

ALTIS GRAND CENTRAL

SUITES FROM 699 - 4,108 SF

RESTAURANT & RETAIL OPPORTUNITIES

504 W GRAND CENTRAL AVENUE
TAMPA, FL 33606



KEVIN PIUNNO
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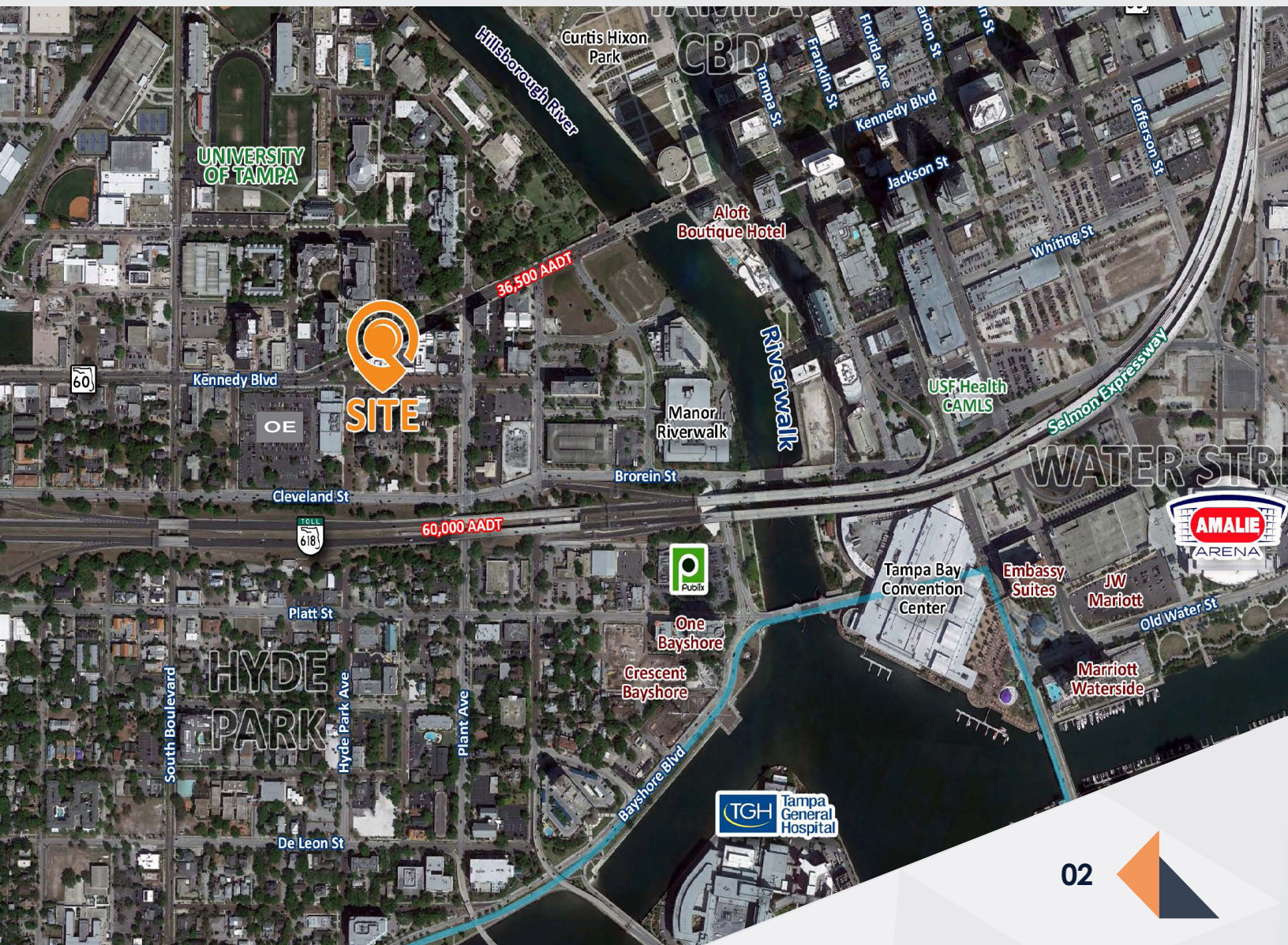
TAMPA | ORLANDO | FT MYERS | NAPLES

Cost/SF:	CALL FOR RATES
Apartment Details:	318 Units/ Up to 450 ppl
Year Built:	2020
UT Employees:	2,338 workers/faculty
Kennedy Blvd. AADT:	36,500 CPD
Selmon Expy. AADT:	60,000 CPD

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	19,065	111,097	241,699
Five-Year Increase	1.6%	2.2%	2.2%
Avg Household Income	\$97,406	\$89,664	\$88,663
Total Households	9,137	50,725	105,251
Daytime Employees	53,066	112,546	211,353

PROPERTY INFORMATION

- Extraordinary Restaurant/ Office space for lease (Units E1 & E2), which is the historic house directly in front of the Altis apartment complex, fronting on W.Grand Central Avenue. There is also a chance to lease prime retail space (Units C2 & C6) in Tampa's most desirable and trendy corridor.
- The restaurant would benefit greatly from being right next to this luxury apartment complex and across the street from The University of Tampa, where 9,600 students attend.
- Next door to the retail spaces and the Altis Grand Central Apartment Complex is the Tampa General Hospital Corporate Offices, which has 450 employees in the building.





Restaurant/Office Space



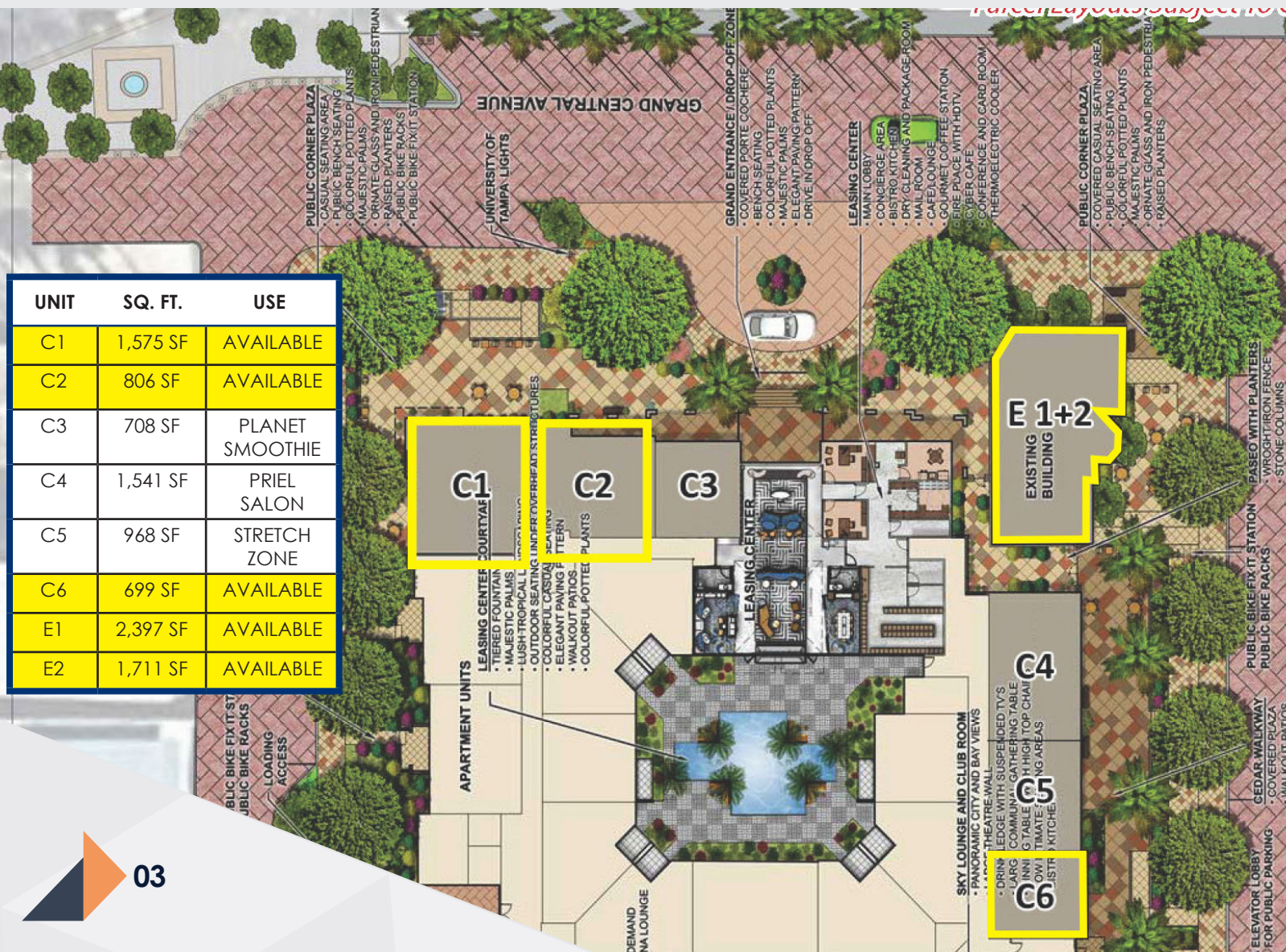
Restaurant/Office Space



Restaurant/Office Space



Retail Space



UNIT	SQ. FT.	USE
C1	1,575 SF	AVAILABLE
C2	806 SF	AVAILABLE
C3	708 SF	PLANET SMOOTHIE
C4	1,541 SF	PRIEL SALON
C5	968 SF	STRETCH ZONE
C6	699 SF	AVAILABLE
E1	2,397 SF	AVAILABLE
E2	1,711 SF	AVAILABLE

TAMPA



5601 Mariner St #220
Tampa, FL 33609
(813) 288-0020

ORLANDO



423 S. Keller Rd #400
Orlando, FL 32810
(407) 660-7500

FORT MYERS



1614 Colonial Blvd #101
Fort Myers, FL 33907
(239) 275-4922

NAPLES



3555 Kraft Road, #260
Naples, FL 34105
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