

**Opportunity. Location. Community.**

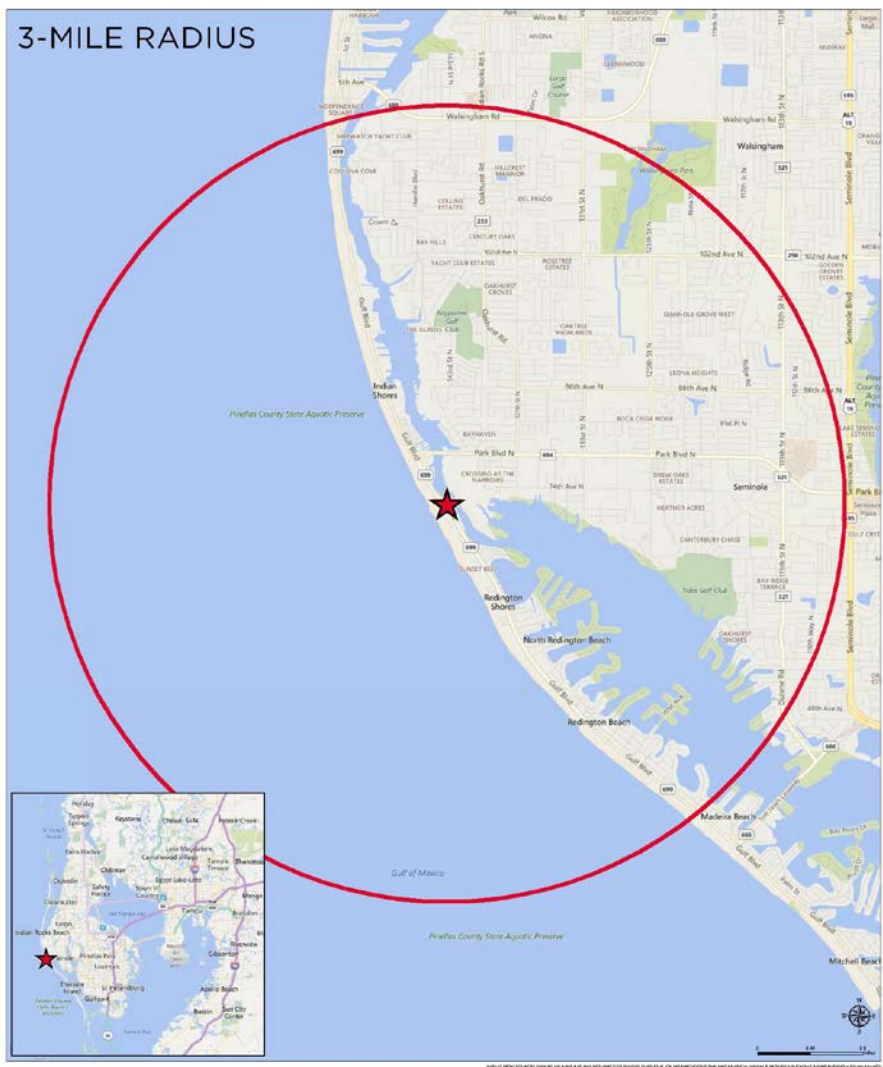
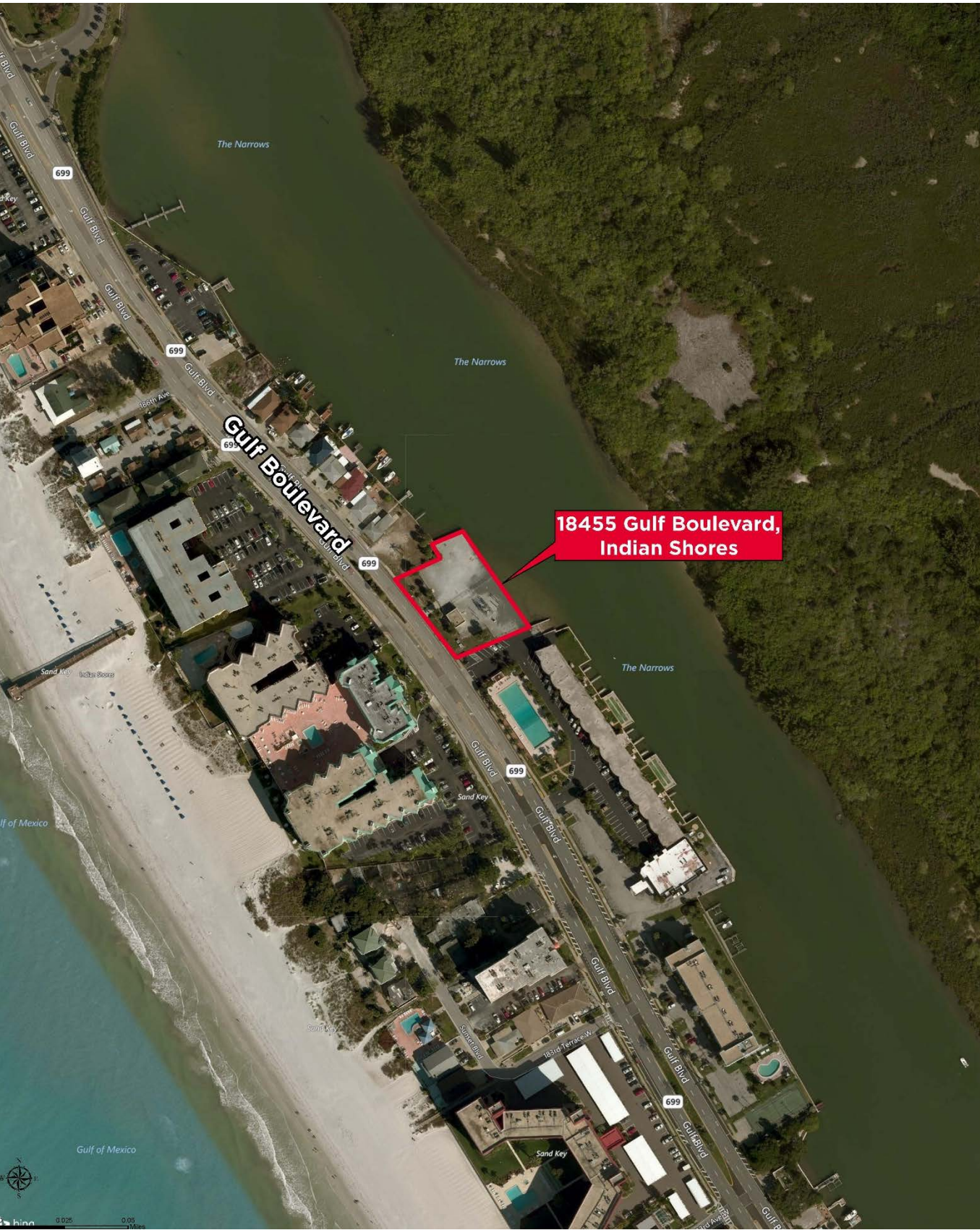
- Prominent urban location in close proximity to upscale hotels, luxury residential units and tourist attractions
- Frontage, visibility and access on Gulf Blvd. (18,500 VDP)
- Affluent, high – density trade area, with millions of annual tourist visits
- Offered subject to re-zoning: R/O/R: Retail / Office / Residential

For more information, please contact:

**Bruce K. Erhardt, ALC**  
Executive Director  
+1 813 223 6300  
[bruce.erhardt@cushwake.com](mailto:bruce.erhardt@cushwake.com)

**Patrick Berman**  
Managing Director  
+1 813 204 5363  
[patrick.berman@cushwake.com](mailto:patrick.berman@cushwake.com)

One Tampa City Center  
Suite 3300  
Tampa, Florida 33602  
phone: +1 813 223 6300  
[cushmanwakefield.com](http://cushmanwakefield.com)



DEMOGRAPHICS (3-MILES)	
Population	47,084
Daytime Employment	12,862
Median Age	53.4
Average HH Income	\$77,286
Median HH Income	\$56,669
Retail Sales	\$915 M

- PROPOSED USES:**
- Townhouses
  - Single-Family Homes
  - Marina
  - Bar / Restaurant
  - Retail
  - Hospitality
  - Office
  - Medical

