

22,000 SF
OF GROUND FLOOR
RETAIL & RESTAURANT
SPACE AVAILABLE IN
DOWNTOWN TAMPA

**THE
PROMENADE**

@501

EAST KENNEDY

PARKWAY

 **hybridge**
BROKERAGE MANAGEMENT DEVELOPMENT

Justin Boudreau
727 656 7914
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Scott Dobbins
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DOWNTOWN TAMPA



IDEAL LOCATION

Premier street level restaurant and retail space opportunities located in the heart of Downtown Tampa



CONVENIENCE

Convenient to I-275 and Crosstown Expressway, walkable to restaurants, hotels, and entertainment venues



SPACE AVAILABLE

Corner space opportunities ideal for restaurant



LOCAL ATTRACTIONS

Surrounded by major area demand generators, attractions: Amalie Arena (2,000,000 visitors/yr); Tampa Convention Center (280,000 visitors/yr); Straz Center (600,000 visitors/yr); Curtis Hixon Park (1 mil visitors/yr); Waterside, Channelside, GasWorx/Ybor City



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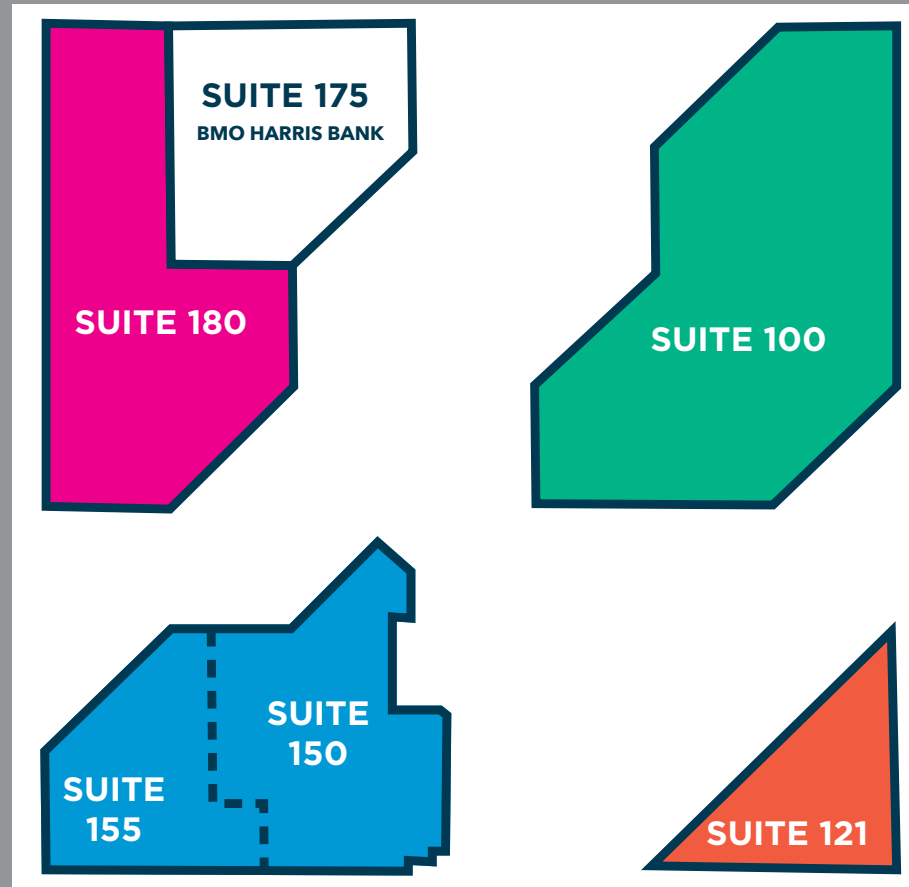
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DOWNTOWN TAMPA

EAST KENNEDY BLVD.

N. MARION ST.

N. MORGAN ST.



EAST JACKSON ST.

SUITE 180

- 1,374 SF up to 5,473 SF + mezzanine space
- Full space can be combined to accommodate food and beverage users
- Outdoor seating opportunity
- Suitable for fast casual food, retail and other services

SUITE 150 / 155

- Suite 155 - 2,507 SF
- Suite 150 - 3,455 SF
- Can be combined for up to 5,962 SF
- Ideal for fast casual food user
- Outdoor patio space available
- Suite 150 suitable for retail, boutique fitness and other service uses

SUITE 100

- 7,751 SF
- Ideal for retail showroom or office user

SUITE 121

- 2,067 SF
- Ideal for fast casual food user
- Great corner location w/ high visibility

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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Pop	22,148	112,145	241,952
Avg HH Income	\$99,107	\$91,129	\$90,811
Daytime Pop	54,224	103,569	214,310

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