



Aer

DOWNTOWN TAMPA

300 W. Tyler Street
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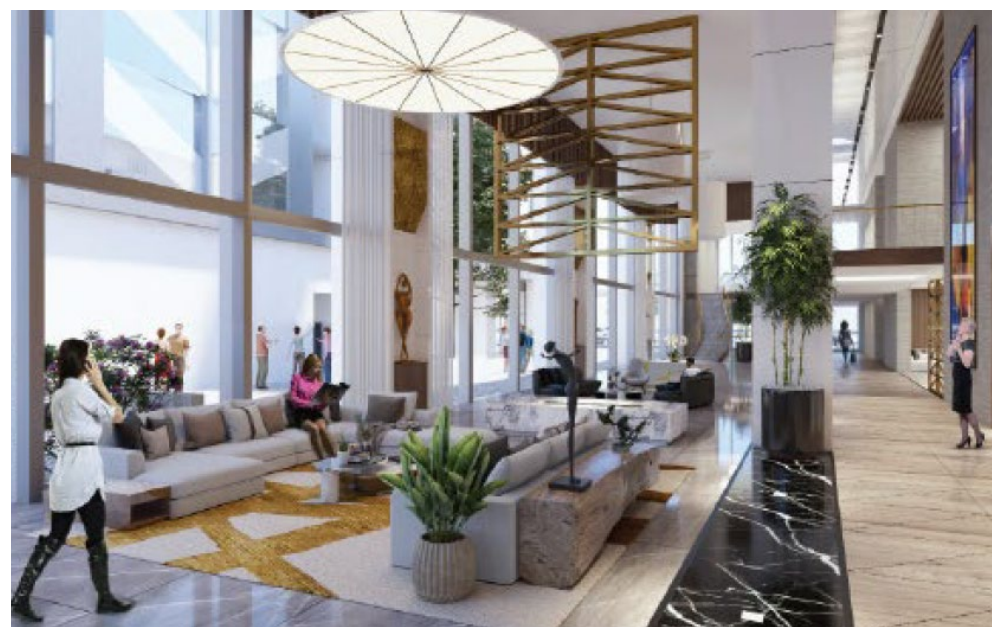




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DOWNTOWN TAMPA

- Trophy Residential Tower in River Arts District
- 334 Luxury Residential Units with stunning water, park and city skyline views
- Ideal location between Straz Performing Arts and Tampa Museum of Art
- Located within Riverwalk Specialty Zone with easy access to the University of Tampa
- Pent up demand for high quality retail and dining in northern end of downtown
- High Daytime Population of 294,620 within 10 min DT



SITE PLAN

W. Tyler Street

Aer

DOWNTOWN TAMPA

Straz Center for the Performing Arts



Tampa Riverwalk



W. Tyler Street

W. Macinnes Place



- 14,265 SF of Retail space
- Full Service Restaurant and Café space available with outdoor seating
- Non-exclusive retail parking (48 spaces) plus bridge access to Poe public garage (932 spaces)
- Part of Tampa Riverwalk Specialty Zone

Covered access from garage, Poe garage bridge, and retail to Straz Center

Tampa Museum of Art



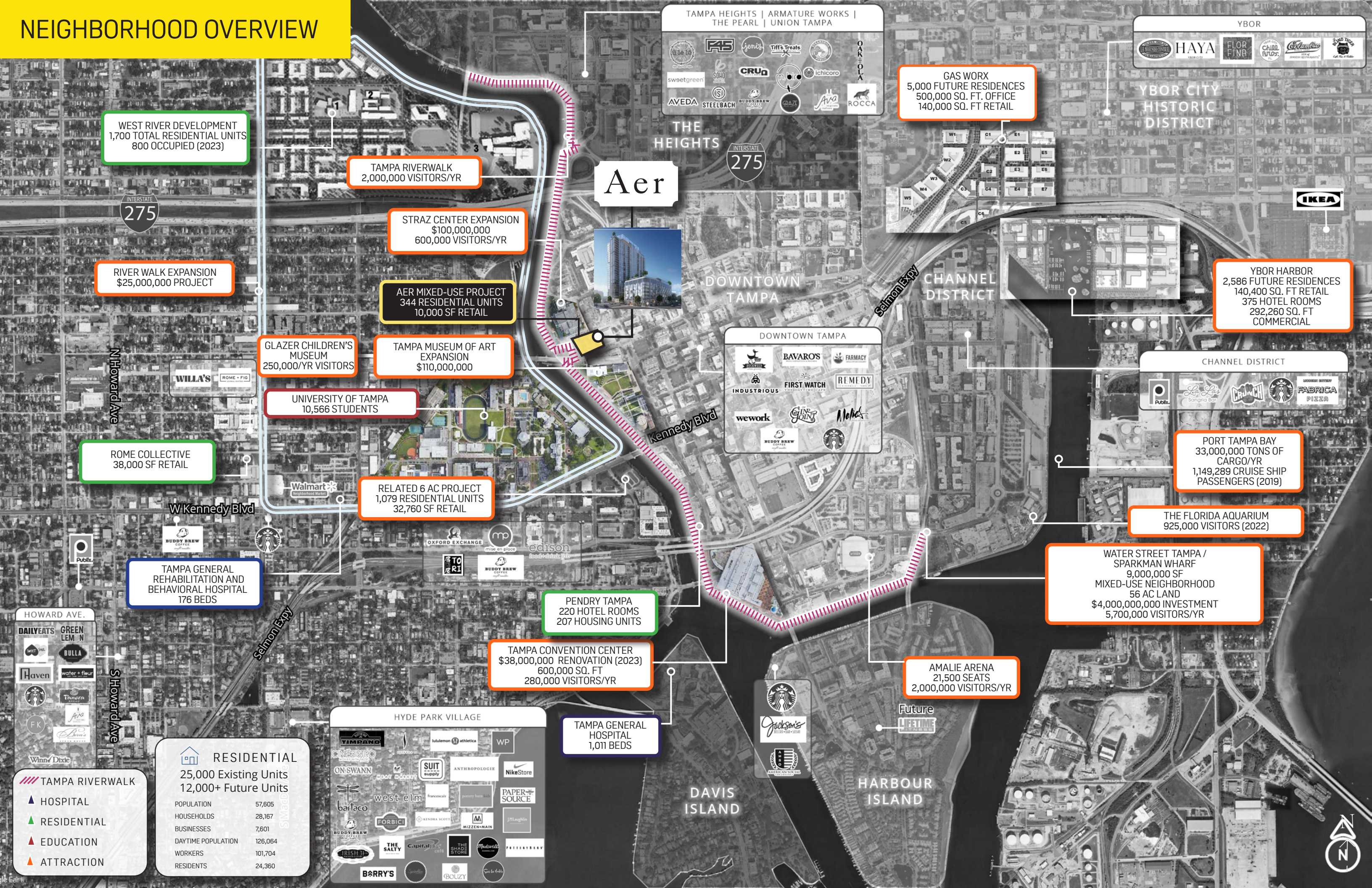
W. Cass Street



Cass Street Walkability Score

92

NEIGHBORHOOD OVERVIEW



DOWNTOWN TAMPA - SUBJECT PROPERTY



CULTURE



📌 Adjacent to Aer (due north)

Straz Center for the Performing Arts

- ◇ 1500+ annual events with more than **600,000 visitors** per year
- ◇ Five individual theatres, three restaurants and an outdoor stage
- ◇ **\$100 million renovation and expansion** will add a four-story waterfront structure and **50,000 SF**
- ◇ One of the largest Performing Arts Centers in US



📌 Across street from Aer (due south)

Tampa Museum of Art

- ◇ In 2020, the Tampa Museum of Art celebrated its 100th Anniversary
- ◇ Planned **\$110 million expansion** of **55,000 SF** includes space for art, cooking classes, a balcony and open-air rooftop terrace, as well as, **improved walkability** to draw in more foot traffic from the nearby Tampa Riverwalk



ART

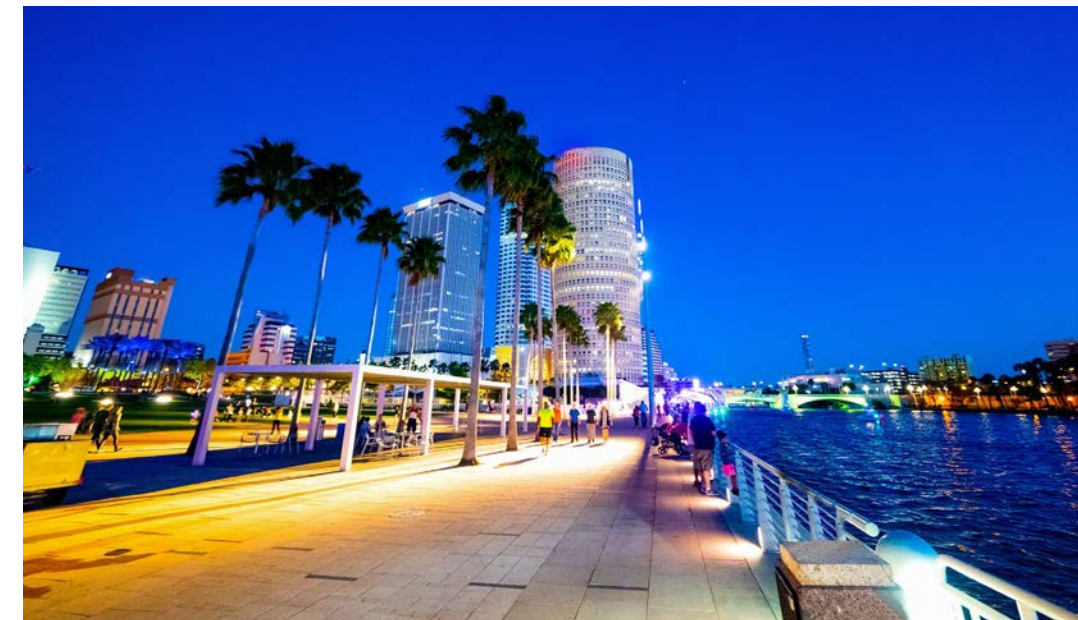
LIFESTYLE



📌 Aer connects to Riverwalk (due west)

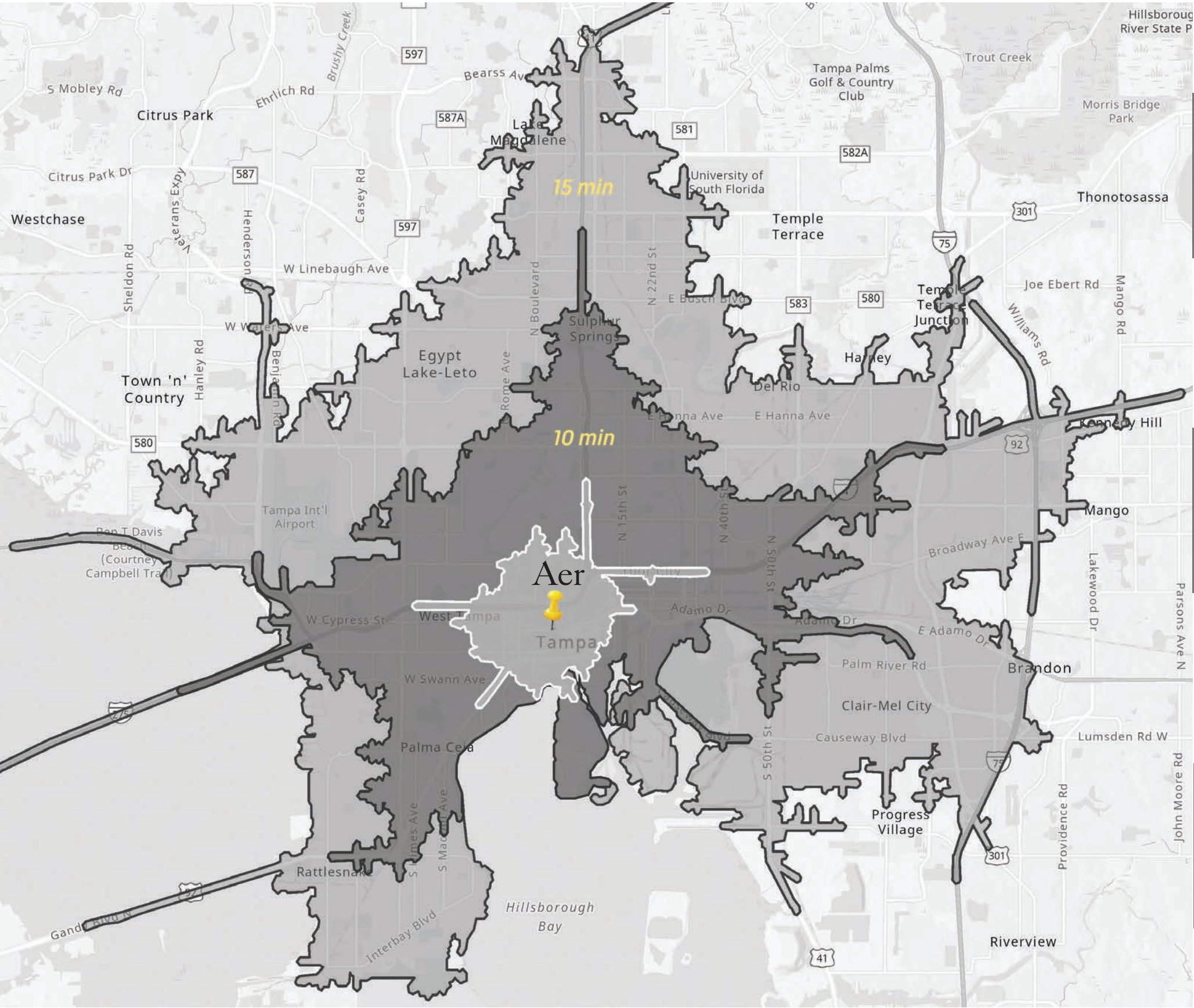
Tampa Riverwalk

- ◇ The Tampa Riverwalk is a multi-use path that extends 2.6 miles from Armature Works to Sparkman Wharf and connects a variety of museums, shops, restaurants and parks
- ◇ The Riverwalk is a focal point of our downtown landscape and reported more than **2 million visitors** last year
- ◇ Tampa Riverwalk claims 4th place among USA Today's "2024 America's Top 10 Riverwalks"



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DEMOGRAPHIC SUMMARY



5 min DT



27,835
Population



76,847
Daytime Population



\$90,742
Avg. HH Income



30.2
Median Age

10 min DT



171,754
Population



294,620
Daytime Population



\$102,841
Avg. HH Income



37.7
Median Age

15 min DT



413,803
Population



613,983
Daytime Population

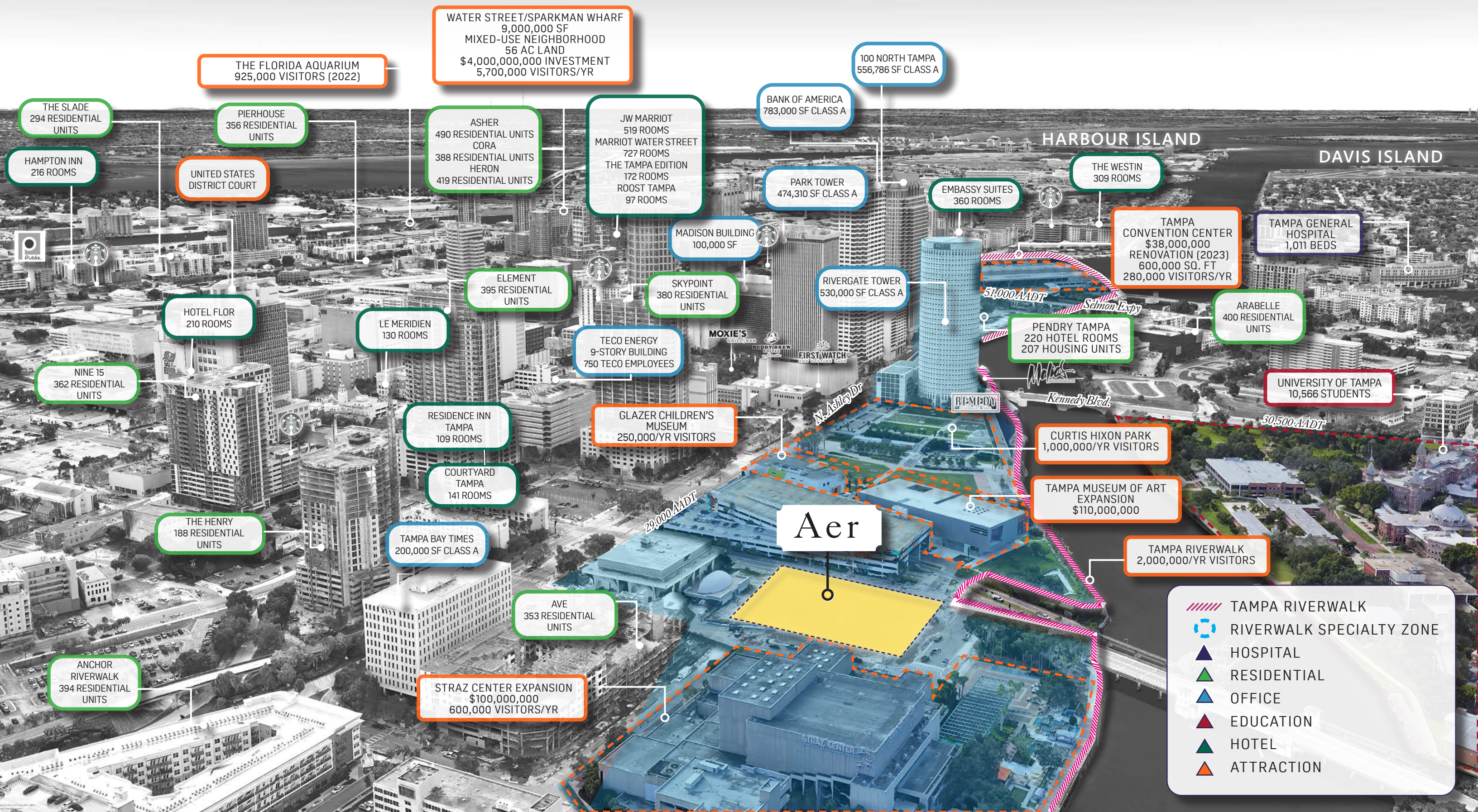


\$91,267
Avg. HH Income



37.5
Median Age

DOWNTOWN TAMPA - VIEW SOUTH



TAMPA HEIGHTS





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