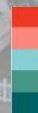


JADE AT NORTH HYDE PARK

1,666 SF OF RETAIL/RESTAURANT SPACE
IN TAMPA'S EXPANDING URBAN CORE

NOW AVAILABLE

608 N Willow Ave | Tampa FL 33606

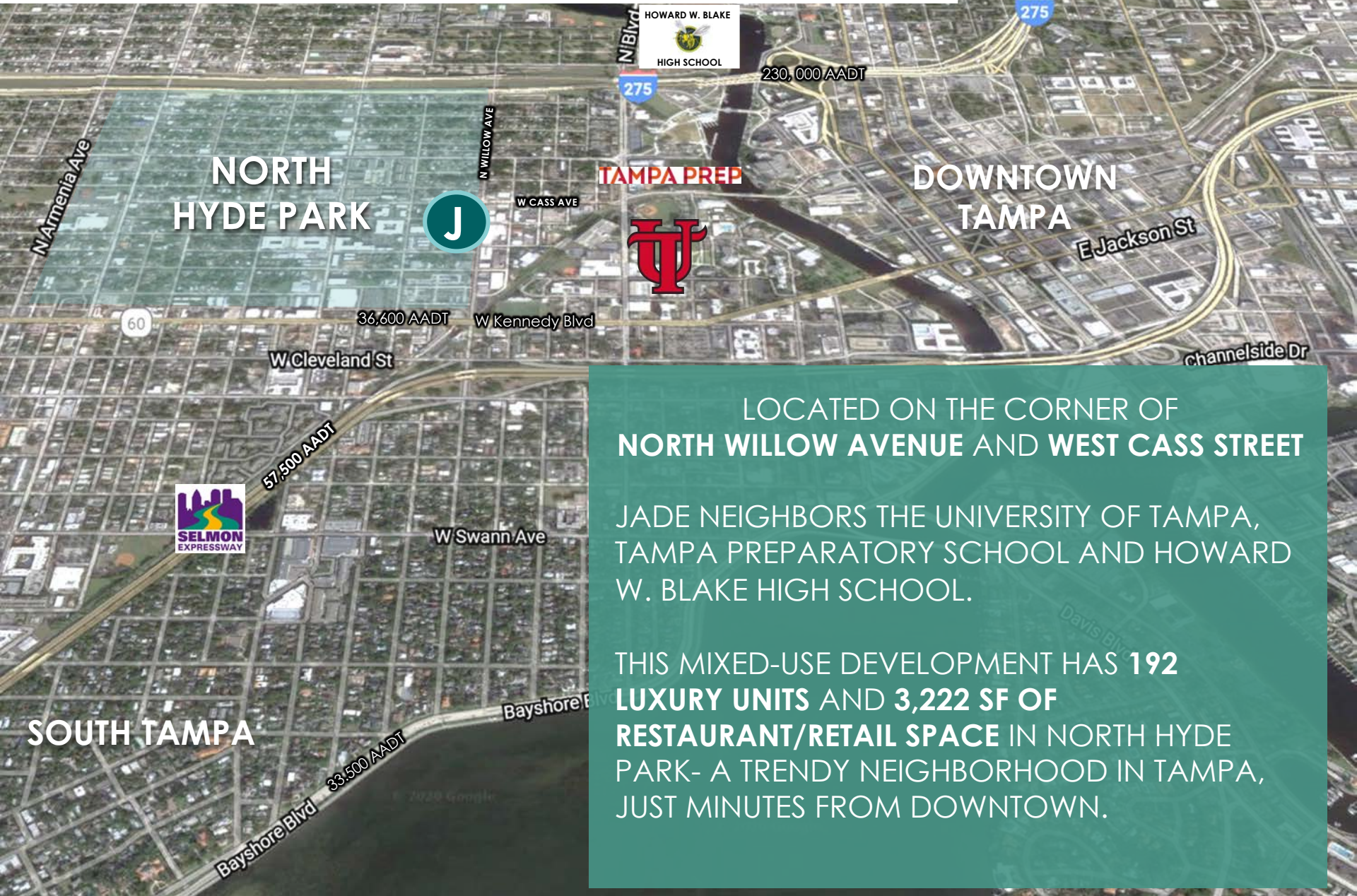


PARKING AVAILABLE
42 DEDICATED RETAIL SPACES



JADE AT NORTH HYDE PARK

THE LOCATION



LOCATED ON THE CORNER OF
NORTH WILLOW AVENUE AND WEST CASS STREET

JADE NEIGHBORS THE UNIVERSITY OF TAMPA,
 TAMPA PREPARATORY SCHOOL AND HOWARD
 W. BLAKE HIGH SCHOOL.

THIS MIXED-USE DEVELOPMENT HAS **192
 LUXURY UNITS AND 3,222 SF OF
 RESTAURANT/RETAIL SPACE** IN NORTH HYDE
 PARK- A TRENDY NEIGHBORHOOD IN TAMPA,
 JUST MINUTES FROM DOWNTOWN.

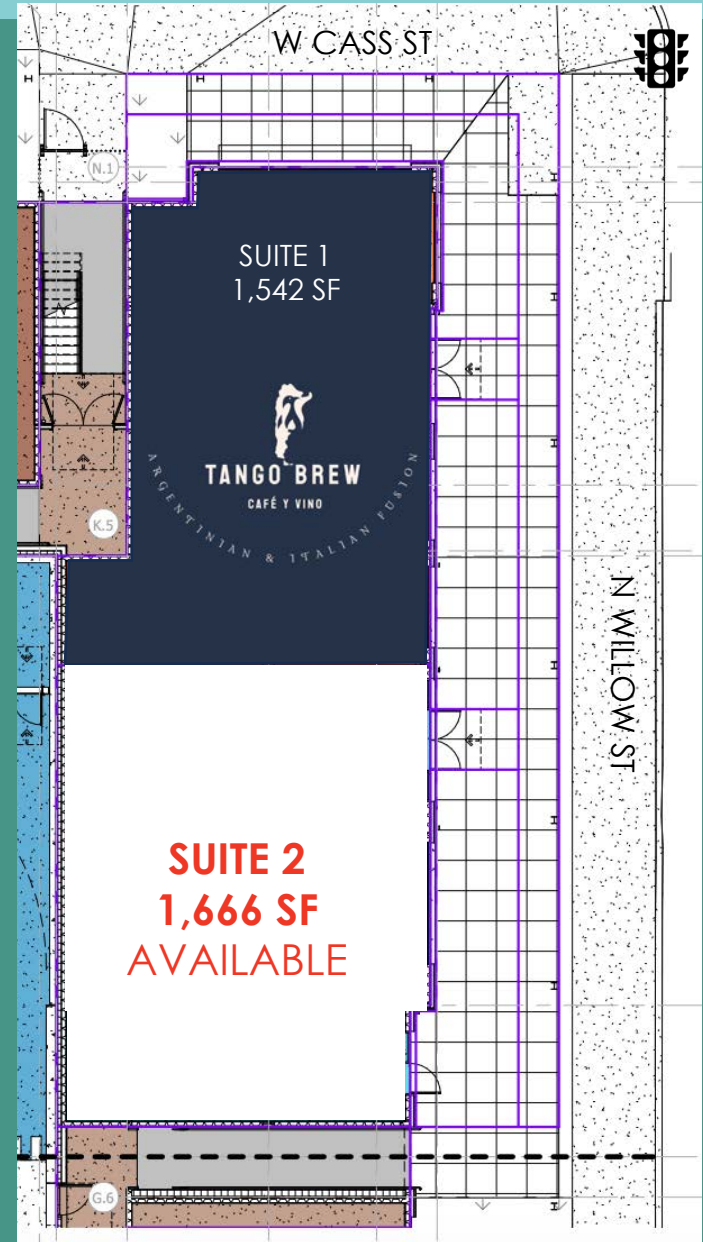
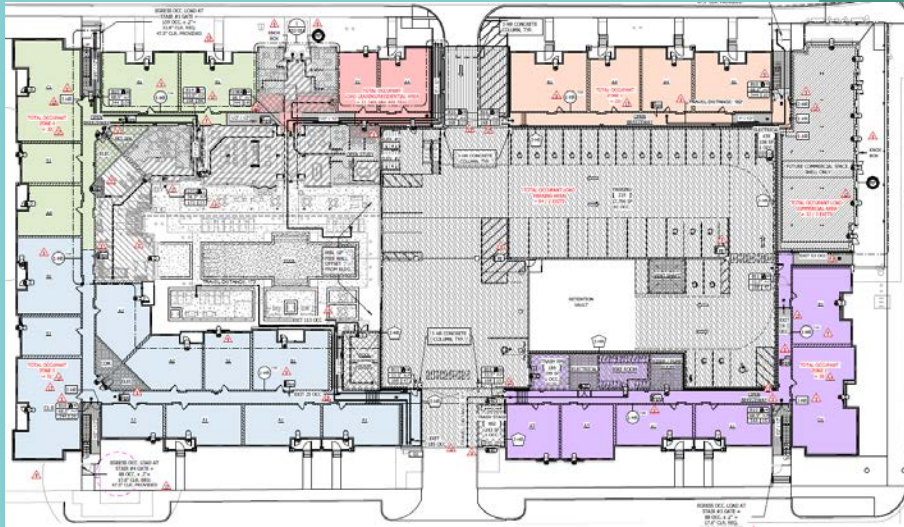
THE NEIGHBORHOOD



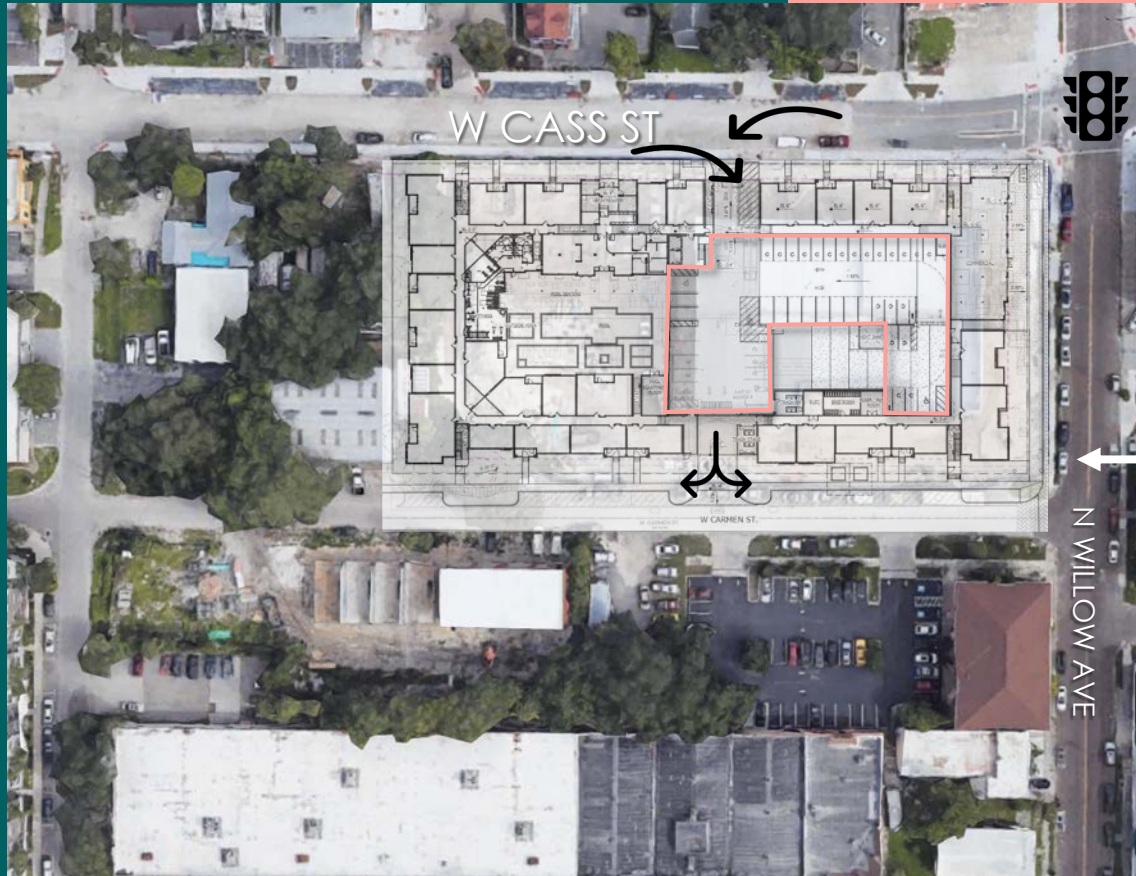
NORTH HYDE PARK IS A DESIRABLE NEIGHBORHOOD IN TAMPA'S THRIVING URBAN CORE. AS PART OF SOUTH TAMPA, THIS CHARMING AREA IS MINUTES FROM UNIVERSITY OF TAMPA, DOWNTOWN TAMPA, THE RIVERWALK, AND STEPS TO THE NEW TAMPA GENERAL HOSPITAL! RESIDENCES ENJOY THE DOG-FRIENDLY ATMOSPHERE, WALKABILITY, AND ACCESS TO EVERYTHING AT THEIR FINGERTIPS. WITH AMPLE SIDEWALKS AND PROTECTED BIKELANES TO DOWNTOWN, EXPLORING NORTH HYDE PARK HAS NEVER BEEN EASIER!

JADE AT NORTH HYDE PARK

SITE PLAN



3,222 SF TOTAL RETAIL GLA



42 SPACES
ALLOCATED FOR
RETAIL CUSTOMERS
ON FIRST FLOOR OF
PARKING GARAGE

ABUNDANT STREET PARKING
ADJACENT TO SITE

+ 5 2-HOUR SHORT-TERM
PARKING SPACES ALONG
WILLOW AVE

JADE AT NORTH HYDE PARK

DEMOGRAPHICS



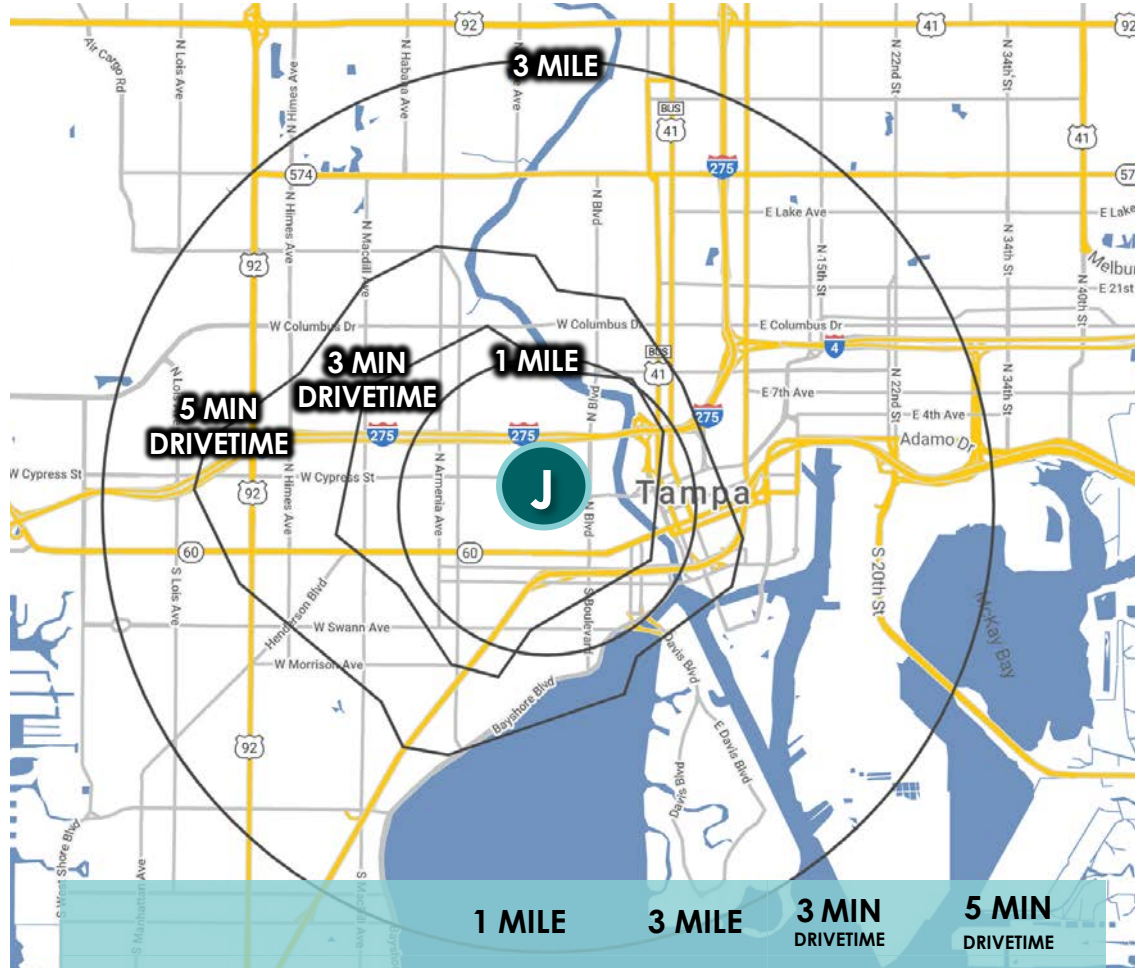
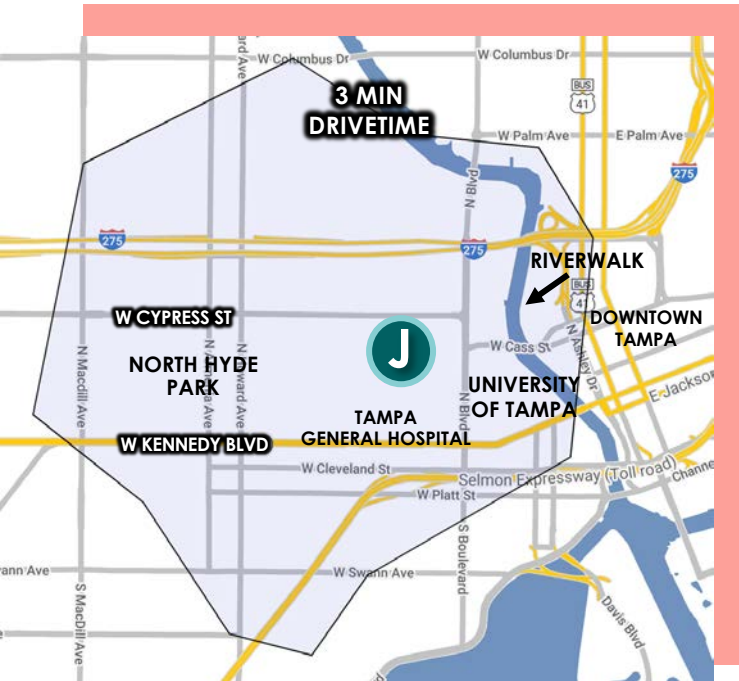
37,857 DAYTIME
POPULATION
WITHIN 1 MILE



\$126,815 AVG HH
INCOME WITHIN 3 MILES



6 MIN BIKE RIDE
TO DOWNTOWN
VIA PROTECTED BIKE LANE



	1 MILE	3 MILE	3 MIN DRIVETIME	5 MIN DRIVETIME
2023 POPULATION	24,385	128,093	24,723	51,461
AVG HH INCOME	\$113,879	\$126,815	\$110,269	\$136,883
MEDIAN AGE	32.0	38.4	32.7	36.6
TOTAL BUSINESSES	4,848	17,172	3,081	8,291
DAYTIME POPULATION	37,857	133,682	19,295	61,869

ADDITIONAL AREA ATTRIBUTES



NEW TAMPA GENERAL HOSPITAL CAMPUS

- 900 FEET FROM JADE AT NORTH HYDE PARK
- REHAB CENTER & EMERGENCY ROOM
- 140 EMPLOYEES



NEW TGH BEHAVIORAL HEALTH HOSPITAL

- ADJACENT TO NEW TGH CAMPUS
- FLORIDA'S FIRST ACADEMIC MEDICAL BEHAVIORAL HEALTH HOSPITAL
- 83,000 SF / 90-120 HOSPITAL BEDS

STUDENT COUNTS NEAR JADE

UNIVERSITY OF TAMPA- 10,566

(0.3 MILES TO JADE)

TAMPA PREPARATORY SCHOOL- 688

(0.4 MILES TO JADE)

HOWARD W. BLAKE HIGH SCHOOL- 1,624

(1 MILE TO JADE)

TOTAL STUDENTS: 12,878

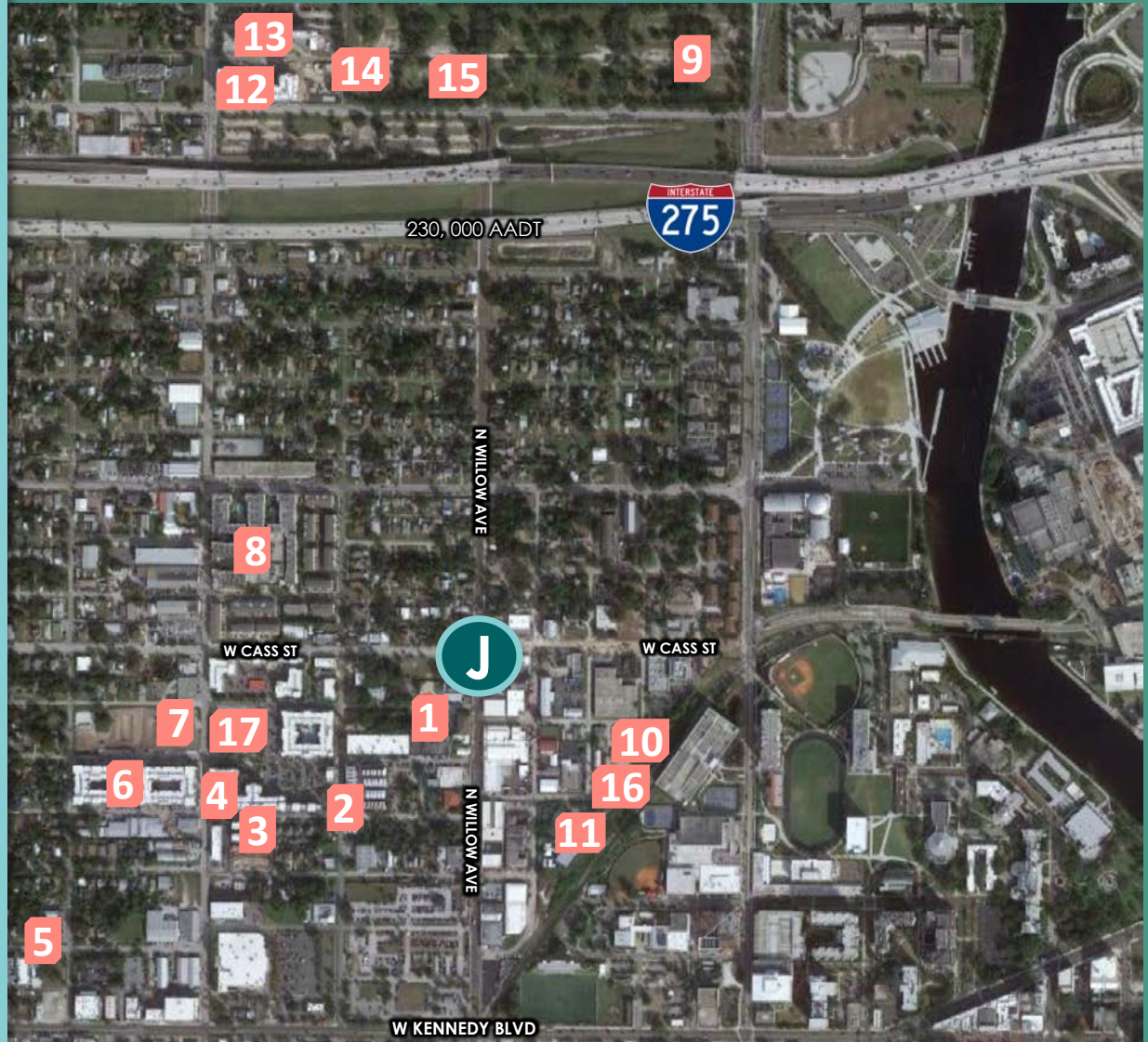


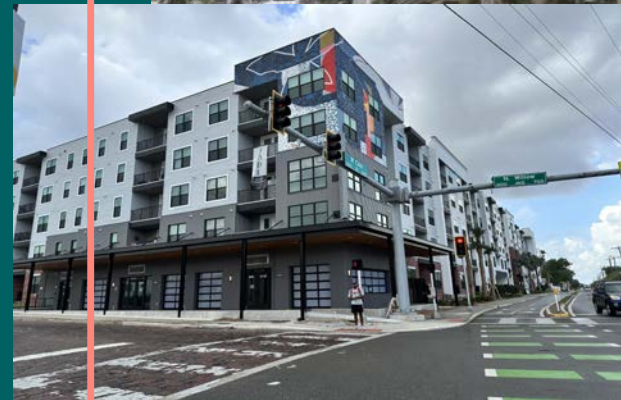
JADE AT NORTH HYDE PARK

SURROUNDING RESIDENTIAL

3,587+ UNITS

SITE	NAME	UNITS	STAGE
J	JADE AT NORTH HYDE PARK	192	EXIST
1	FORTUNE 1895	13	EXIST
2	VIEWS AT NORTH HYDE PARK	37	EXIST
3	CARDINAL POINT TOWNHOMES	23	EXIST
4	NOHO FLATS	311	EXIST
5	HYDE PARK FLATS	11	EXIST
6	HAVANNA SQUARE	274	EXIST
7	THE GRAY	226	EXIST
8	VINTAGE LOFTS AT WEST END	249	EXIST
9	MANOR WEST RIVER	322	EXIST
10	NICHE	251	EXIST
11	APELLA ON NEWPORT	150	UC
12	RENAISSANCE AT WEST RIVER	160	EXIST
13	MARY BETHUNE/VILLAS RESIDENCES	182	EXIST
14	BOULEVARD TOWERS AT WEST RIVER	473	EXIST
15	CANOPY TOWERS AT WEST RIVER	377	UC
16	ZIMMER APARTMENTS	225	UC
17	NOHO FLATS PHASE 2	111	UC





DINING DESTINATIONS





ARMATURE WORKS- The Heights' premier community destination with innovative eateries, Heights Public Market, event venues, coworking spaces, + more



WATERWORKS PARK- One of the urban redevelopments with an open lawn, splash pad, amphitheater, dog park, garden and the famed Ulele restaurant.



THE STRAZ- The largest performing arts center in the Southeast, hosting Broadway, opera, performances + events



SPARKMAN WHARF- Tampa's outdoor destination with a dining garden of Tampa's best restaurateurs and Fermented Reality Biergarten.



TAMPA MUSEUM OF ART
GLAZER CHILDREN'S MUSEUM



CURTIS HIXON PARK- 8 AC featuring public boat dock, playground, amphitheater, + popular community events



TAMPA CONVENTION CENTER- 600k SF with an exhibit hall, ballrooms, 36 meeting rooms + more. Hosts over 300 events per year



AMALIE ARENA- Home of the Tampa Bay Lightning and venue to concerts & events. Over 2.6 million annual visitors

2.6-mile riverfront walkway connecting Sparkman Wharf to The Heights. It features the Historical Monument Trail, with some of Downtown Tampa's best destinations along the way.

WHAT'S HAPPENING IN DOWNTOWN TAMPA



OUTDOOR
ENJOYMENT



SPORTING EVENTS



DINING



HOLIDAY
CELEBRATIONS



MUSEUMS



YOUR RETAIL LEASING EXPERTS

SERVING RETAIL MARKETS THROUGHOUT FLORIDA



Lic. Real Estate Broker

A vertical decorative bar on the left side of the green overlay, consisting of three stacked rectangular segments in red, teal, and dark teal.

SANDI BARGFREDE

MANAGING PARTNER

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sandi@acrefl.com

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