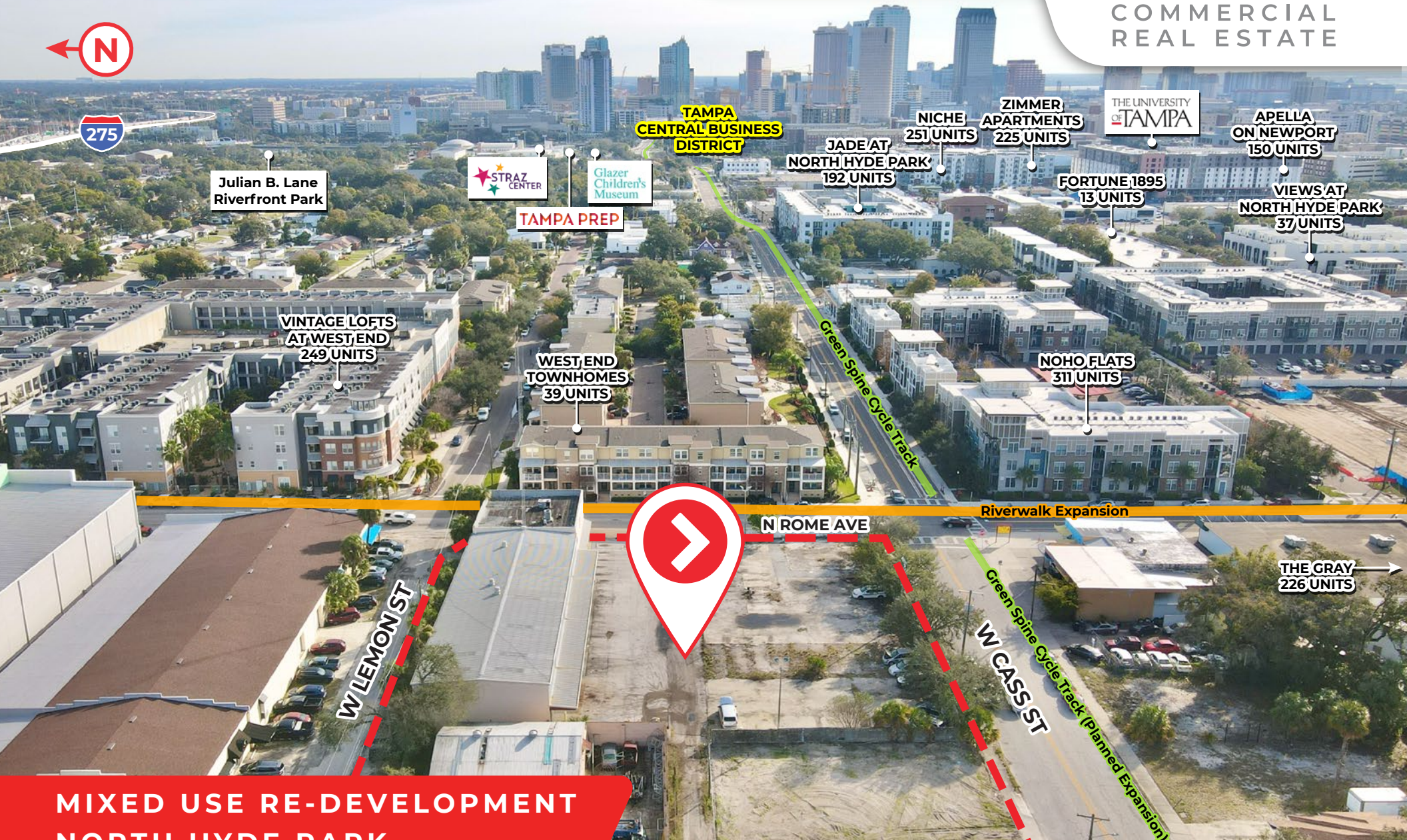


CASS UNITED

ROCWELL
— DEVELOPMENT —

Insite
COMMERCIAL
REAL ESTATE



**MIXED USE RE-DEVELOPMENT
NORTH HYDE PARK**

1700 W CASS ST, TAMPA, FL 33606

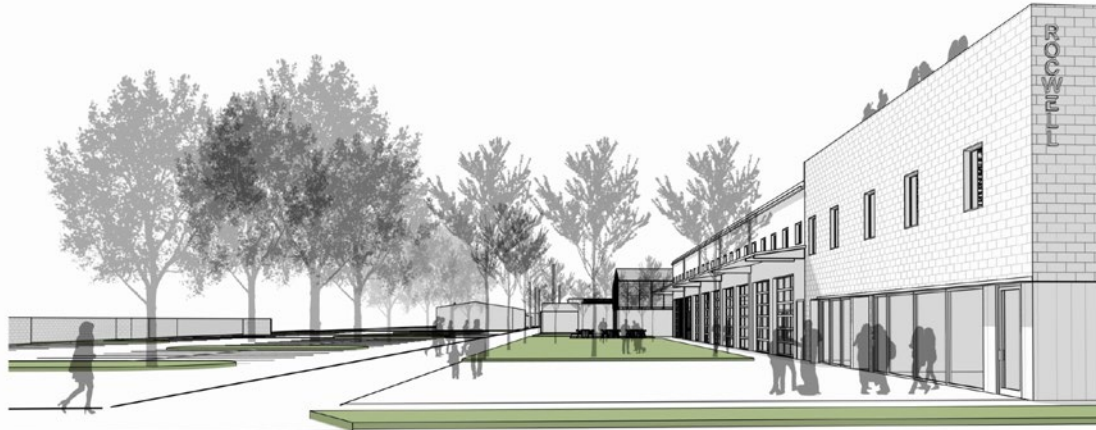
ANDREW FOX
904-483-0759

ALEX BISBEE
407-864-6444

PAYTON FOSTER
407-461-8080

PROPERTY OVERVIEW

*CONCEPTUAL



PROPERTY HIGHLIGHTS

- **Dynamic re-development in North Hyde Park, just west of Downtown Tampa.**
- Featuring 3 buildings with shared green space, expanded parking field and common area amenities.
- Seeking a range of synergistic uses including retail, food, beverage, wellness, office, and medical.
- Growing surrounding mix of F&B uses serves North Hyde Park residents and students from the adjacent University of Tampa and Tampa Preparatory School.
- Future extensions of Tampa Riverwalk (N Rome Ave) and Green Spine Cycle Track (W Cass St) will run alongside the project.
- Dense, infill neighborhood with over 4,300 multifamily units within walking distance of the property.

2024 DEMOGRAPHICS



Population

1 Mile	27,235
3 Miles	137,640
5 Miles	263,418



Employees

1 Mile	20,159
3 Miles	142,917
5 Miles	227,342



Average
Household
Income

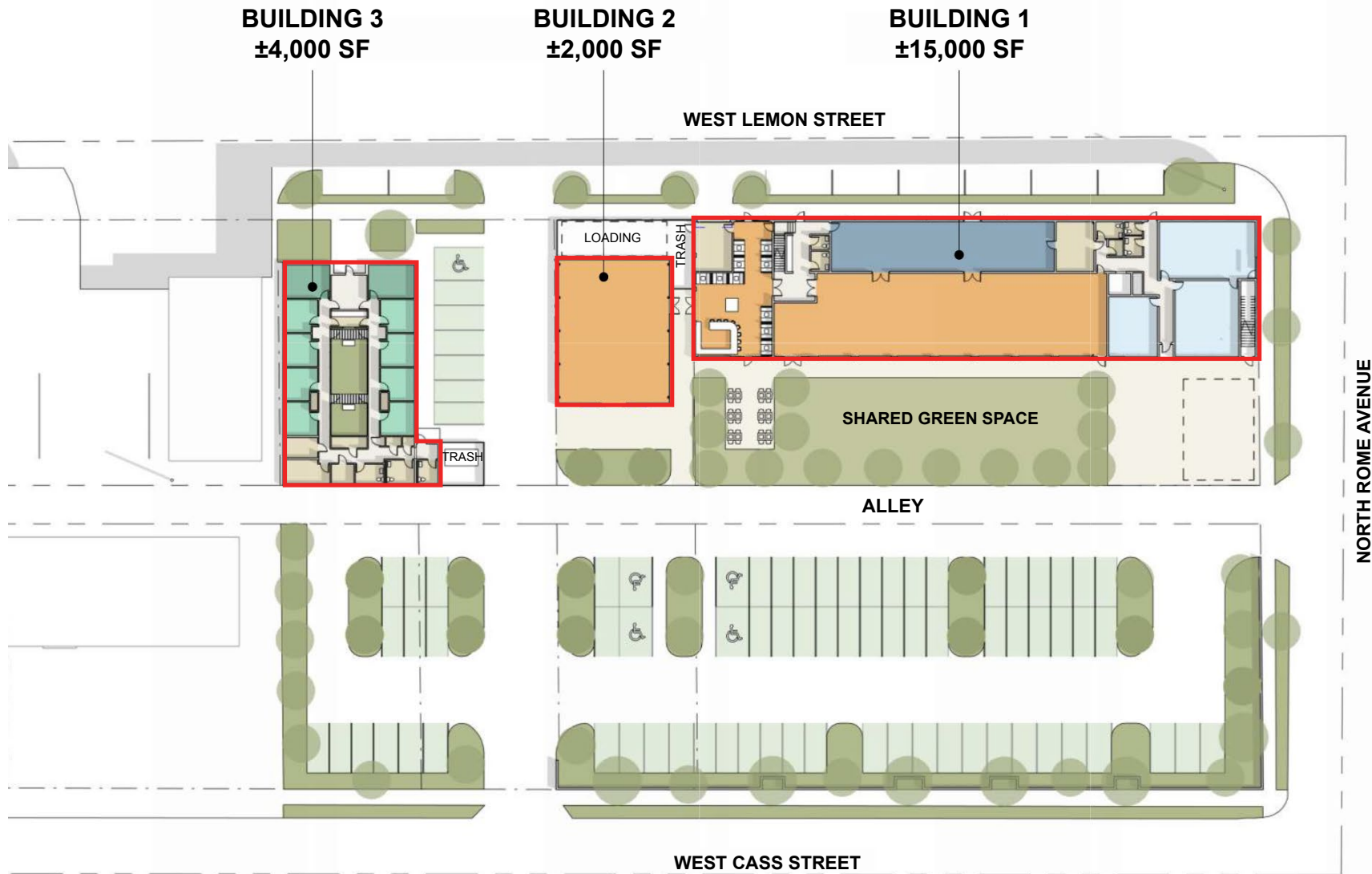
1 Mile	\$113,937
3 Miles	\$145,117
5 Miles	\$132,592



Households

1 Mile	11,414
3 Miles	64,684
5 Miles	116,340

1700 W CASS ST, TAMPA, FL 33606





[CLICK FOR GREEN CYCLE TRACK INFO](#)

[CLICK FOR RIVER WALK EXPANSION INFO](#)

*CONCEPTUAL

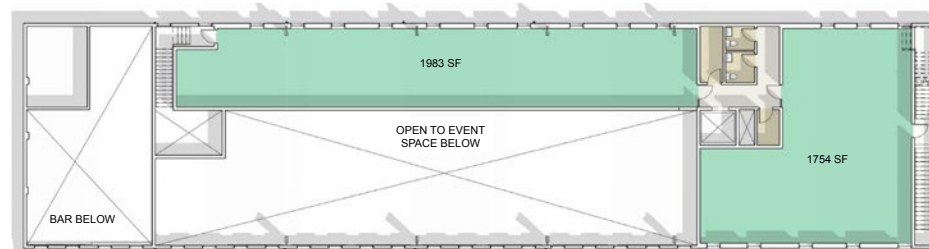
BUILDING 1, LEVEL 1



+/- 350 - 3,500 SF

Available for Retail /
Wellness / Restaurant /
Event Space

BUILDING 1, LEVEL 2



+/- 1,000 - 3,800 SF

Office Space Available

BUILDING 1, ROOFTOP



+/- 1,500 SF

Available for Restaurant /
Bar / Event Space

*CONCEPTUAL



BUILDING 3

BUILDING 2

+/- 130 SF - 3,800 SF
Spa / Salon Lofts / Medical /
Office Suite Opportunity

+/- 2,000 SF
Retail / Greenhouse /
Event Space Opportunity

BUILDING 2 PROPOSED RENDERING

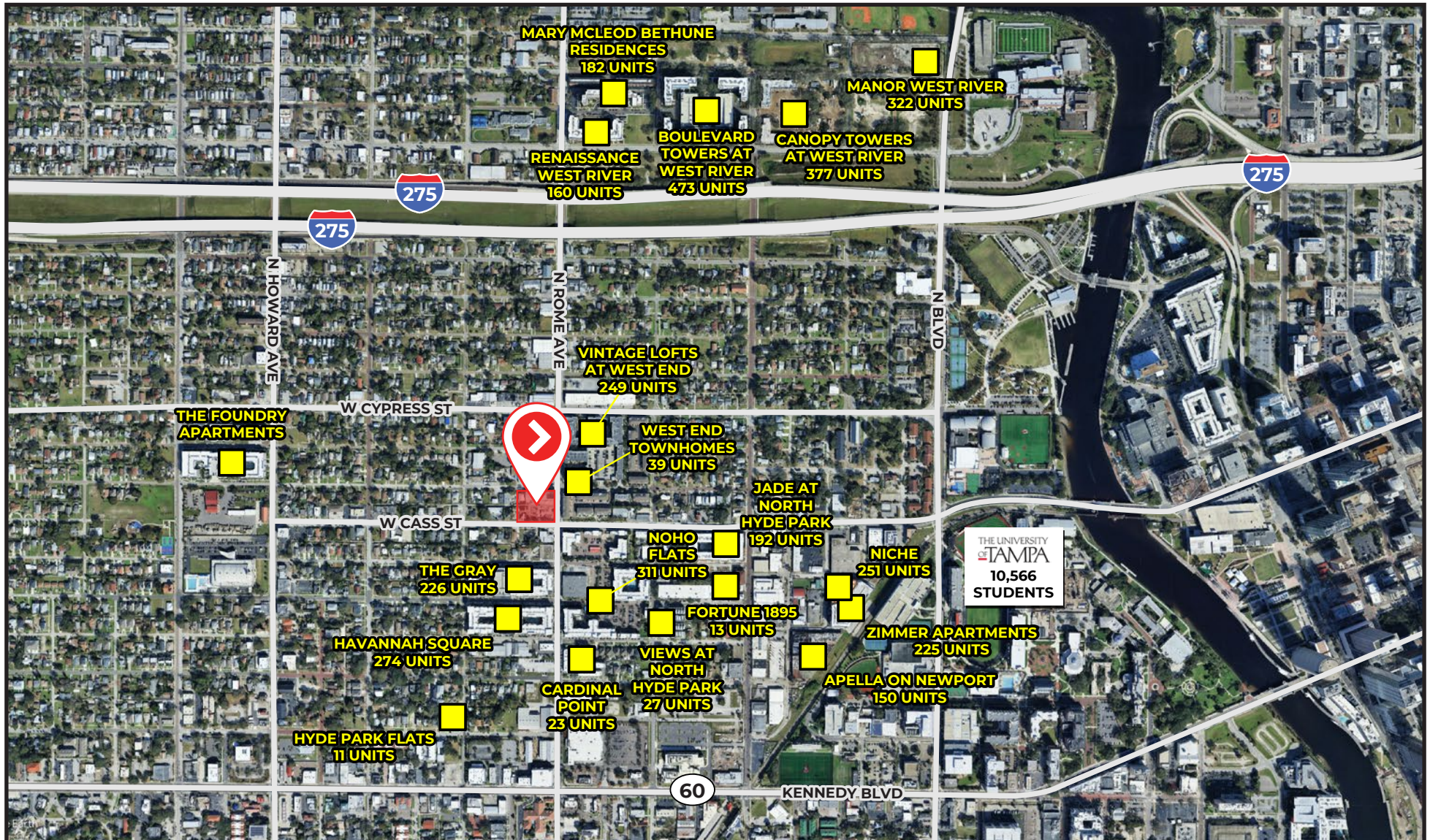


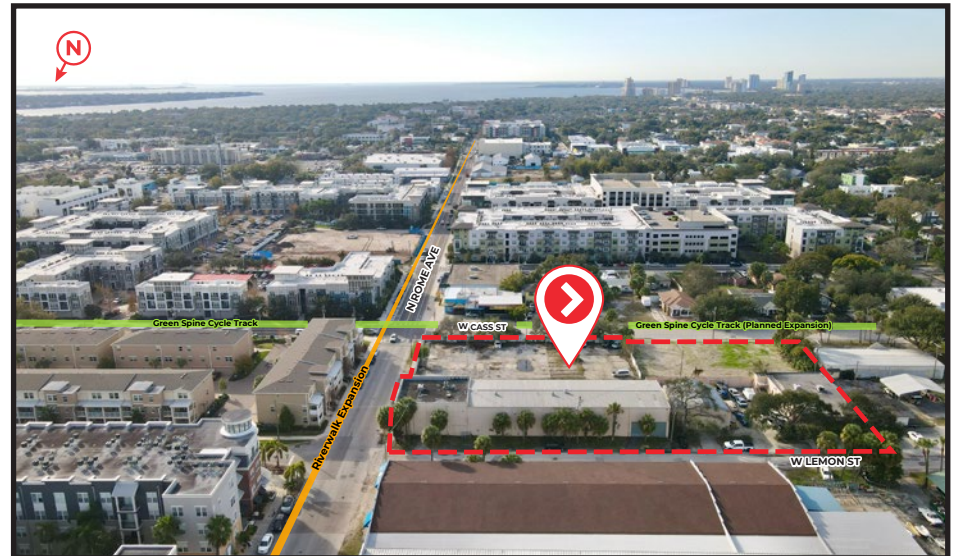
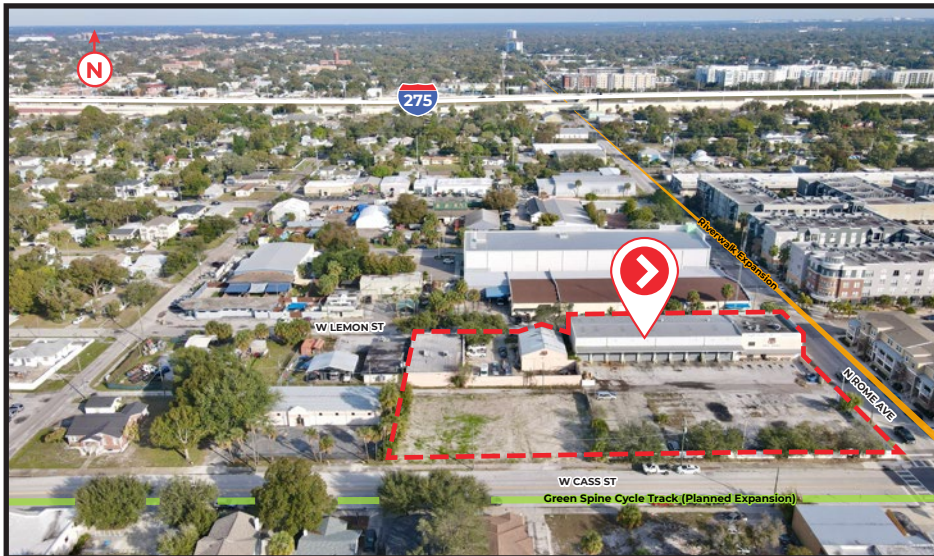
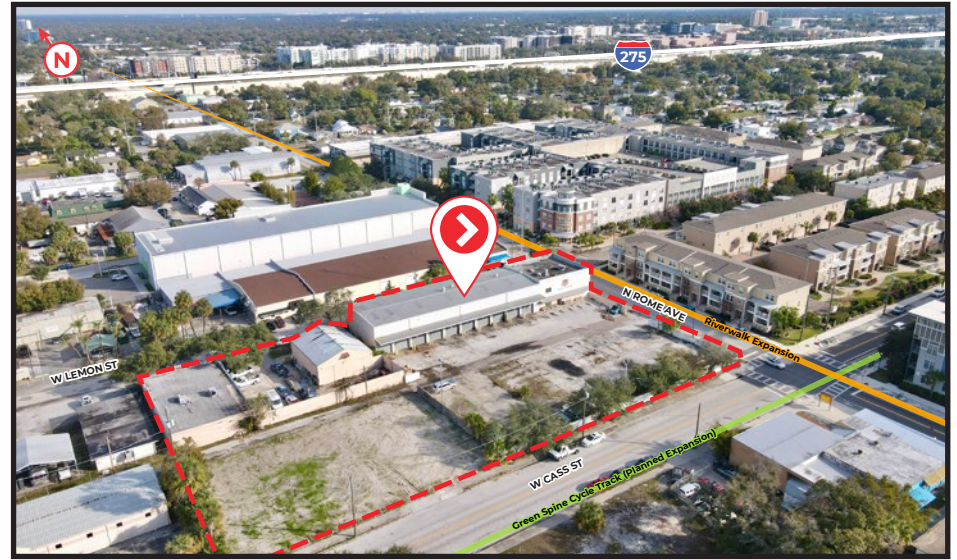
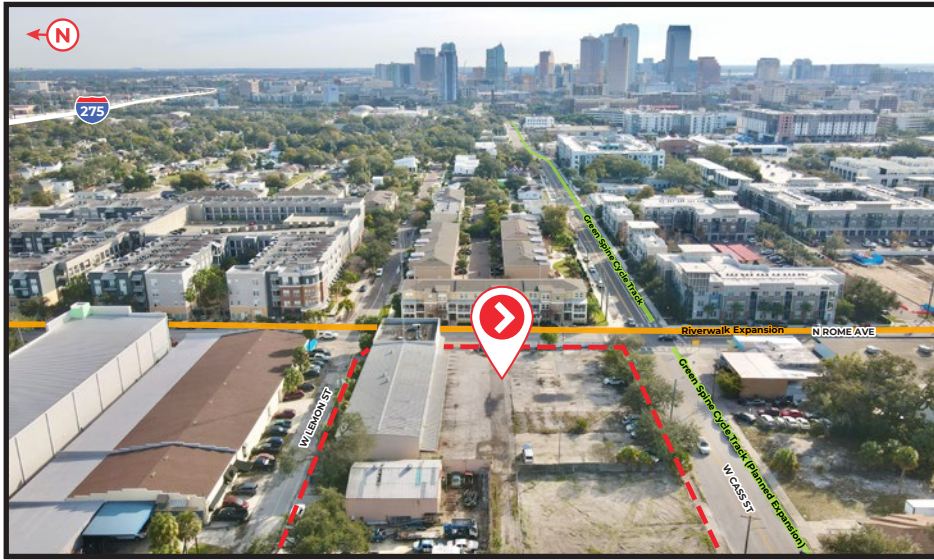
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BUILDING 3 PROPOSED RENDERING



1700 W CASS ST, TAMPA, FL 33606





FOR MORE
INFORMATION
PLEASE CONTACT

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