



RIVERGATE TOWER

400 N ASHLEY DRIVE
TAMPA, FL

PRIME RESTAURANT OPPORTUNITY

CBRE



PRIME RESTAURANT OPPORTUNITY IN THE HEART OF DOWNTOWN TAMPA

New restaurant opportunity totaling approximately 3,900 sq. ft. for lease at the corner of Kennedy Boulevard and Ashley Drive, one of Downtown Tampa's busiest intersections.

DEMOGRAPHICS

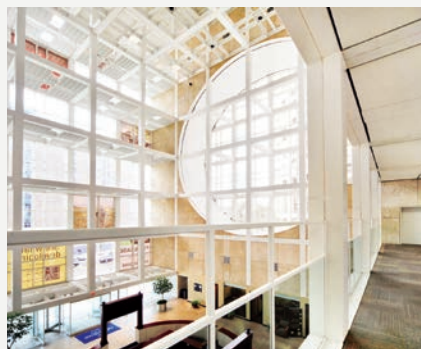
	1 MILES	3 MILES	5 MILES
POPULATION	15,177	106,191	225,261
AVERAGE HH INCOME	\$52,317	\$66,161	\$65,673
AVERAGE AGE	34	39	39
DAYTIME POPULATION	56,504	135,393	239,887
TRAFFIC COUNTS	36,500 Kennedy Blvd. 31,500 Ashley Drive		





LOCATED IN ONE OF TAMPA'S MOST ICONIC BUILDINGS

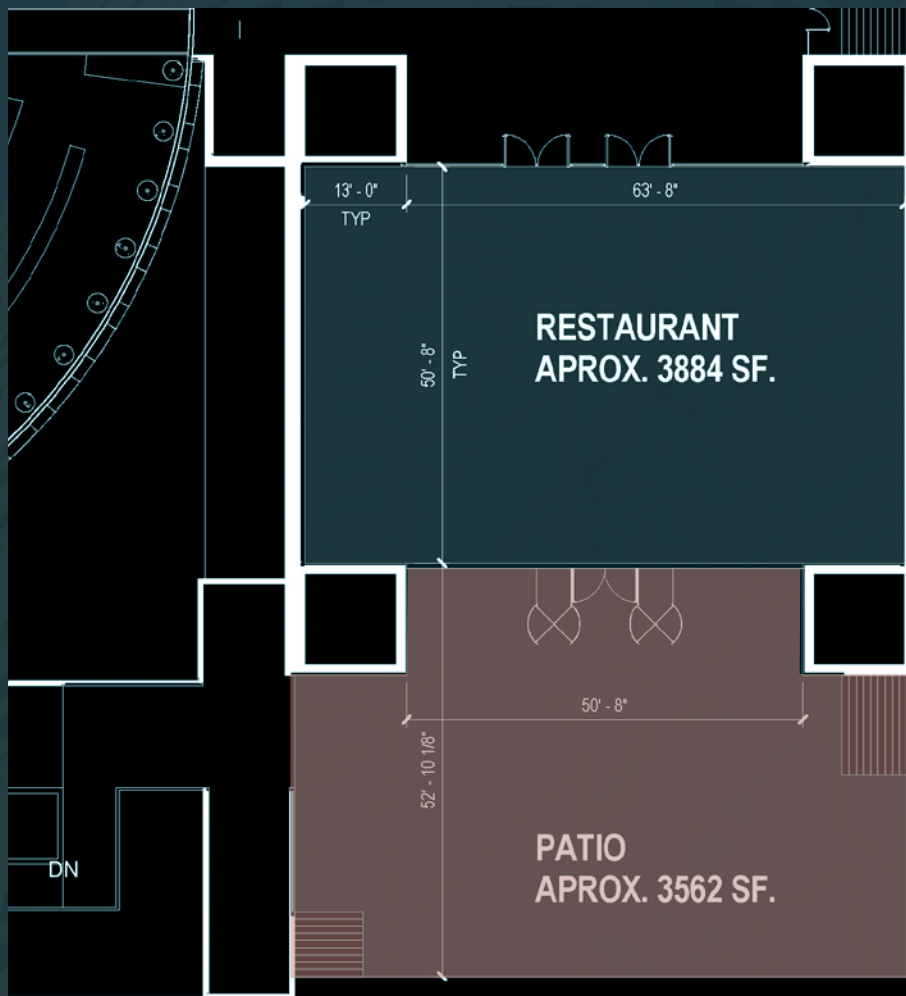
- Located in Rivergate Tower, one of Tampa's premier office buildings and home to Mallo's Prime Steakhouse
- Large patio seating area totaling approximately 3,500 SF facing Kennedy Boulevard
- One of the only buildings with access to Tampa's Riverwalk
- Adjacent to The Aloft, Hilton and Sheraton Hotels
- Within walking distance to Curtis Hixon Park, Straz Center, Tampa Convention Center, Tampa Museum of Art, University of Tampa and the Downtown Tampa office buildings with over 60,000 employees
- 2017 Multi-million dollar building renovation
- Near existing and new planned residential towers
- Other building opportunities include approximately 1,271 sq. ft. for an urban coffee shop and 2,109 sq. ft. for an interior bar/ lounge concept in the former bank vault



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RESTAURANT FLOOR PLAN



ASHLEY DRIVE

KENNEDY BOULEVARD

RIVERGATE TOWER

Please contact the leasing team for information:

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