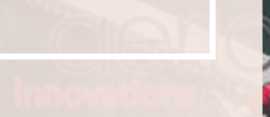




MAA Breakwater™

5440 TYSON AVE | TAMPA FL 33611

DELIVERING PADS NOW

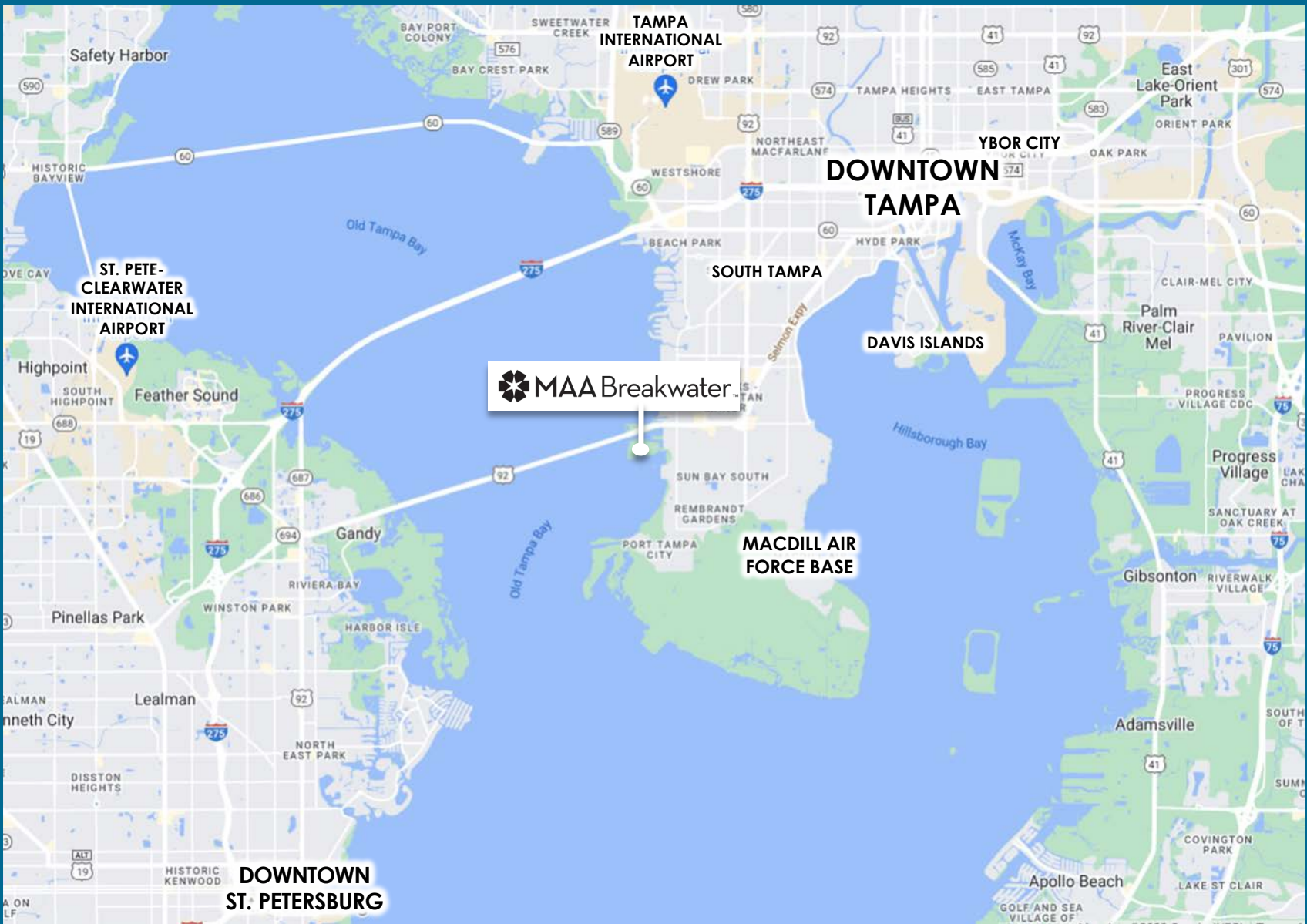


DOWNTOWN TAMPA

**PAD
OPPORTUNITY**

**PROPOSED PUBLIC
BOAT SLIPS**

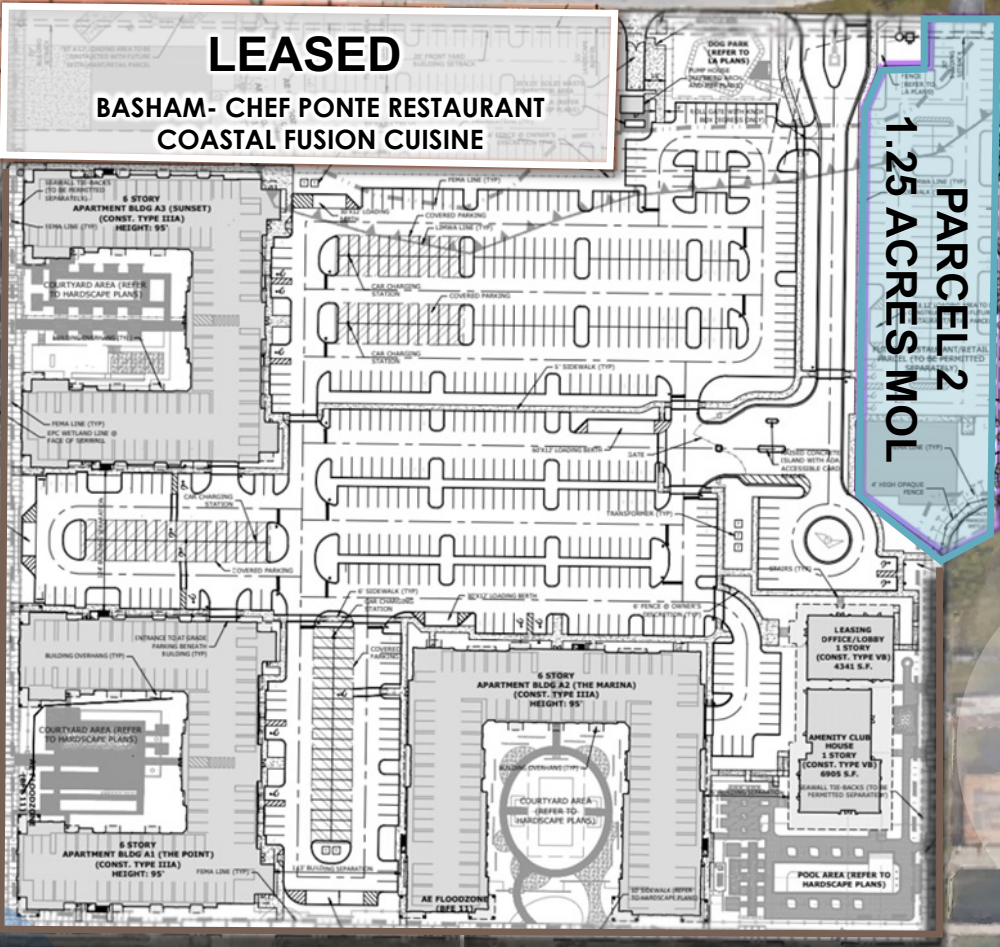




ACCESSIBLE BY LAND AND SEA



TYSON ROAD



LEASED
BASHAM- CHEF PONTE RESTAURANT
COASTAL FUSION CUISINE

PARCEL 2
1.25 ACRES MOL

**PROPOSED
 PUBLIC
 BOAT SLIPS**

**PUBLIC
 BOARDWALK**

PROJECT PLAN

OLD TAMPA BAY



conceptual rendering

VIEWPOINTS PARCEL 2



- WIDE WATER VIEWS
- BUILDING WILL BE AT 5'-7' ELEVATION
- 2 STORY/ROOFTOP PERMITTED

SITE HIGHLIGHTS

ROOFTOP OPPORTUNITY



WRAP AROUND PUBLIC

BOARDWALK



\$12M+ ADACENT RESTAURANT SALES

AFFLUENT
\$190,206
5 MILE
AVERAGE
INCOME

DEMOGRAPHICS

TOURISM OASIS



TAMPA VOTED
AMONG BEST CITIES
FOR STAYCATIONS
IN 2024



WalletHub



PROPOSED PUBLIC BOAT SLIPS

SURROUNDING RETAIL



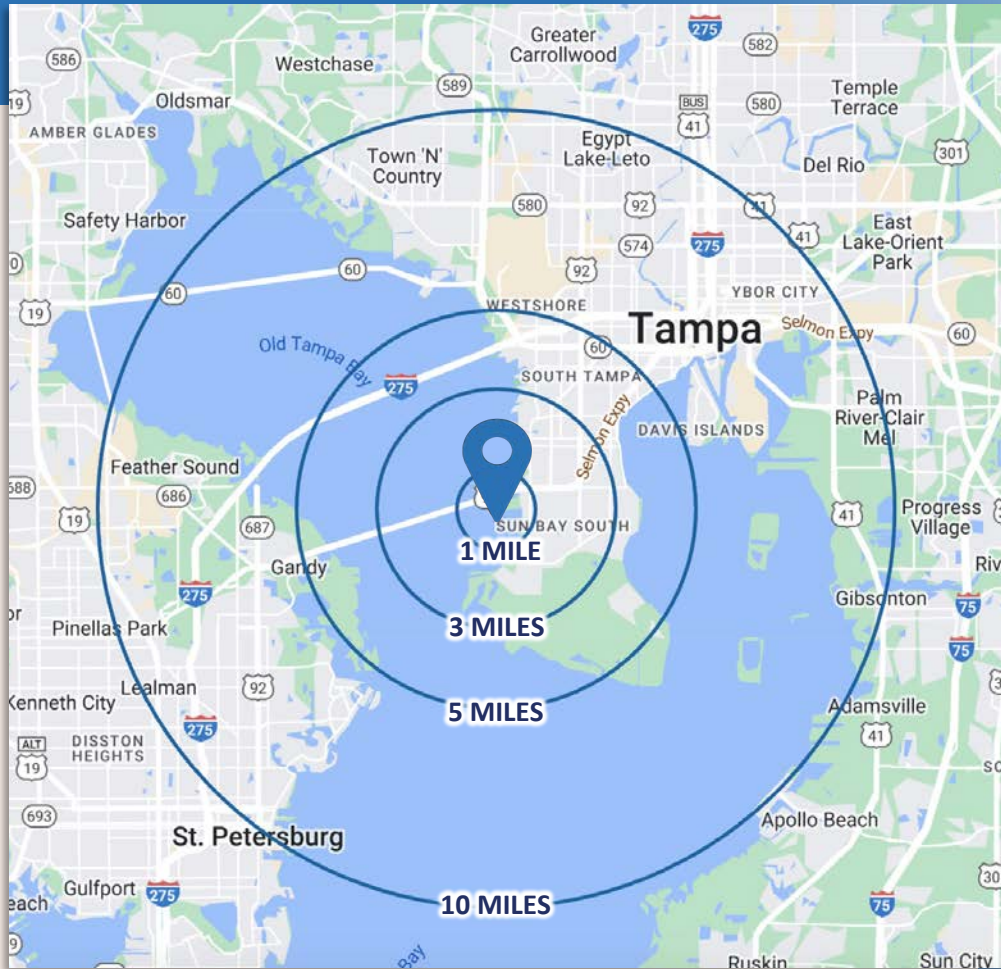
SALT SHACK LISTED AMONG NEW YORK TIMES' 50 BEST RESTAURANTS IN THE NATION IN 2023



SAND SURF CO.



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

TAMPA



SELMON EXPRESSWAY 36,895 AADT

OLD TAMPA BAY



THE ISLES
AT OLD TAMPA BAY

67 LUXURY HOME
LOTS \$2.2M-\$8M

UNDER CONSTRUCTION
FUTURE TYSON POINT
MIXED-USED
625 MF UNITS
6,000 SF RETAIL

FUTURE RATTLESNAKE
POINT APARTMENTS
299 MF UNITS

WESTSHORE MARINA DISTRICT
CHUCK LAGER AMERICAN TAVEN
ROCK IT INDOOR CYCLING & FITNESS
DRNK coffee + tea SAND SURF CO.
QWENCH juice bar
Vela ITALIAN | PHOTOGRAPHER | TAVEN
crave salon
colorbar

UNDER CONSTRUCTION
BROADSTONE WESTSHORE
325 MF UNITS

UNDER CONSTRUCTION
AQUA AT WESTSHORE
YACHT CLUB
77 LUXURY CONDOS
STARTING AT \$1.5M

WESTSHORE
YACHT CLUB

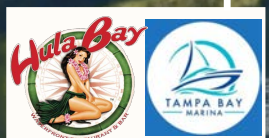
GANDY BRIDGE 36,606 AADT



MAA Breakwater.
495 LUXURY MULTI-FAMILY UNITS



BOAT SLIPS



ST. PETERSBURG



OLD TAMPA BAY



SURROUNDING MULTI-FAMILY RESIDENTIAL

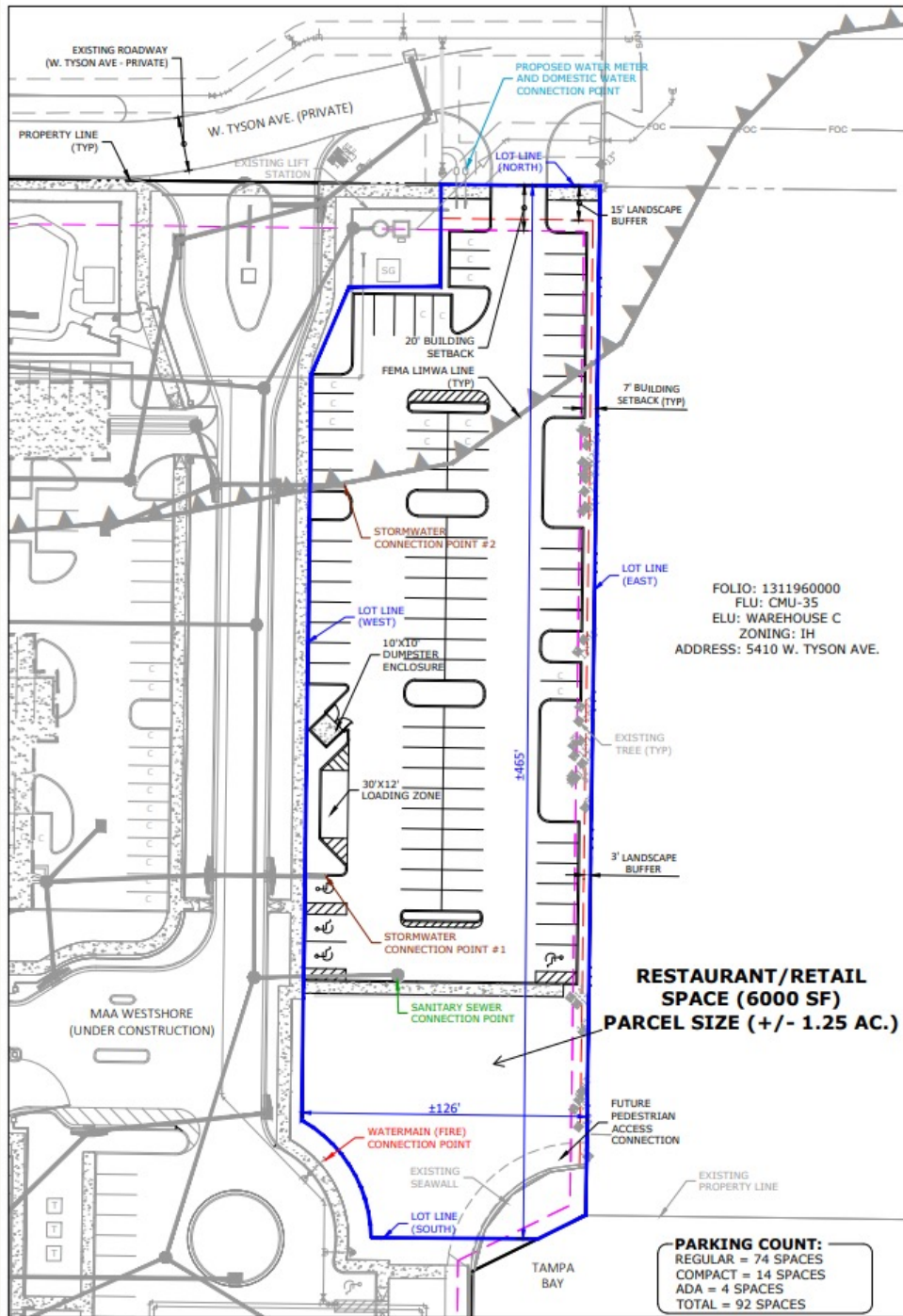


OLD TAMPA BAY

5,295+ TOTAL UNITS

DEVELOPMENT		UNITS	DEVELOPMENT		UNITS
1	MAA BREAKWATER (UC)	495	9	ALTON WESTSHORE	192
2	FUTURE- TYSON POINT (PROPOSED)	625	10	WESTSHORE YACHT CLUB	506
3	MARINA POINT LUXURY CONDOS	350+	11	CORTLAND WESTSHORE	587
4	BROADSTONE WESTSHORE (UC)	325	12	CORTLAND BOWERY	608
5	TOWN WESTSHORE APARTMENTS	396	13	CAMDEN PRESERVE APARTMENTS	276
6	WCI LUXURY TOWNHOMES	160	14	RATTLESNAKE POINT APARTMENTS (PROPOSED)	299
7	BAINBRIDGE APARTMENTS	351	15	AQUA AT WESTSHORE YACHT CLUB	77
8	WESTSHORE FLATS	48			

PROJECT PLAN PARCEL 2



- 1.25 ACRES MOL AVAILABLE
- PARKING/DUMPSTER PAD IS FOR ILLUSTRATIVE PURPOSES ONLY
- MAXIMUM BUILDING SIZE IS 6,000SF PLUS OUTSIDE PATIO
- BUILDING MUST BE ELEVATED 5'-7' PER FEMA GUIDELINES





MAA Breakwater™

SERVING REAL ESTATE MARKETS THROUGHOUT FLORIDA

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FERRELLI

MANAGING PARTNER
+ BROKER
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(407) 453-1858



Lic. Real Estate Broker

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