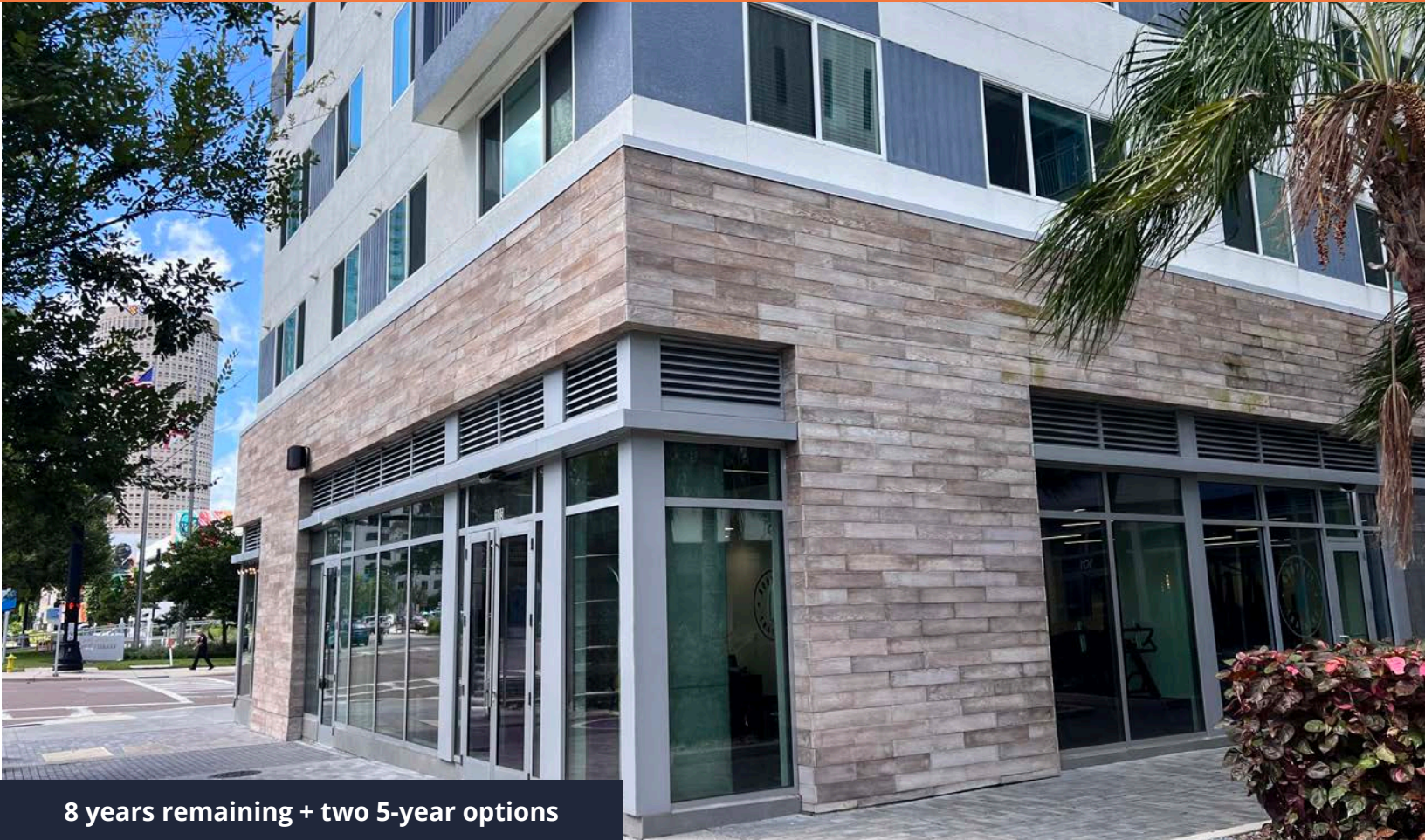


TAMPA RIVERWALK SUBLEASE

103 W Tyler Street, Suite A-2
Tampa, FL 33602



8 years remaining + two 5-year options



Availability: 2,517 SF turn-key gym space opportunity, move in ready with equipment available



Ongoing Growth: surrounded by new residential, retail, and mixed-use developments



Proximity to Major Attractions: minutes to Amalie Arena, Sparkman Wharf, and the Channel District



Highly Walkable & Bikeable: centrally located in Downtown Tampa with easy access to restaurants, shops, parks, and the Tampa Riverwalk

For further information

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Associate

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Nick Robinson

Senior Vice President

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**AVISON
YOUNG**

Aerial overview

103 W Tyler Street
Tampa, FL



INTERSTATE
275

AADT: 237,000

INTERSTATE
275

Hillsborough River

Blake
High School

Tampa
Preparatory
School

Downtown
Tampa

Selmon Expressway AADT: 85,500

A W

Stones Throw

0.16.16

ELEVATION
COFFEE ROASTERS

CAFE HEL

CVS
pharmacy

Residence
Inn
Marriott

Harris

YEE MAN'S
SWING SUITE

HYATT
PLACE

HOTEL
TAMPA
RIVERWALK

Dip

MODERNA

Malibu

COURTYARD

Cuban
Eats

Glazer
Children's
Museum

SAMARIA
CAFE

Tampa Museum of Art

BARRYMORE HOTEL
TAMPA RIVERWALK

STRAZ
CENTER

Subject
property

p

CVS
pharmacy

STARBUCKS
COFFEE

ZELDA'S
cafe & deli

BAM
OO
ZLE

CRUNCH
FITNESS

DISTRICT
TAVERN

victory
coffee

FABRICA
PIZZA

GATEWAY SUB

Hampton
Inn & Suites

Hampton
Inn & Suites

UNIVERSITY OF SOUTH
FLORIDA
SEAHAWKS

THE
CANDLE
FOUR

MISE EN PLACE

JUMP CUP

OXFORD EXCHANGE

TORI

TWEEDS
CUSTOM SUITS

BENCHMARK
INTERNATIONAL
ARENA

3 CORNERS
New York-Style Pizza

EDITION

JW MARRIOTT

EMBASSY
SUITES
by Hilton

ASH

POOST
APARTMENT HOTEL

Chill
Puros

TAST

PREDALINA

wagamama

NAKED
FARMER

Lona

Site plan

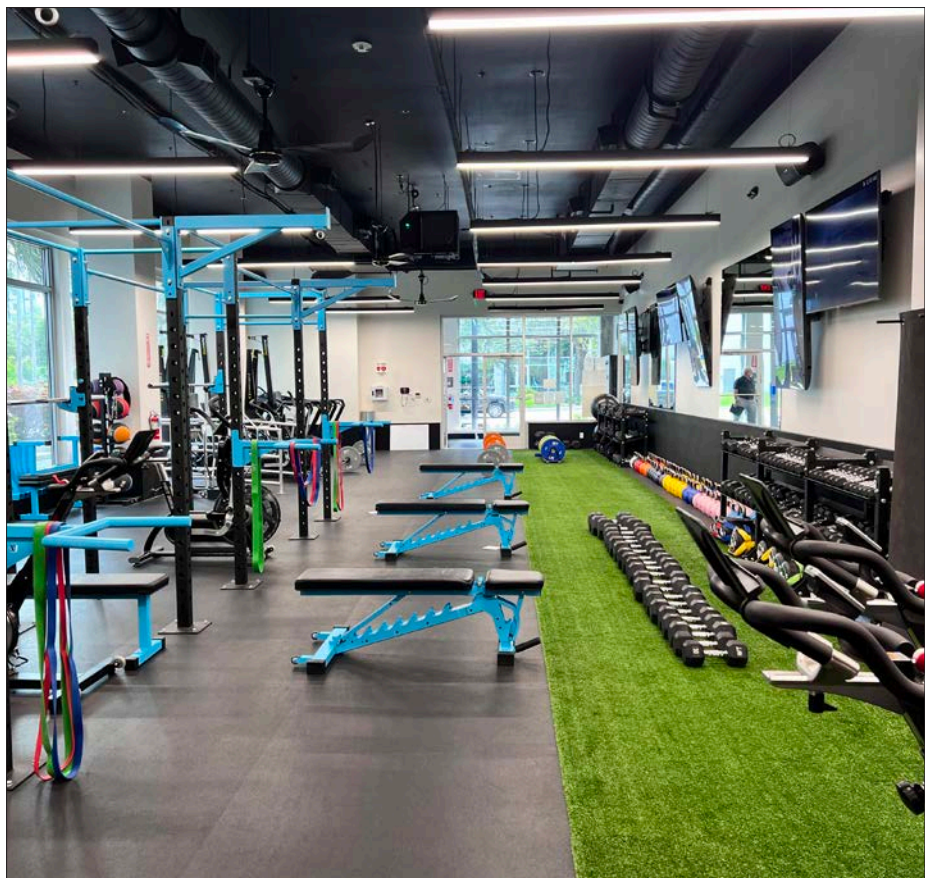
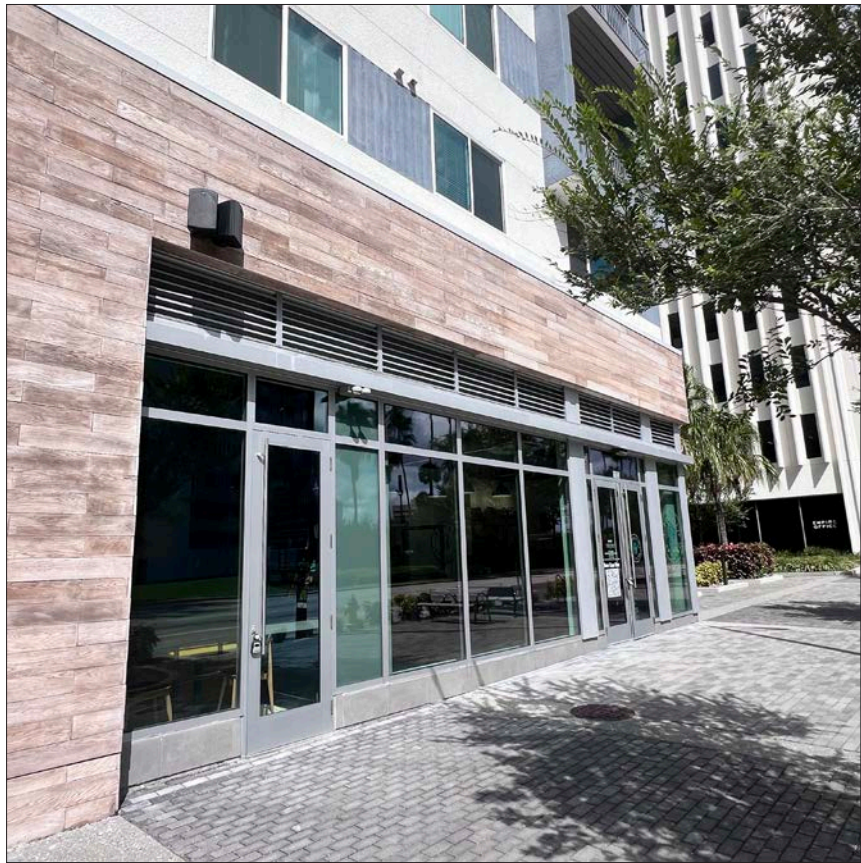
103 W Tyler Street
Tampa, FL



Surrounded by:

Photos

103 W Tyler Street
Tampa, FL



Demographics

103 W Tyler Street
Tampa, FL



92

*Walker's
paradise*



59

*Good
transit*



72

*Very
bikeable*



Walk time	10 min	15 min
Total population	2,943	3,674
Median age	33	32
Total households	2,043	2,316
Average HH income	\$97,706	\$89,383
Bachelor's degree & up	63%	52%
Total businesses	321	399
Total employees	2,805	3,426



Drive time	1 mile	3 miles
Total population	28,139	126,952
Median age	30	36
Total households	13,840	58,980
Average HH income	\$109,089	\$139,371
Bachelor's degree & up	54%	51%
Total businesses	4,841	15,424
Total employees	47,445	117,787



If you would like to discuss this further, please get in touch.



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Visit us online

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