

Hyde Park Restaurant Opportunity

442 W. Kennedy Blvd., Tampa, FL 33606



Demographic Summary

(3-Mile)

120,828

TOTAL POPULATION

55,539

HOUSEHOLDS

36.2

MEDIAN AGE

204,513

DAYTIME POPULATION

\$129,622

AVERAGE HOUSEHOLD INCOME



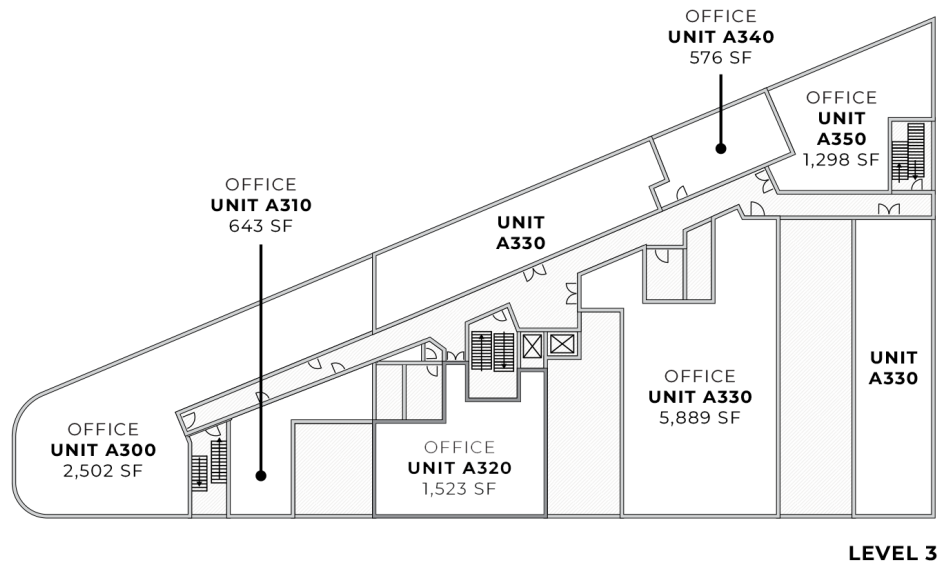
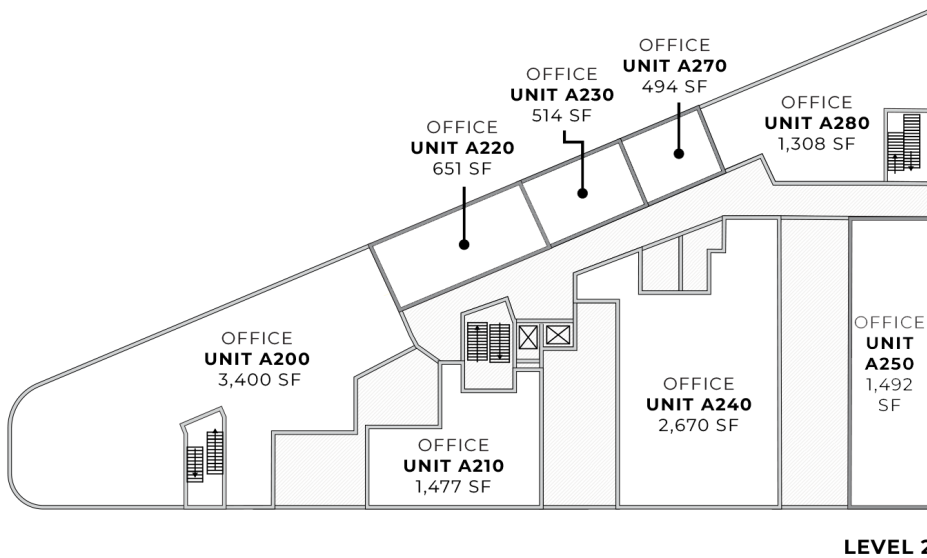
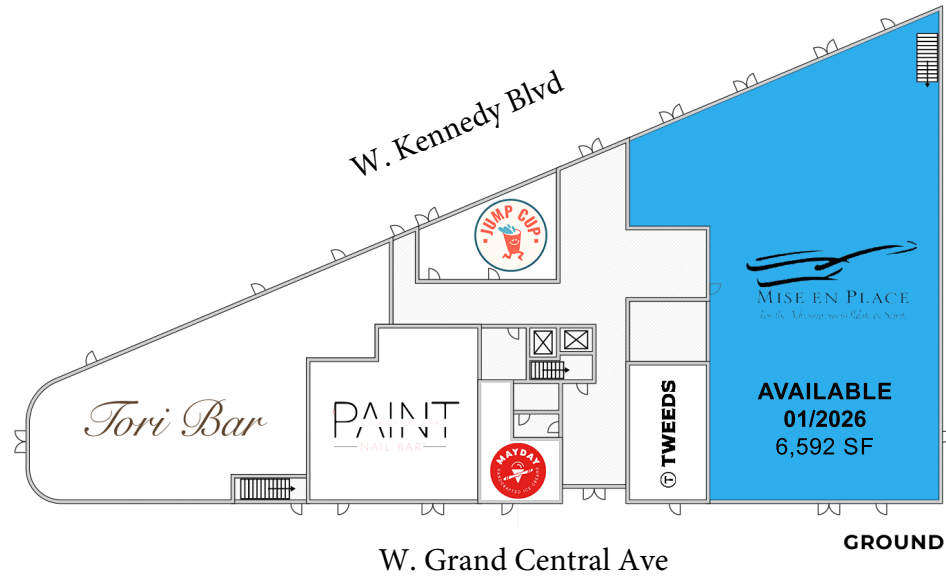
Welcome to *Hyde Park*

- Rare second generation restaurant opportunity totaling 6,592 SF
- Prime location just west of Downtown Tampa, across the street from University of Tampa (over 10k students) and Altis Grand Central with over 300 luxury residential units
- Situated west of Downtown Tampa, Hyde Park is one of the most sought-after and prestigious zip codes in the Tampa MSA
- Located close to Hyde Park Village, one of the most well-known retail projects in the state of Florida, as well as Bern's Steakhouse, a local institution
- Home to Oxford Exchange, a well-loved concept space chock full of European flair, featuring a restaurant, bookstore, co-working office, design studio, gift shop, and café
- Join tenants such as Oxford Exchange, Tori Bar, Paint Nail Bar, Tweeds Suit Shop, Mayday Ice Cream and Jump Cup



442 W Kennedy Blvd Site Plan

AVAILABLE
 LEASED



Our Location

Our Location

The map illustrates the location of the new USF campus in downtown Tampa, Florida, near the intersection of W Cass St and the Selmon Expressway. The campus is marked with a red star and labeled "THE UNIVERSITY OF TAMPA 11,000 Students".

Surrounding Areas and Landmarks:

- NORTH HYDE PARK:** Includes logos for Santoro's PIZZA, psomi, ROME + FIG, Sukha, THELAB COFFEE, and Willa's.
- Cass United:** 21K SF MU Redevelopment.
- Rome Collective:** 38k SF Retail.
- KENNEDY & GRAND CENTRAL:** Includes logos for TORI BAR, PAINT, TWEEDS, mise en place, JUMP CUP, and OXFORD EXCHANGE.
- HYDE PARK VILLAGE:** Includes logos for Anthropologie, sweetgreen, ZIMMERMANN, POTTERY BARN, WARBY PARKER, CINÉBISTRO, Madewell, rag & bone, KENDRA SCOTT, NIKE, THE SALTY donut, BARRY'S BOOTCAMP, MEAT MARKET TAMPA, bartaco, SEPHORA, KITTENISH, west elm, lululemon, and athletica.
- STRAZ CENTER:** A prominent cultural landmark.
- Tampa Museum of Art:** A major art institution.
- Curtis Hixon Waterfront Park:** A large waterfront park.
- Julian B Lane Riverfront Park:** A waterfront park.
- Future:** Indicated by a green 'P' icon.
- GASWORX:** 50 ACRE MIXED-USE DEVELOPMENT.
- YBOR HARBOR:** 33 ACRE MIXED-USE WATERFRONT DEVELOPMENT.
- SPARKMAN WHARF:** Includes logos for The Modern Paws, BODY ROCK PILATES, JOTORO, Noble, please!, LightHaus BEER GARDEN, and WHATEVER POPS.
- WATER STREET TAMPA:** Includes logos for PUBLIX, GreenWise MARKET, The PEARL, CAVA, AMALIE ARENA, EDITION, USFHealth, wagamama, Orangetheory FITNESS, BOULON, NAKED FARMER, ASH, PREDALINA, LILAC, and JW MARRIOTT.

Major Streets and Landmarks:

- W Spruce St
- N Howard Ave
- N Rome Ave
- W Cass St
- W North B St
- W North A St
- W John F Kennedy Blvd
- Bayshore Blvd
- Selmon Expy
- Channel Side Dr
- E Scott St
- E Cass St
- E John F Kennedy Blvd
- E Jackson St

Other Landmarks:

- Alafia River
- USF Campus (11,000 Students)
- Tampa Museum of Art
- Curtis Hixon Waterfront Park
- Julian B Lane Riverfront Park
- Selmon Expy
- Channel Side Dr
- Tampa Convention Center

ROME + FIG
GLOBAL BISTRO

Cass United
21K SF MU
Redevelopment

Rome
Collective
38k SF Retail

KENNEDY &
GRAND CENTRAL

HYDE PARK VILLAGE

Anthropologie sweetgreen ZIMMERMANN
POTTERY BARN® WARBY PARKER
CINEBISTRO *Madewell* rag & bone
MOVIES WITH TASTE®
KENDRA SCOTT  NIKE 
BARRY'S BOOTCAMP  bartaco SEPHORA
KITTENISH® west elm lululemon  athletica

GASWORX

50 ACRE MIXED-USE DEVELOPMENT

YBOR HARBOR

33 ACRE MIXED-USE WATERFRONT DEVELOPMENT

SPARKMAN WHARF



The Modern Paw



**BODY
ROCK**
PILATES
JOTORC



Noblerice 



LightHaus
BEER GARDEN

EST. 2011
WHATEVER POPS
A BOWLS
SPARKMAN NADOT

WATER STREET TAMPA

A collage of logos for various businesses and organizations in the San Francisco area. The logos include:

- GreenWise Market**: A logo with 'PUBLIX' in small letters above 'GreenWise' in a large, green, sans-serif font, with 'MARKET' in smaller letters below.
- The PEARL**: A black shield-shaped logo with 'The' in script and 'PEARL' in bold, white, sans-serif font. Below it, in small white letters, is 'RESTAURANT • CATERING • EVENT SPACE'.
- CAVA**: The word 'CAVA' in a large, bold, sans-serif font, with the 'V' in a different color.
- AMALIE ARENA**: A logo featuring a stylized building facade with 'AMALIE' in a red oval and 'ARENA' in blue letters below.
- EDITION**: The word 'EDITION' in a large, serif font, with a small '1' above the 'I'.
- USF Health**: The words 'USF Health' in a green, sans-serif font.
- wagamama**: The word 'wagamama' in a black, lowercase, sans-serif font.
- Orangetheory® FITNESS**: A logo with an orange stylized 'O' and 'r' followed by 'angetheory®' in red and 'FITNESS' in black below.
- BOULON**: The word 'BOULON' in a large, bold, sans-serif font, with the 'O' in a different color.
- NAKED FARMER**: The words 'NAKED FARMER' in a large, bold, sans-serif font, with 'NAKED' above 'FARMER'.
- PREDALINA**: The word 'PREDALINA' in a large, bold, sans-serif font.
- LILAC**: The word 'LILAC' in a large, bold, sans-serif font.
- JW MARRIOTT**: The words 'JW MARRIOTT' in a large, bold, sans-serif font.



Get In Touch



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