

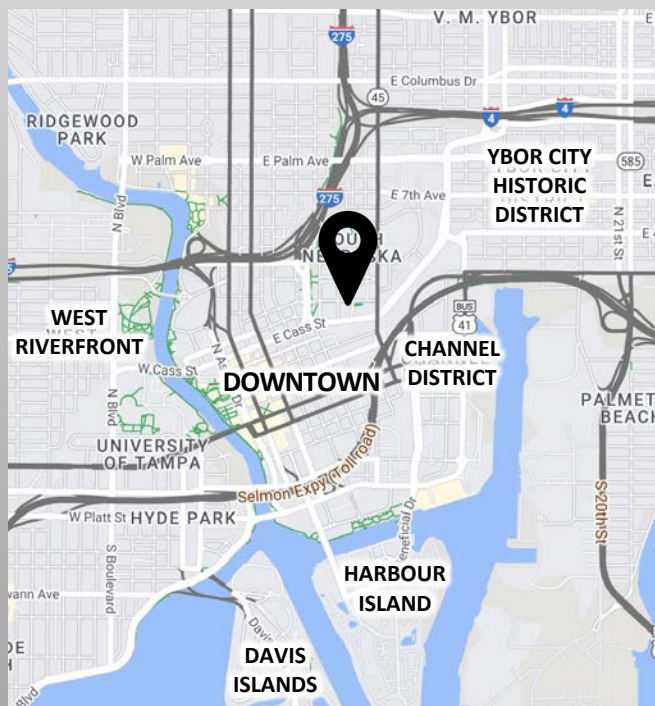
PREMIER RETAIL SPACE AVAILABLE
IN CENTRAL DOWNTOWN TAMPA!

MODERA ENCORE RETAIL



THE PROPERTY

- 1150 HANK BALLARD STREET
TAMPA, FL 33602



PROPERTY FEATURES

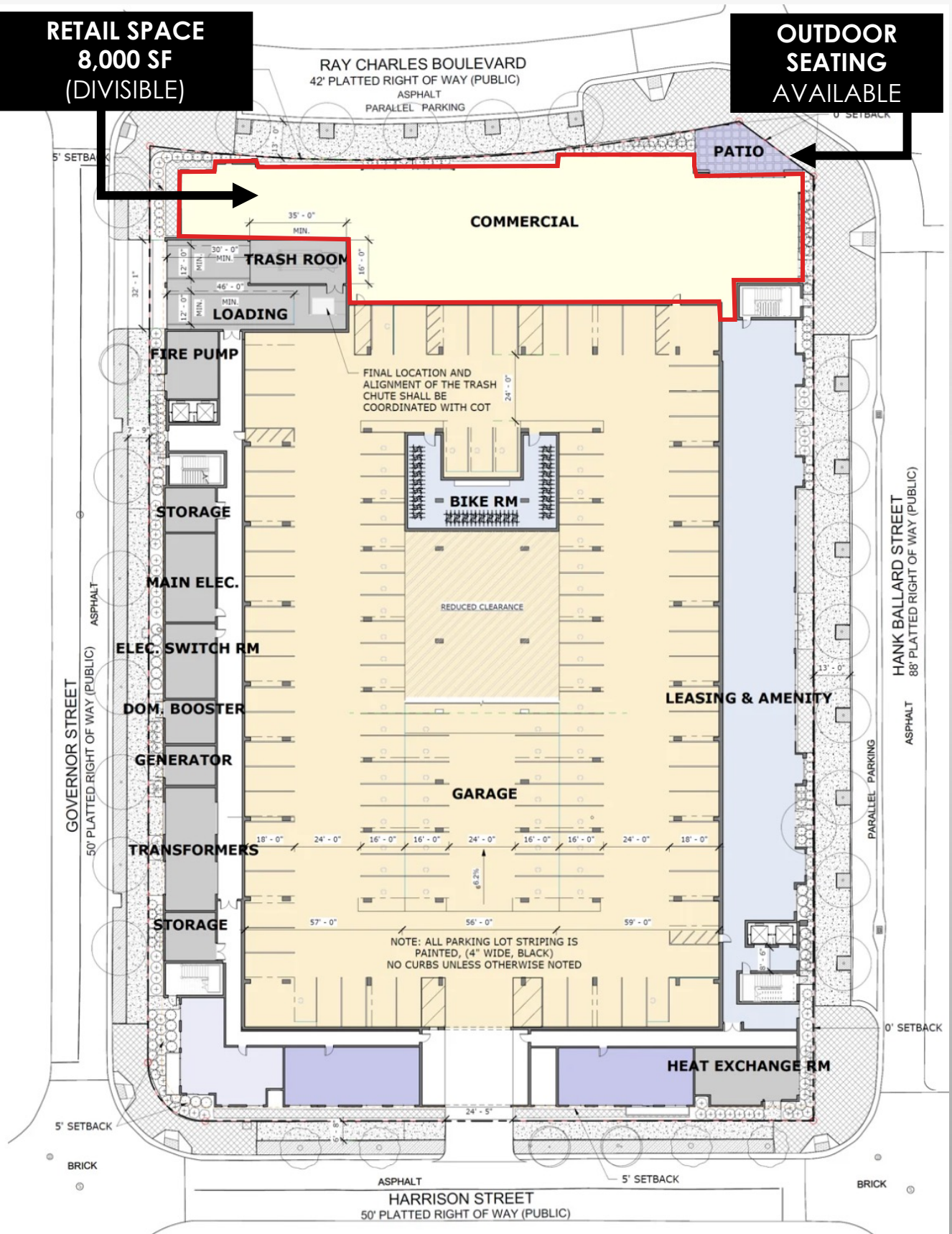
- CLASS A RETAIL SPACE ON THE GROUND FLOOR OF THE MIXED-USE DEVELOPMENT
- 304 MULTI-FAMILY LUXURY APARTMENTS ON SITE
- DIRECTLY SURROUNDED BY MORE THAN 2,475+ MULTI-FAMILY UNITS, 87,000+ SQUARE FEET OF OFFICE SPACE, 178 KEY HOTEL & SHADOW ANCHORED BY SOON-TO-BE-ANNOUNCED GROCER
- NEIGHBORS MASTER-PLANNED MIXED-USE DEVELOPMENT, GASWORX
- 40 GARAGE PARKING SPACES + STREET PARKING
- Q4 2025 DELIVERY

BROOKE WILLIAMS
VP OF SALES & LEASING
WEST COAST FLORIDA
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SITE PLAN

RETAIL SPACE
8,000 SF
(DIVISIBLE)

OUTDOOR SEATING
AVAILABLE



ENCORE DISTRICT



2,475+
MULTI-FAMILY UNITS

100,000± SF
RETAIL SPACE

87,464 SF
OFFICE SPACE

**MODERA | PLANNED
LUXURY MIXED-USE
8,000 SF RETAIL
304 MULTI-FAMILY UNITS**



LOT 5 | PLANNED
LUXURY MIXED-USE
172 MF UNITS,
20,000 SF
RETAIL/MEDICAL



LOT 10 | PLANNED
LUXURY MIXED-USE 365 UNITS
32,518 SF RETAIL/178 KEY HOTEL



LOT 12 | IN PERMIT
LUXURY MIXED-USE, 148 UNITS,
33,748 SF GROCER,
87,464 SF OFFICE

LOT 13
PROPOSED
LUXURY
MIXED-USE
350 UNITS
GROUND FLOOR
RETAIL

AERIAL MAP/ DEMOS



2023 DEMOGRAPHICS

POPULATION



1 MI- 20,452
3 MI- 120,098
5 MI- 247,147

AVG HH INCOME



1 MI- \$89,851
3 MI- \$118,897
5 MI- \$122,037

DAYTIME POPULATION

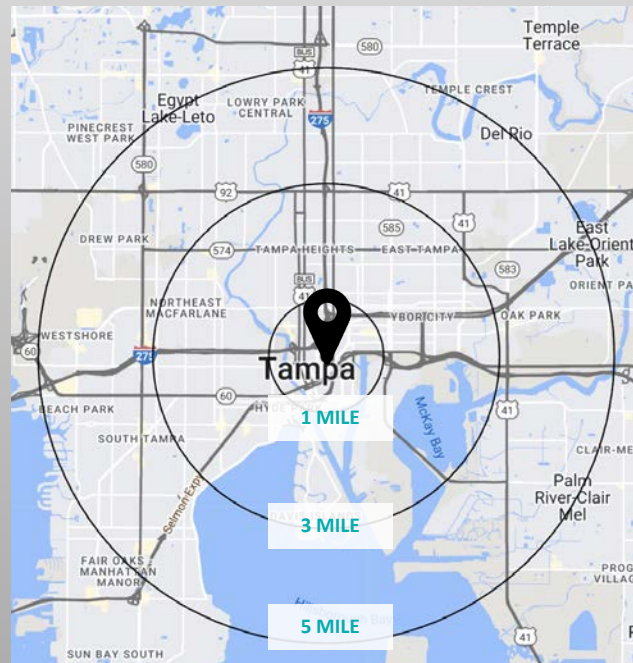


1 MI- 47,751
3 MI- 109,530
5 MI- 219,466

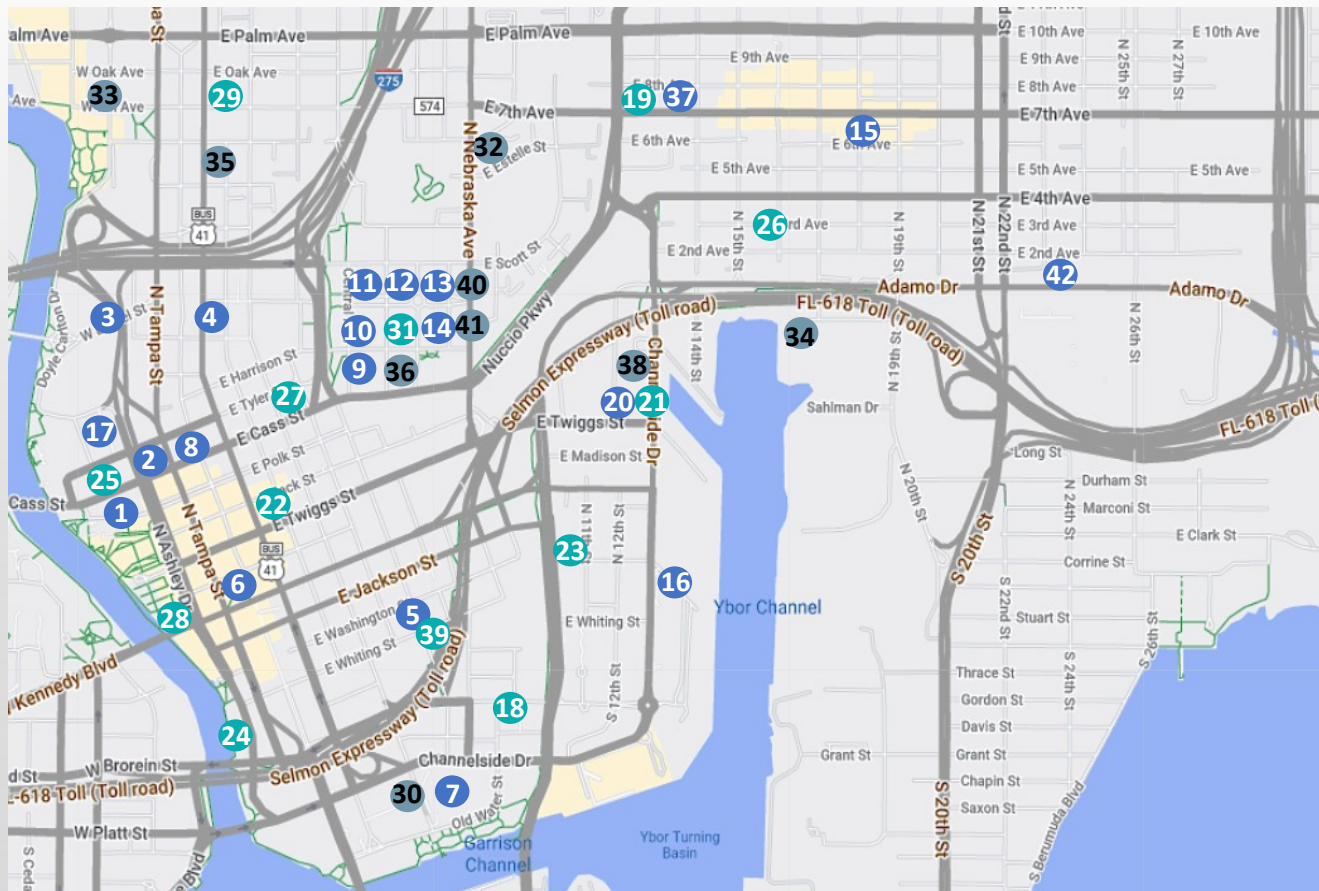
MEDIAN AGE



1 MI- 31.9
3 MI- 37.4
5 MI- 38.1



SURROUNDING RESIDENTIAL



EXISTING

1	Skypoint Condominiums	380
2	Element	395
3	Anchor Riverwalk	394
4	Madison Heights	80
5	Aurora	351
6	220 E Madison	48
7	Water Street Apartments	808
8	Nine15	362
9	Navara at ENCORE!	288
10	Trio at ENCORE!	141
11	Tempo at ENCORE!	203
12	Ella at ENCORE!	160
13	Reed at ENCORE!	158
14	Legacy at ENCORE!	228
15	YBOR City	2,294
16	Channel District	4,000+
20	The Mav	324
17	Ave Tampa Riverwalk	353
37	Casa YBOR	57
42	Lector 85	254

TOTAL UNITS 11,278

UNDER CONSTRUCTION

18	Water Street Apartments	527
19	Casa Marti	127
21	Parc Madison	351
22	X TAMPA	450
23	101 Meridian	330
24	Pendry Tampa	300+
25	AER Tower	344
26	Gas Worx	5,161
27	540 E Cass	450
28	ONE Tampa	225
29	Tampa Heights	321
31	Modera at ENCORE!	304
39	Residences at 801 E Whiting	104

TOTAL UNITS 8,994

FUTURE

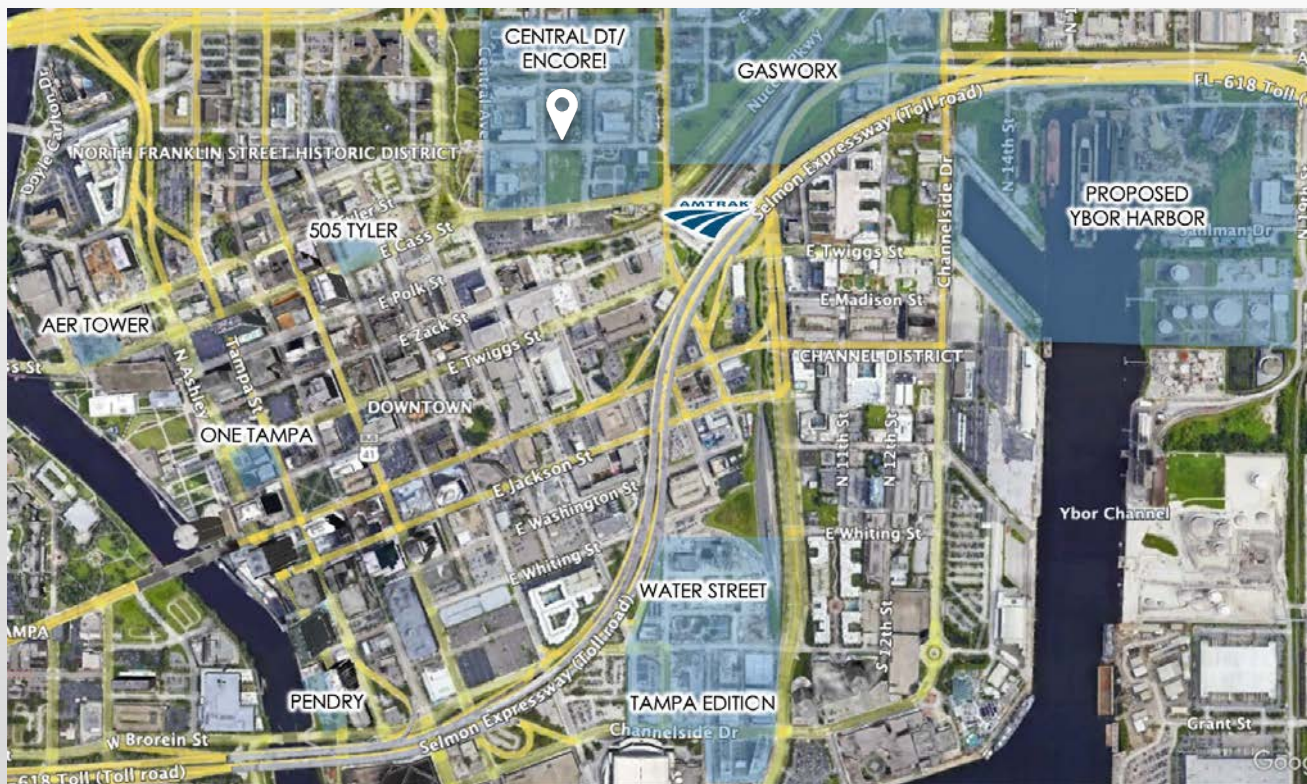
30	Water Street Apartments	2,165
32	Central Park Development	236
33	The Heights	1,500+
34	YBOR Harbor Development	2,586
35	LOCI Heights	490
36	Cass Square	365
38	VeLa Channelside	532
40	Lot 5 Mixed-Use Development	172
41	Lot 12 Mixed-Use Development	148

TOTAL UNITS 8,194

28,466+

TOTAL MULTI-FAMILY UNITS

AREA GROWTH



PROJECT	RETAIL SF	# OF MF UNITS	TIMING	ADDITIONAL DETAILS
CENTRAL DT/ ENCORE	100,000+/- SF	2,478 MULTI-FAMILY	2025-2027	GROCER, OFFICE, 178 HOTEL KEYS
505 E TYLER	9,000 SF	450 LUXURY MULTI-FAMILY	2025-2027	GROUND FLOOR RETAIL
GASWORX	140,200 SF	5,532 UNITS (MULTIPLE PHASES)	2024-2028	5,923,144 TOTAL GASWORX SF
AER TOWER	13,688 SF	334 LUXURY MULTI-FAMILY	2025	GROUND FLOOR RETAIL
WATER STREET	341,867 SF	3,525+ LUXURY MULTI-FAMILY	2022-2030	2,390,007 SF OFFICE, 1,419 HOTEL KEYS
YBOR HARBOR	292,260 SF	2,586 MUTLI-FAMILY	PROPOSED	374 HOTEL KEYS, 140,400 SF OFFICE, BOARDWALK, PIER, BOAT SLIPS, 33 ACRES
ONE TAMPA*	TBD	311 LUXURY CONDOS	2025-2027	GROUND FLOOR RESTAURANT
PENDRY*	-	207 LUXURY CONDOS	2026	220 HOTEL KEYS
TAMPA EDITION*	-	37 LUXURY CONDOS	COMPLETED	172 HOTEL KEYS, UPSCALE RESTAURANTS AND BARS ON SITE

*ONE TAMPA, PENDRY & TAMPA EDITION HAVE ALL EXCEEDED STAGGERING SALE PRICES OF \$1,000+ PER SQUARE FOOT

MODERA ENCORE RETAIL



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