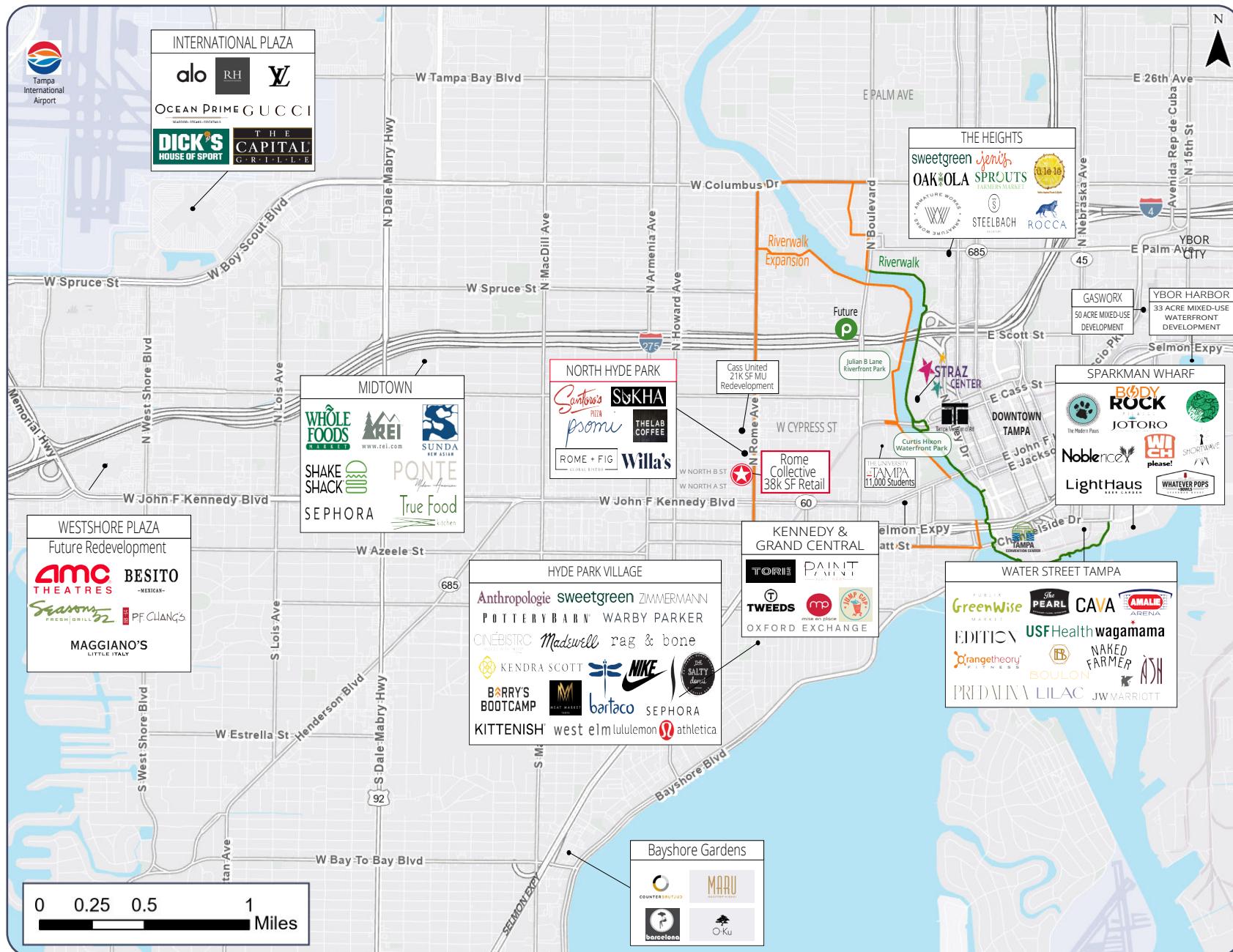
Rome Collective is a ~38,900 SF retail development underway at the northwest corner of N Rome Ave and N A St in the emerging North Hyde Park neighborhood, just west of downtown Tampa.



UNIT B105

- Available space ranging from 1,054 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 Fall 2025

AREA MAP



DRIVE TIME MAP



PROJECT SITE PLAN

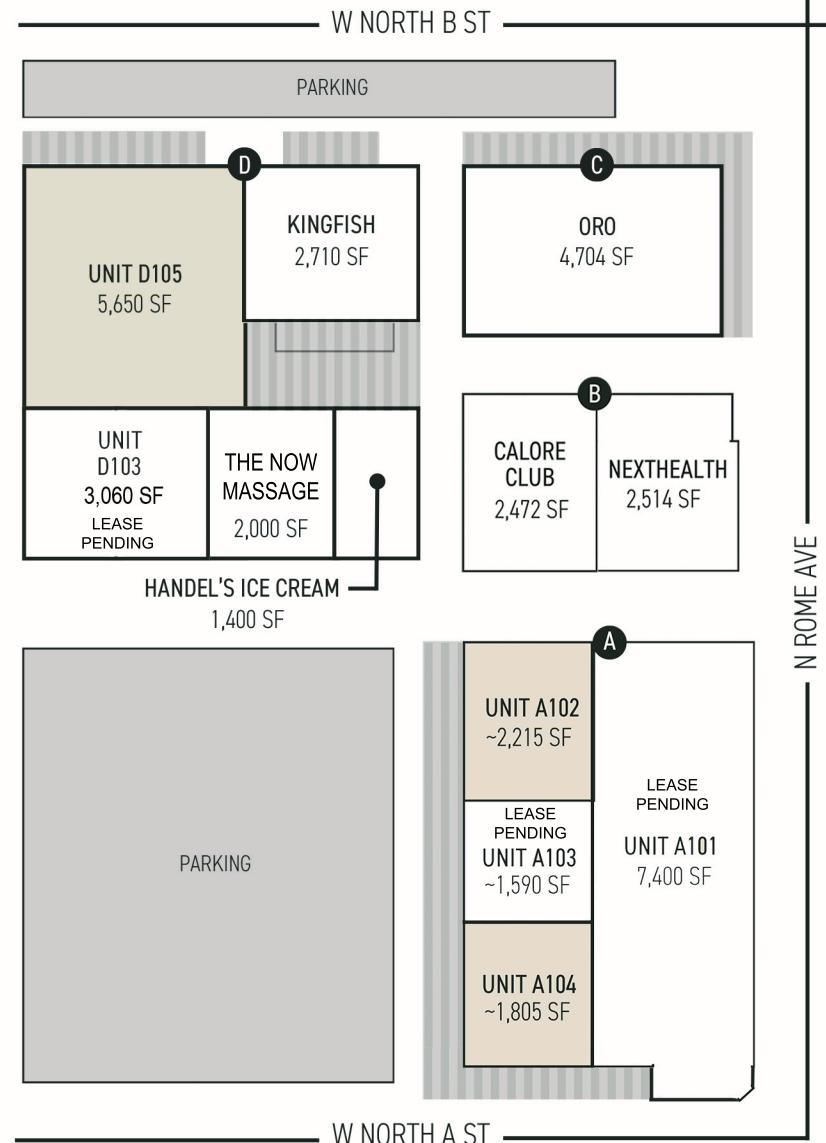


AERIAL RENDERING



202 N ROME AVE

AVAILABLE LEASED PATIO



Tastes pretty good.

The minds behind Rome Collective's incoming Japanese Pretty Good and Spanish Pretty Good concepts 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, all designed to be enjoyed in a relaxed fine-dining atmosphere.



Opening late 2025 above White Wolf Specialties. Features a 28-seat chef's counter centered around a wood fired grill, utilizing an array of meats from its own dry aged chamber.



Opening in 2025 on Westshore Blvd in South Tampa. A multi-faceted culinary destination featuring a neighborhood pizzeria with a new American menu, bakery, cafe, market and rooftop bar.



Two new concepts coming to Rome Collective in North Hyde Park, Kingfish offering sushi and Oro providing Spanish tapas.

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