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For Sale or Lease

Freestanding Retail/Restaurant Opportunity

504 W Grand Central Avenue, Tampa, FL 33606



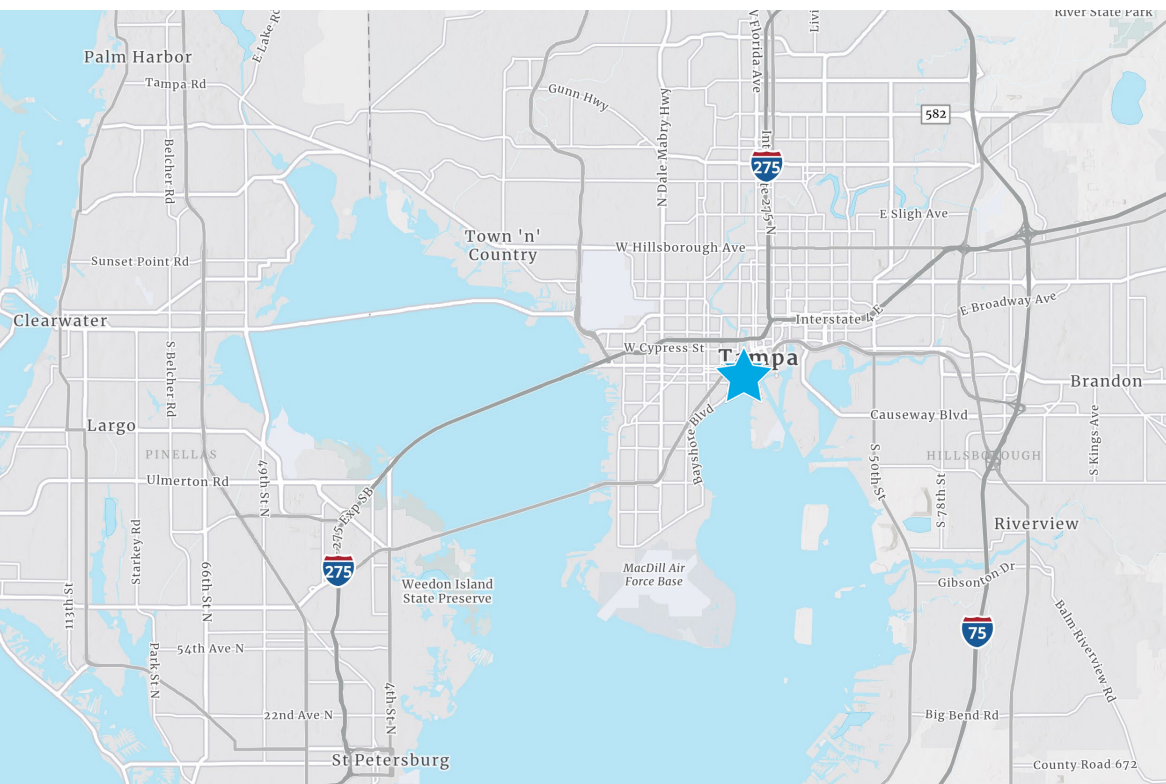
Freestanding Retail/Restaurant Opportunity

- Unique freestanding retail or restaurant opportunity on 0.116± acres; building totaling 4,108 SF (first floor 2,397 SF and second floor 1,711 SF)
- Prime location just west of Downtown Tampa, across the street from University of Tampa (10k + students) in the Hyde Park neighborhood
- Zoned PD (Planned Development - Commercial)
- Across the street from popular Oxford Exchange restaurant, bookstore, co-working office, gift shop and café
- Adjacent to Altis Grand Central luxury apartments with over 300 residential units
- Densely populated neighborhood with high HH incomes of over \$146,000 within 1 mile and high daytime population
- Neighboring tenants include Mise En Place,



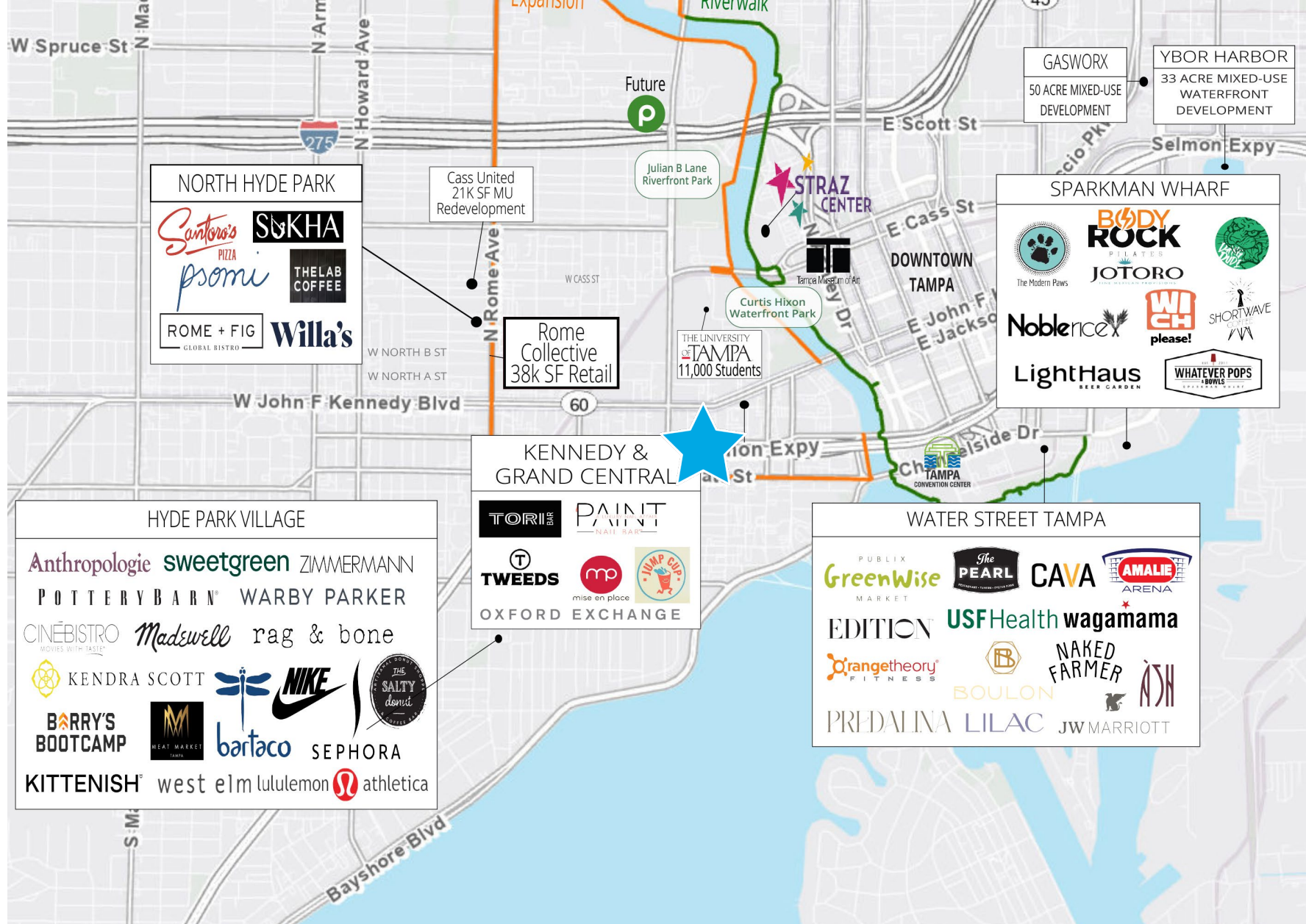
Retail
Site
Plan

For Sale or Lease



Area Demographics

	1-Mile	3-Mile	5-Mile
Total Population	26,564	119,570	244,865
Daytime Population	78,535	202,660	393,073
Average Household Income	\$146,153	\$130,597	\$122,023
Median Age	29.9	36.2	37.5



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