Rome COLLECTIVE

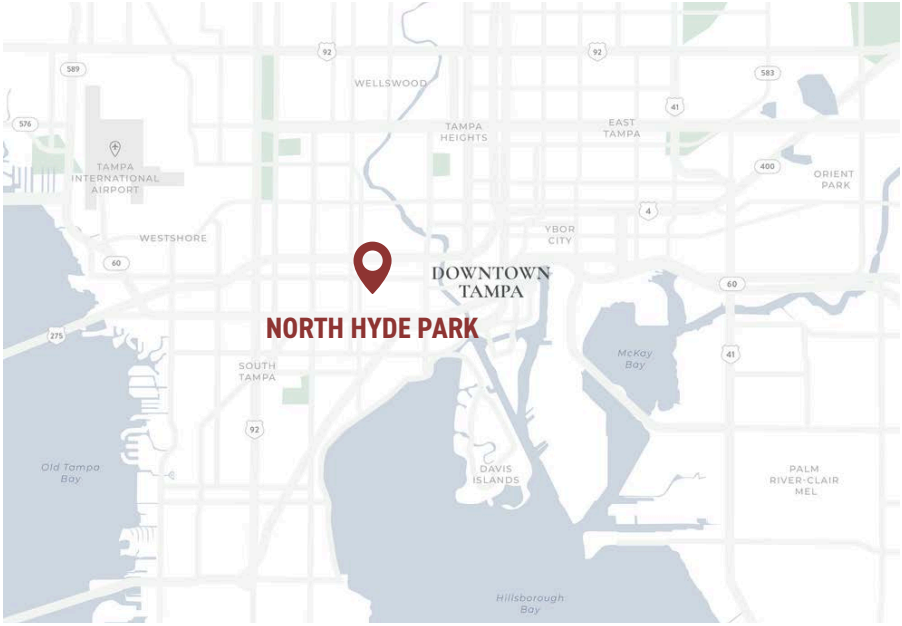


NORTH HYDE PARK | TAMPA, FLORIDA

WELCOME TO **NORTH HYDE PARK**

In addition to being one of Tampa's oldest neighborhoods, North Hyde Park is a hub for new residences, repurposed industrial spaces, and local businesses among its young professional population. An eclectic and growing blend of bars, restaurants, and coffee shops serves residents while also drawing students from the adjacent University of Tampa.

North Hyde Park enjoys easy access to downtown, the Tampa Riverwalk, Ybor City, and other popular destinations via the new Green Spine pedestrian and bike trail. Residents also take advantage of the neighborhood's proximity to the trendy bars and restaurants of South Howard Avenue, the scenic views along Bayshore Boulevard, and Hyde Park Village, one of the east coast's top retail destinations.



	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	22,421	127,001	244,300
DAYTIME POPULATION	36,074	243,059	394,392
AVG. HOUSEHOLD INCOME	$123,284	$123,852	$112,222
HOUSEHOLDS	9,390	58,571	196,926
MEDIAN AGE	30.3	38.3	39.1



PROJECT **OVERVIEW**

Rome Collective is a ~38,900 SF retail development underway at the northwest corner of N Rome Ave and N A St in the emerging North Hyde Park neighborhood, just west of downtown Tampa.

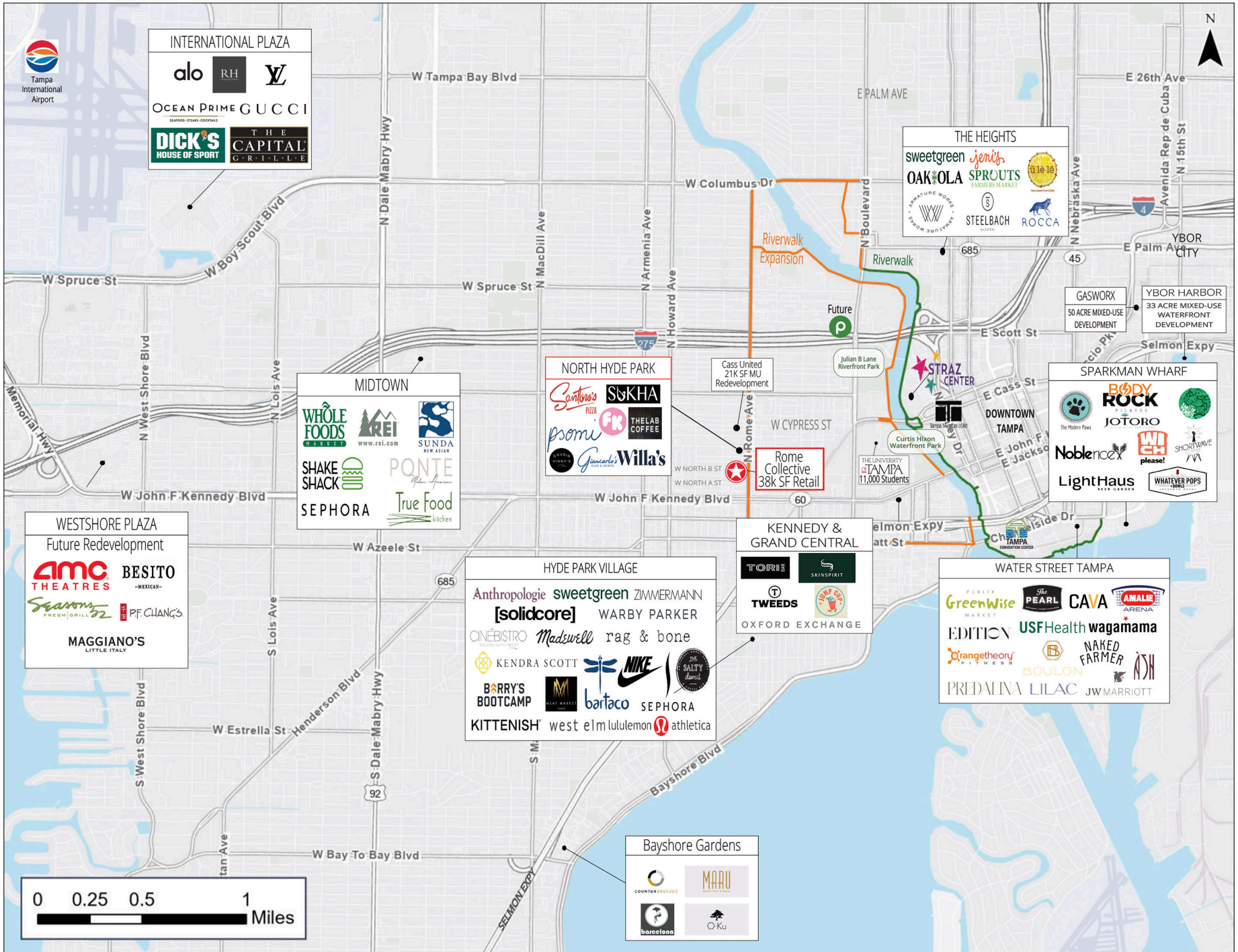






- Available space ranging from 1,390 SF to 2,514 SF
- Centrally located, urban walkable neighborhood surrounded by dense residential and multifamily with $123,000+ household incomes
- Eclectic and growing blend of bars, restaurants, and coffee shops
- Over 4,300 multifamily units within walking distance to the project
- High daytime population of over 243,059 within 3 miles
- Future Tampa Riverwalk extension will run along N Rome Ave adjacent to the project
- Join the existing line up of chef driven Michelin star restaurants operators, boutique fitness, retail and wellness concepts

AREA **MAP**


Tampa International Airport
INTERNATIONAL PLAZA
alo
RH
LV
OCEAN PRIME
GUCCI
DICK'S HOUSE OF SPORT
THE CAPITAL GRILLE
MIDTOWN
WHOLE FOODS MARKET
REI
www.rei.com
SUNDA
SHAKE SHACK
PONTE
SEPHORA
True Food kitchen
WESTSHORE PLAZA
Future Redevelopment
amc THEATRES
BESITO
Seasons 52
P.F. CHANG'S
MAGGIANO'S LITTLE ITALY
NORTH HYDE PARK
Santoro's PIZZA
SUKHA
FK
THELAB COFFEE
psomi
Giancarlo's
Willa's
Cass United 21K SF MU Redevelopment
Rome Collective 38k SF Retail
HYDE PARK VILLAGE
Anthropologie
sweetgreen
ZIMMERMANN
[solidcore]
WARBY PARKER
CINÉBISTRO
Madewell
rag & bone
KENDRA SCOTT
NIKE
BARRY'S BOOTCAMP
bartaco
SEPHORA
KITTENISH
west elm
lululemon
athletica
KENNEDY & GRAND CENTRAL
TORI
SKINSPIRIT
TWEEDS
OXFORD EXCHANGE
Bayshore Gardens
COUNTER CULTURE
MARU
barcelona
O-Ku
THE HEIGHTS
sweetgreen
jeni's
OAK & OLA
SPROUTS FARMERS MARKET
ulele
STEELBACH
ROCCA
Future
Julian B Lane Riverfront Park
STRAZ CENTER
Curtis Hixon Waterfront Park
THE UNIVERSITY OF TAMPA 11,000 Students
DOWNTOWN TAMPA
GASWORX
50 ACRE MIXED-USE DEVELOPMENT
YBOR HARBOR
33 ACRE MIXED-USE WATERFRONT DEVELOPMENT
SPARKMAN WHARF
BODY ROCK PILATES
JOTORO
Noblence
please!
SHORTWAVE
LightHaus
WHATEVER POPS
WATER STREET TAMPA
GreenWise MARKET
The PEARL
CAVA
AMALIE ARENA
EDITION
USF Health
wagamama
orangetheory FITNESS
NAKED FARMER
BOULON
PREDALINA
LILAC
JW MARRIOTT
TAMPA CONVENTION CENTER
W Tampa Bay Blvd
W Columbus Dr
W Spruce St
W Boy Scout Blvd
N Dale Mabry Hwy
N MacDill Ave
N Armenia Ave
N Howard Ave
N Boulevard
Riverwalk Expansion
Riverwalk
E PALM AVE
E 26th Ave
Avenida Rep de Cuba
N 15th St
N Nebraska Ave
E Palm Ave
YBOR CITY
E Scott St
Selmon Expy
E Cass St
W CYPRESS ST
N Rome Ave
W NORTH B ST
W NORTH A ST
W John F Kennedy Blvd
Memorial Hwy
N West Shore Blvd
N Lois Ave
W Azeele St
S Lois Ave
S West Shore Blvd
S Dale Mabry Hwy
W Estrella St
Henderson Blvd
Bayshore Blvd
W Bay To Bay Blvd
SELMON EXPY
685
275
60
92
45
0 0.25 0.5 1 Miles
N

DRIVE TIME **MAP**



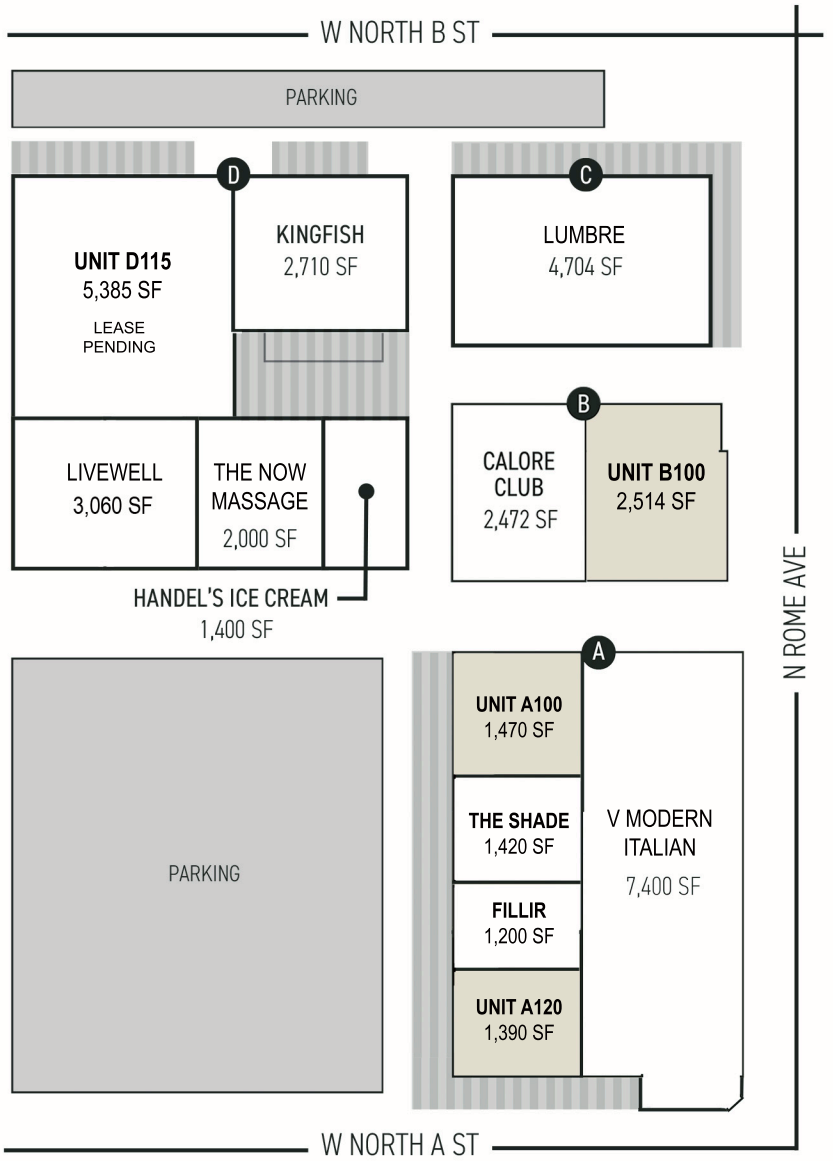
PROJECT **SITE PLAN**

AERIAL RENDERING



202 N ROME AVE

AVAILABLE LEASED PATIO



tastes pretty good.

The minds behind Rome Collective's incoming Kingfish and Lumbre restaurants are already responsible for two Michelin-acclaimed restaurants in the greater Tampa area. Offering experiential food and beverage concepts, from casual to refined, Tastes Pretty Good is grounded in exceptional quality and service.

ROCCA

Rocca is a Michelin-Starred Italian restaurant in Tampa Heights. Known for its handmade pastas, mozzarella pulled table side and extensive selection of Italian wines.



STREETLIGHT TACO

A Michelin Bib Gourmand Mexican restaurant on Henderson Blvd in South Tampa, Streetlight boasts handmade heirloom corn tortillas, open fire cooking and a large selection of mezcals and tequilas.



Bar Terroir

Now Open, Bar Terroir is a petite, wine-forward bistro featuring a menu of "French-ish" dishes and traditional cocktails infused with a French twist.

KINGFISH

Coming to Rome Collective in North Hyde Park, Kingfish is a quality ingredient-driven sushi bar that takes a minimalist approach to Japanese cuisine with a curated selection of cocktails and sake.

LUMBRE

Now Open, Lumbre is a tribute to the bold flavors of Spain - wood-fired grilling, traditional paella, and tapas featuring pristine seafood and imported cheeses & hams.

WHITE WOLF

Coming to Westshore Boulevard in South Tampa, White Wolf is a rustic encore to Rocca's cuisine - celebrating Tampa's Italian heritage.

CARNIVORE CLUB

Carnivore Club is an intimate 28-seat chef's counter built around the primal beauty of a wood-fired grill showcasing meticulously sourced meats.

Rome

COLLECTIVE

Colliers

Erica Waltermire
813.605.4471
erica.waltermire@colliers.com

Colliers

