



MAA Breakwater



5440 TYSON AVE | TAMPA FL 33611
DELIVERING PADS NOW



WELCOME TO

Prime Tampa Waterfront Restaurant
Ground Lease Opportunity



ACCESSIBLE BY

land & sea

PAD OPPORTUNITY

FUTURE BOAT DOCKS

- > ONE PARCEL AVAILABLE: 1.25 acres MOL
- > Parcels have waterfront access with superior sunset views of Tampa Bay
- > MAA Breakwater will have 495 luxury multi-family units on site



Waterfront
Access



Rooftop
Opportunity



Public
Boardwalk



Public
Boat Slips



MULTIFAMILY

amenities

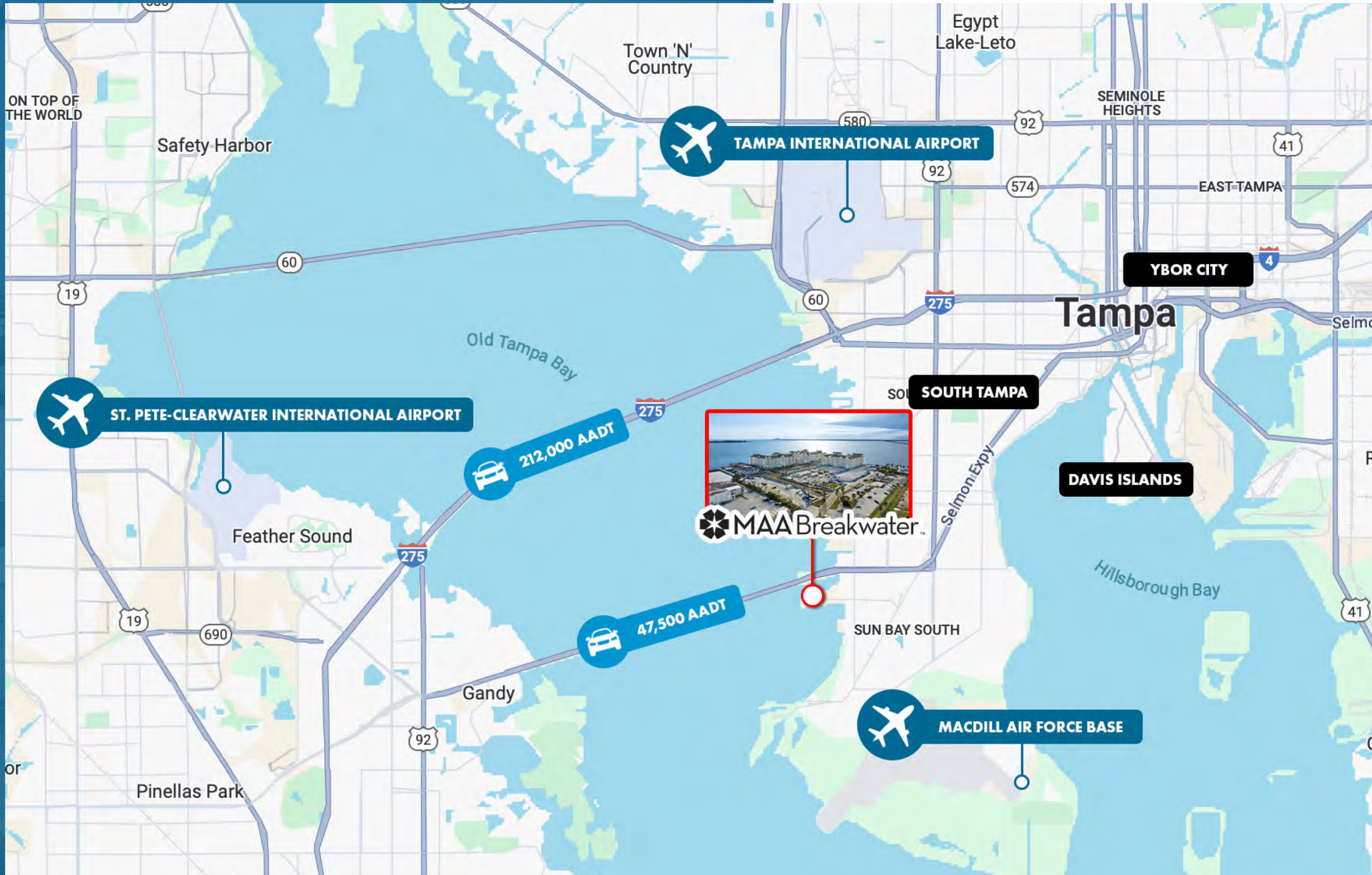
MAA Breakwater

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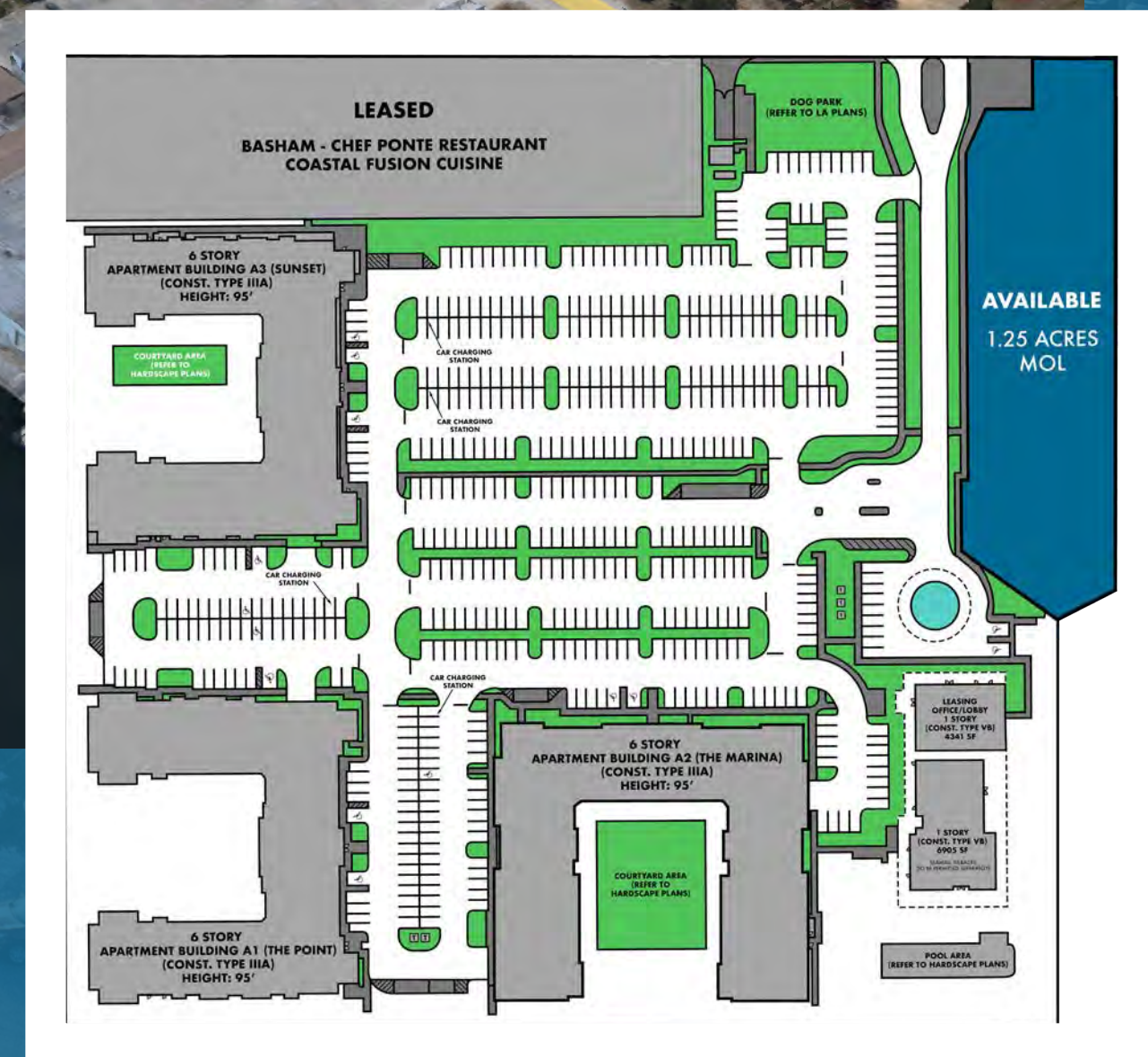


AREA MAP

Located in affluent South Tampa.

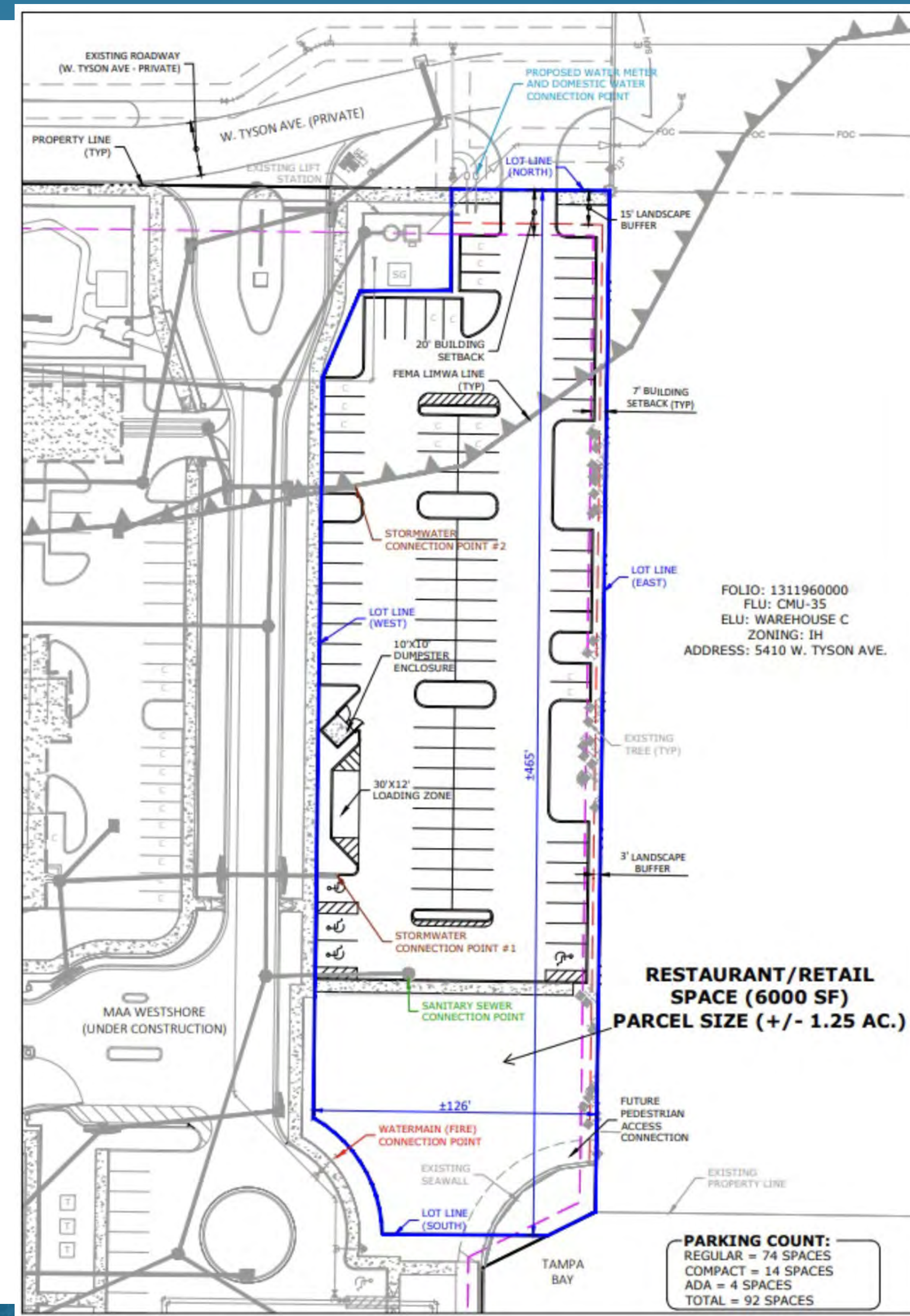
PROJECT PLAN

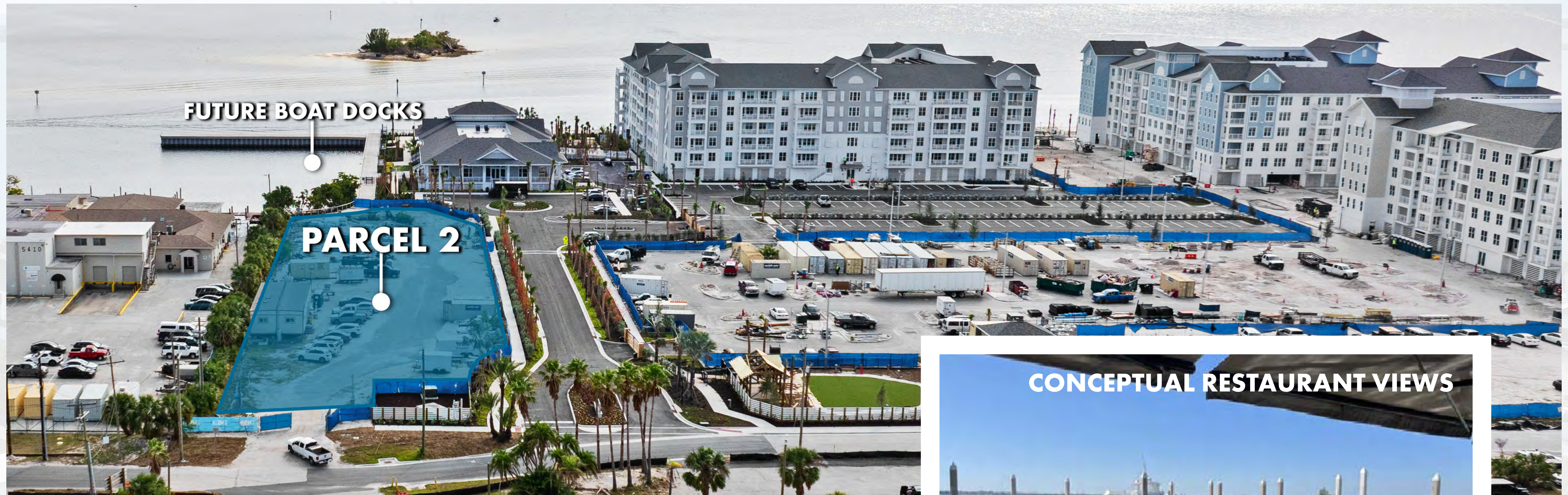
Site is adjacent to several new developments including Tyson Point (625 multi-family units & 20,000 SF of retail) and Broadstone Marina Bay (325 multi-family units).



PARCEL 2 PLAN

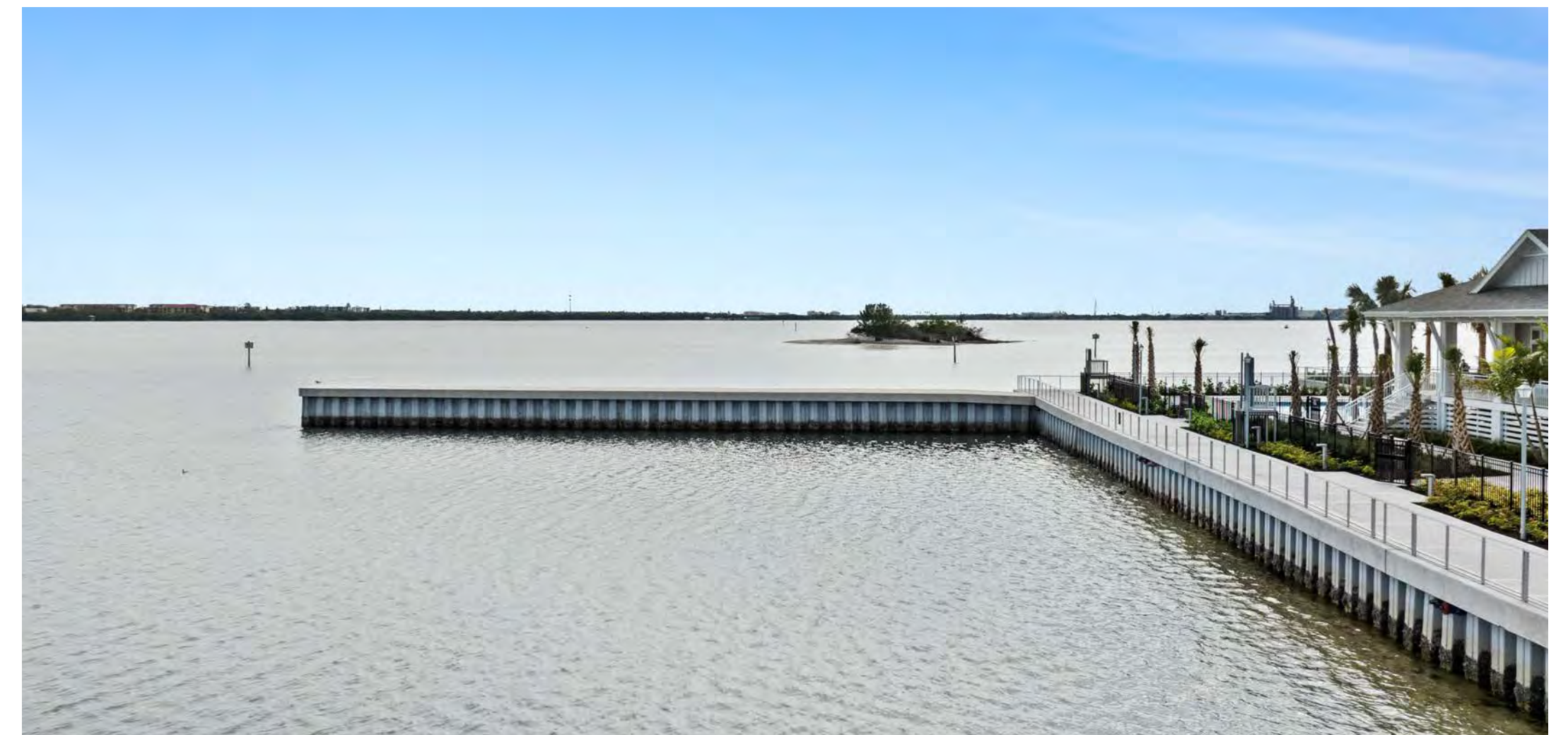
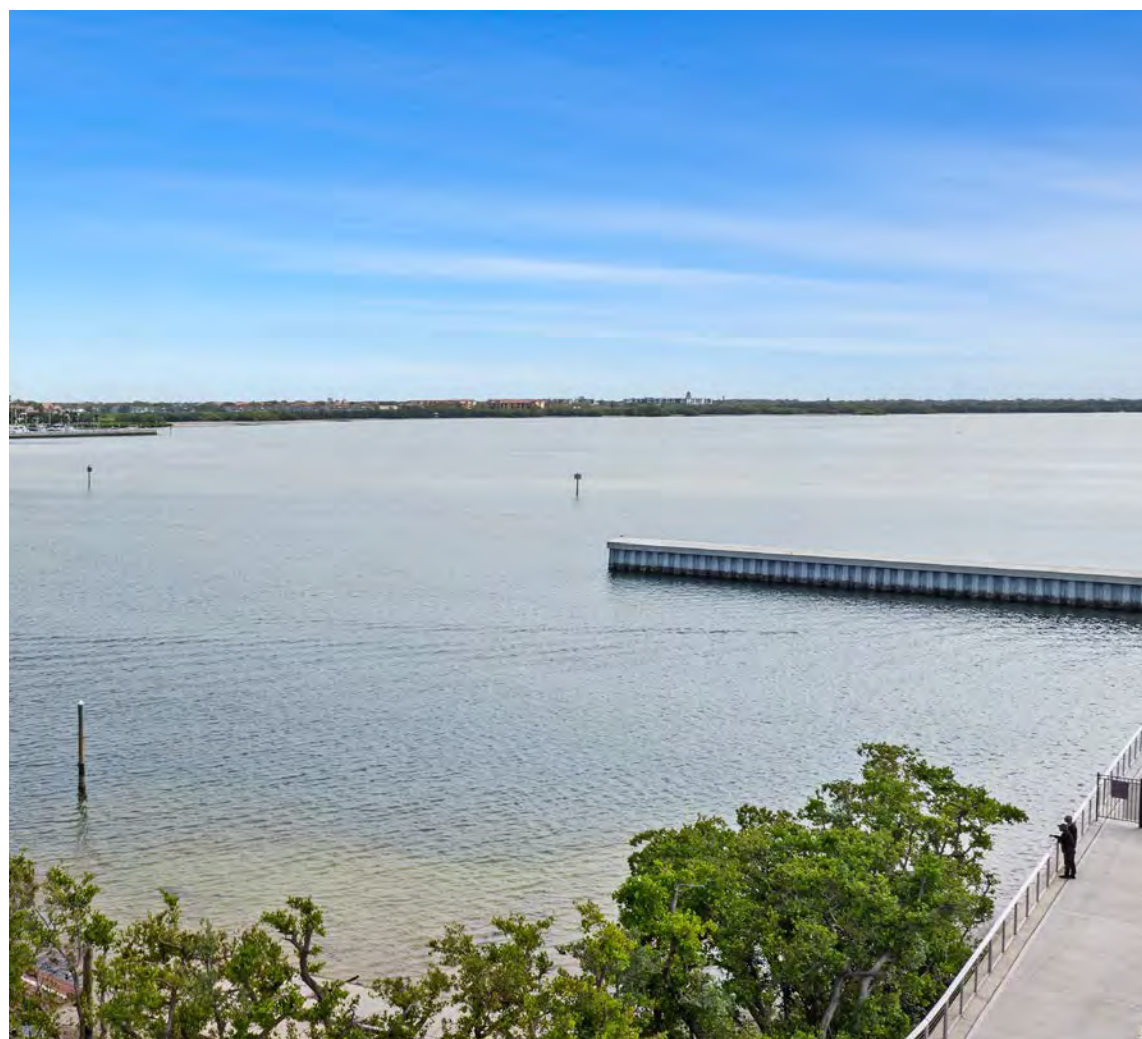
- › 1.25 acres MOL available
- › Parking/dumpster pad is for illustrative purposes only
- › Maximum building size is 6,000 SF plus outside patio
- › Building must be elevated 5'-7' per FEMA guidelines





VIEWPOINTS PARCEL 2

- > Wide water views
- > 5'-7' rooftop elevation permitted
- > 2 story/rooftop permitted





SITE HIGHLIGHTS

& opportunities

Tampa was voted one of the best cities for staycations in 2024 by WalletHub, thanks to its mix of vibrant city vibes and relaxing coastal charm.

ROOFTOP OPPORTUNITY



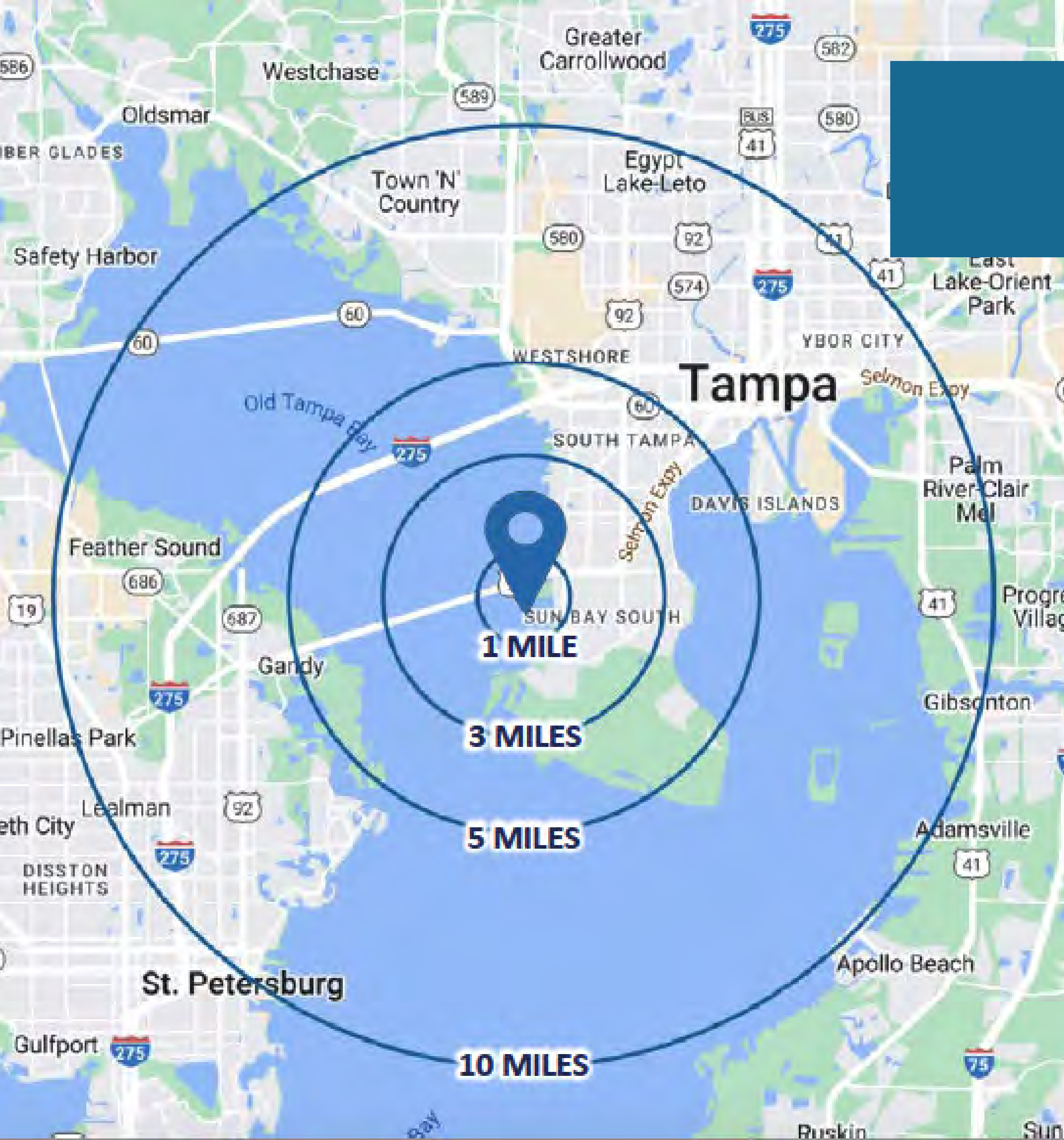
WRAP AROUND PUBLIC BOARDWALK



TOURISM OASIS



DEMOGRAPHICS



POPULATION

| | |
|-------|---------|
| 1 MI | 4,202 |
| 3 MI | 56,933 |
| 5 MI | 102,775 |
| 10 MI | 487,694 |



AVG HH INCOME

| | |
|-------|-----------|
| 1 MI | \$168,021 |
| 3 MI | \$144,251 |
| 5 MI | \$180,893 |
| 10 MI | \$125,667 |



MEDIAN AGE

| | |
|-------|------|
| 1 MI | 43.1 |
| 3 MI | 38.4 |
| 5 MI | 39.3 |
| 10 MI | 39.2 |



DAYTIME POPULATION

| | |
|-------|---------|
| 1 MI | 1,845 |
| 3 MI | 15,080 |
| 5 MI | 75,920 |
| 10 MI | 386,115 |

SURROUNDING AREA

800 new multi-family units delivering in 2025!



surrounding
MULTI-FAMILY RESIDENTIAL



| DEVELOPMENT | UNITS | DEVELOPMENT | UNITS | DEVELOPMENT | UNITS | | |
|------------------------------|------------|-------------|-----------------------|-------------|-------|------------------------------|-----|
| 1 MAA BREAKWATER (UC) | 495 | 6 | WCI LUXURY TOWNHOMES | 160 | 11 | CORTLAND WESTSHORE | 587 |
| 2 TYSON POINT (PROPOSED) | 625 | 7 | BAINBRIDGE APARTMENTS | 351 | 12 | CORTLAND BOWERY | 608 |
| 3 MARINA POINT LUXURY CONDOS | 350+ | 8 | WESTSHORE FLATS | 48 | 13 | CAMDEN PRESERVE APARTMENTS | 276 |
| 4 BROADSTONE MARINA BAY (UC) | 325 | 9 | ALTON WESTSHORE | 192 | 14 | TYSON MARINA (PROPOSED) | 225 |
| 5 TOWN WESTSHORE APARTMENTS | 396 | 10 | WESTSHORE YACHT CLUB | 506 | 15 | AQUA AT WESTSHORE YACHT CLUB | 77 |
| | | | | | 16 | WESTSHORE CITYHOMES | 25 |





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