# CUSHMAN & WAKEFIELD

## THE PLACE AT CHANNELSIDE TAMPA, FLORIDA

#### ENTITLED FOR 220 RESIDENTIAL UNITS AND 4,520 SF OF RETAIL

#### **PROPERTY DETAILS**

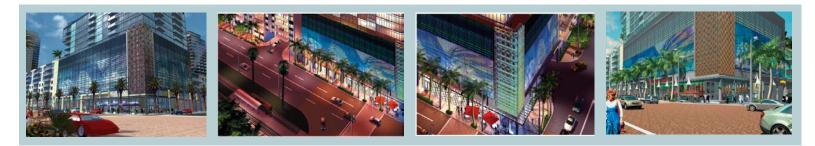
- Folio: 190207
- Zoning: CD-3:Site Plan Approved in 2006
- Site Dimensions: 190 x 115
- Sewer:
  - 15' line located on E. Washington Street
  - 8' line located on Channelside Drive
- Water
  - 16" main to the north and a 12" main to the west

#### **PROPERTY HIGHLIGHTS**

- Walkscore 80
- Walking distance to many points of interest, including Tampa Bay Lightning Games, Riverwalk, Florida Aquarium, Sparkman's Wharf, Publix, Duckweed, neighborhood bars and
- · Historic Trolley stop across Channelside Drive
- Easy access to Interstates I-275, I-4 and Selmon's Expressway
- Excellent development opportunity for hotel, multifamily or mixed useLocated across from Port Tampa mixed use master plan
- development of 45 acres to include waterfront parks with retail, marina, apartments, hotels and offices. See more information here
- Located proximate to Strategic Property Partners 40 acre Water Street Development, which will include more than one million square feet of office, one million square feet of hotel and residential, 250,000 square feet of retail and the USF medical school currently under construction. See more information <u>here</u>



2006 Phase II - Entitlement Rendering

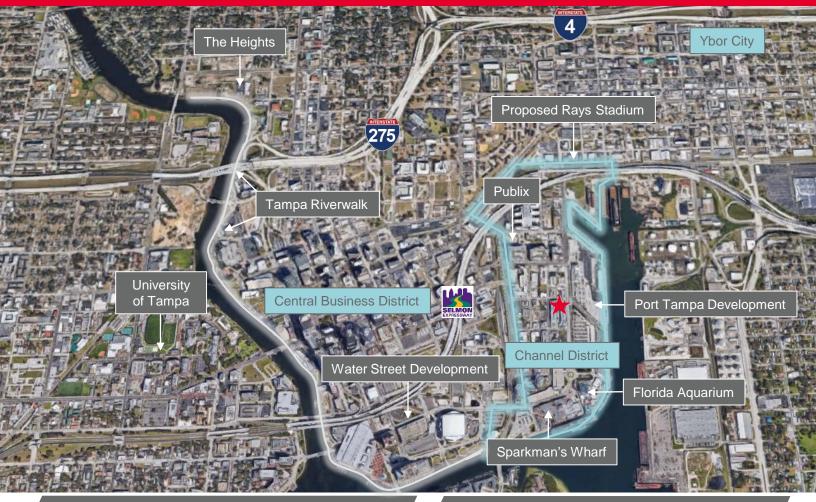


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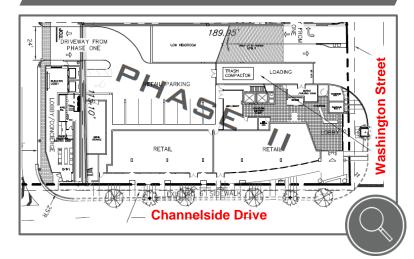
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# THE PLACE AT CHANNELSIDE TAMPA, FLORIDA



SITE PLAN



### 2006 ENTITLEMENT DETAILS

Site Area: 0.50± acres

Building Areas:	
Retail	4,520 sf
Storage	3,890 sf
Residential	302,850 sf (220 units)
Building Area Total	311,360 sf

<b>Parking</b>	<b>Required</b>	<b>Provided</b>
Retail (3/1000)	14	18
Residential (1/unit)	220	263
Total	234 spaces	261 spaces

Maximum Height: 350'

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