Downtown Tampa
Retail for Lease

905 N. Florida Avenue
Tampa, FL 33602



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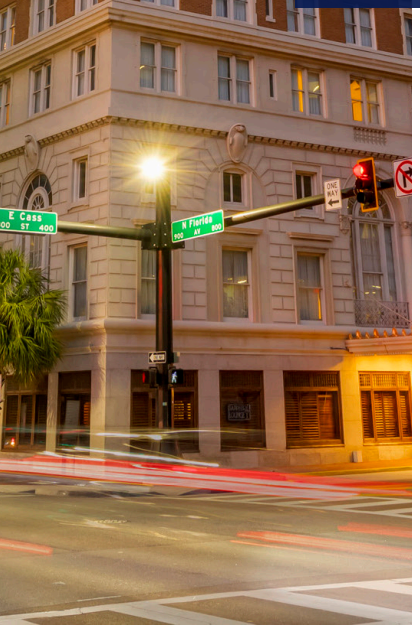
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Hotel Flor

Hotel Flor is a newly renovated hotel rebranded to Tampa's first Tapestry Collection by Hilton. Adjacent to the ground floor of the hotel offers a prime retail opportunity for lease located at the busy intersection of N Florida Avenue and E Tyler Street. Downtown Tampa is experiencing rapid growth with both residents and visitors, being ranked consistently as one of the best places to live. This location is only minutes to all that Tampa has to offer such as The Straz Performing Arts Center, Benchmark International Arena, Tampa Convention Center, Water Street, Sparkman Wharf, Curtis Hixon Park, Tampa Riverwalk, Armature Works and more.

- Prime retail or restaurant opportunity in Downtown Tampa's "NoDo" district
- Up to 5,463 SF available for lease
- Attached to the ground floor of the newly renovated 212 room Hotel Flor, Tapestry Collection by Hilton
- Great visibility on N Florida Avenue at E Tyler Street with over 23,000 cars per day
- A short walk to the Downtown core with over 60,000 office workers
- Surrounded by approximately 17,000 existing and future multi family units
- Neighboring tenants include The Dan, Tampa Theatre, Starbucks, Duckweed Urban Market, Kahwa Coffee, The Hungry Greek, CW's Gin Joint, Nueva Cantina and Tampa Pizza Company



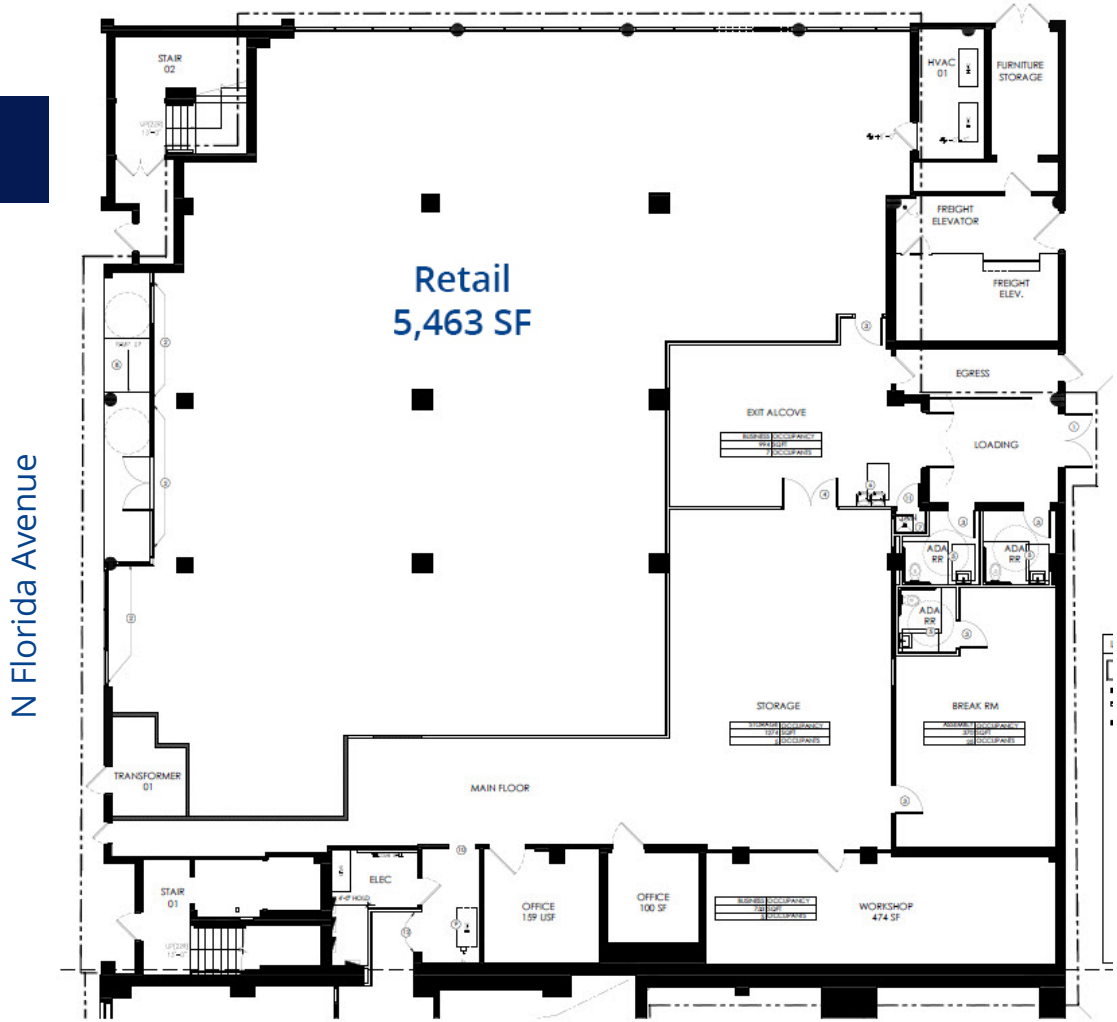




Site Plan

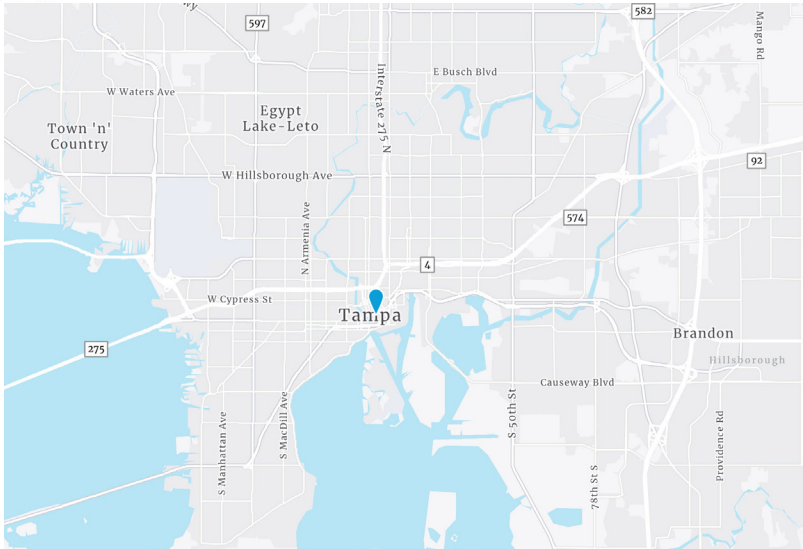
E Tyler Street

N Florida Avenue





Area Demographics



Total Population

1-Mile: 27,215
3-Mile: 123,979
5-Mile: 254,322

Daytime Population

1-Mile: 80,268
3-Mile: 202,982
5-Mile: 399,257

Average HH Income

1-Mile: $118,903
3-Mile: $128,486
5-Mile: $126,582

Median Age

1-Mile: 31.4
3-Mile: 36.7
5-Mile: 38.0

Households

1-Mile: 13,464
3-Mile: 56,605
5-Mile: 109,794



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