



CONSTRUCTION
COMPLETE IN 2026

4-STORY WRAP
WITH STRUCTURED
PARKING GARAGE

WATERFRONT APARTMENTS IN SOUTH TAMPA

The Residence Peninsula Apartments is a 324-unit luxury apartment project located in South Tampa in an area previously known as Rattlesnake Point. Immediate access to Gandy Boulevard allows for a 15-minute drive to many important employment locations in the Tampa area—Westshore Business district, Downtown Tampa, Downtown St. Petersburg, and the Tampa Bay International Airport. Additionally, MacDill Airforce Base is located less than 5 miles south of the subject site. The project is well located to entertainment destinations in Channelside, Downtown, Hyde Park and Midtown as well as some of the city's best access to the beaches located on the Clearwater/St. Petersburg side of the MSA. One of the most notable advantages of the community is the direct waterfront location with private beach access - a rare feature, as it sits on one of the last remaining developable waterfront parcels in the Tampa Bay area. Additionally, retail space is available for lease on-site, enhancing the property's mixed-use appeal. The site is within walking distance of the newly opened Westshore Marina District, replete with coffee shops, fast casual dining, full-service restaurants/bars, boutiques, fitness options, markets, events, and everyday conveniences.



THE **RESIDENCE** PENINSULA APARTMENTS

5301 W Tyson Ave
Tampa, FL 33611



www.SimpsonHousing.com



Apartment Amenities & Finishes

- Gourmet Kitchens with Stainless Steel Appliances, Quartz Countertops, Tile Backsplash and Kitchen Island*
- Spa-style Baths with Tile Flooring, Quartz Countertops, Undermount Sinks, Framed Mirrors, and Double Vanities*
- Semi-frameless Separate Showers with Tile Surround*
- Luxury Vinyl Plank Flooring Throughout
- Full-size Washer and Dryer
- Modular Walk-in Closets*
- Mudroom and Coat Closets*
- USB Outlets
- Private Balconies and Patios
- Tampa Bay Views*
- Programmable Thermostat
- Keyless Apartment Entry

Community Lifestyle & Amenities

- On-site Retail
- Waterside Resort-style Saltwater Pool with Outdoor Kitchen and Ample Lounge Areas
- Waterfront Public Promenade Leading to Private Beach
- Waterfront Sky Lounge with Amazing Sunrise and Sunset Views
- Golf Simulator, Poker Lounge and Sports Lounge
- Two-story, Fully-equipped Fitness Club with Technogym Equipment
- Business Lounge with Private Workstations
- On-site Convenience Store
- Pet-friendly Community with Dog Park and Pet Spa
- Electric Vehicle Charging Stations
- Private Dock with Boat Slips
- 100% Smoke Free

324 UNITS:

- 8 Studios
- 150 One Bed/One Bath
- 138 Two Bed/Two Baths
- 28 Three Bed/Two Baths

