

The Residence Peninsula

5311 W Tyson Avenue, Tampa, FL 33611

Colliers

Retail For Lease



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The Residence Peninsula Retail

- 1,024 - 2,464 SF retail space available at The Residence Peninsula, a new 324-unit residential community located in the desirable South Tampa marina district
- Waterfront retail bays in a captive, pedestrian friendly trade area
- Average household incomes of over \$164,000 within 3 miles
- Growing West Tyson corridor with over 700 residential units occupied and another 1,270 planned or under construction
- Ideal for a café/coffee shop, sundry shop, boutique fitness, specialty retail, sports outfitter, etc.

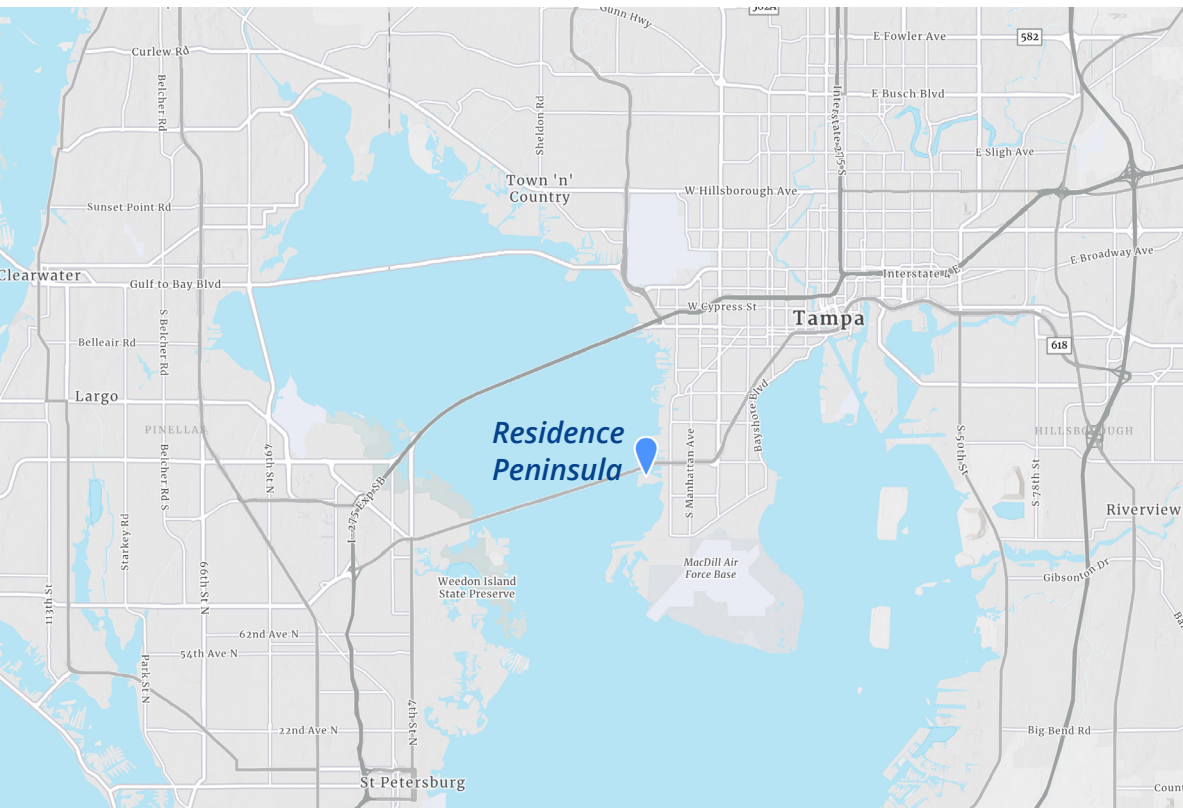
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Site Plan



New Development!

Retail For Lease



Area Demographics

	1-Mile	3-Mile	5-Mile
Total Population	6,791	65,901	110,019
Daytime Population	4,628	51,653	143,291
Average Household Income	\$141,890	\$164,467	\$177,470
Median Age	41.4	39.4	39.4

Average Household Income

★ Site

2025 Average Household Income

- Greater Than \$175,000
- \$125,000 - \$175,000
- \$75,000 - \$125,000
- Less Than \$75,000



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