

Inscription

Retail For Lease

1240 & 1244 E Madison St
Tampa, FL 33602

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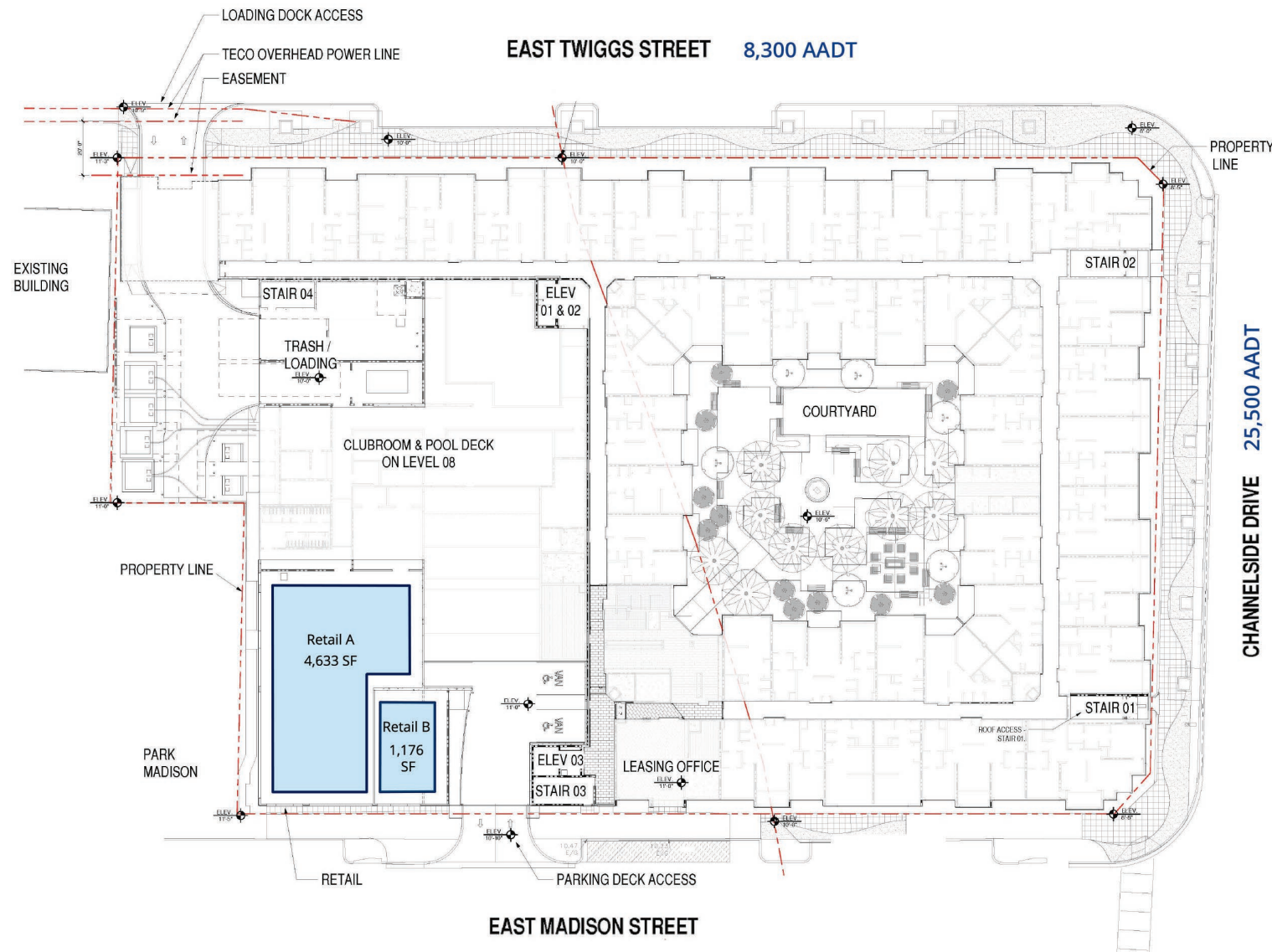
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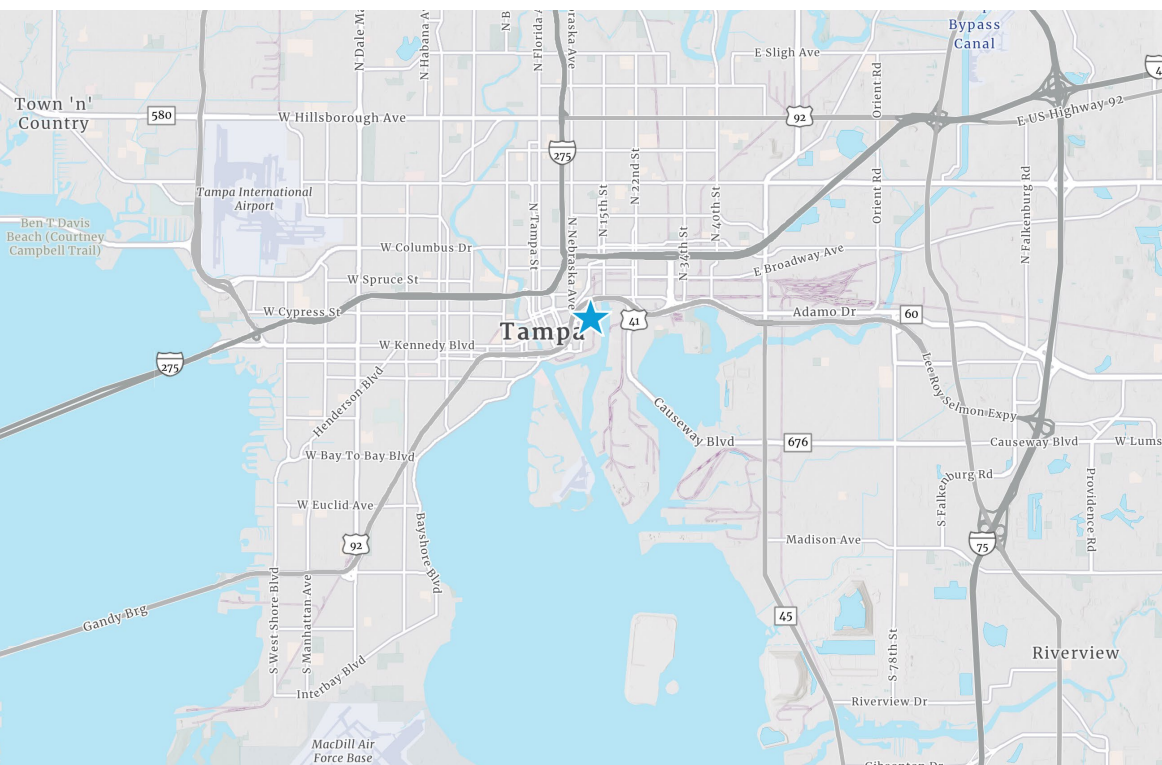
CHANNELSIDE

- Two spaces available totaling 4,633 SF and 1,176 SF (can combine)
- Available for restaurant or retail with outdoor patio opportunity
- Project consists of 350 residential units with 5,809 SF of ground floor retail space
- Adjacent to Madison Park and walking distance to Sparkman Wharf, Water Street, Amalie Arena, Florida Aquarium, and Port of Tampa (1 million passengers annually)
- Free parking nearby
- Dense urban neighborhood with over 4,500 multi-family units and condos
- High HH incomes of over \$114K within 1 mile radius
- Neighboring tenants include Publix, CVS, Crunch Fitness, Starbucks, Modern Paws, Clean your Dirty Face, Robek's Smoothies, Body Bar Pilates, Protein House and Massage Envoy

Site Plan



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Area Demographics

	1-Mile	3-Mile	5-Mile
Total Population	19,724	110,176	244,567
Daytime Population	62,852	183,562	378,756
Average Household Income	\$125,594	\$116,758	\$113,126
Median Age	34.7	35.1	37.1

