MIXED-USE RETAIL OPPORTUNITY

HOTEL + LUXURY MULTI-FAMILY

1101 E HARRISON STREET | TAMPA FL 33602

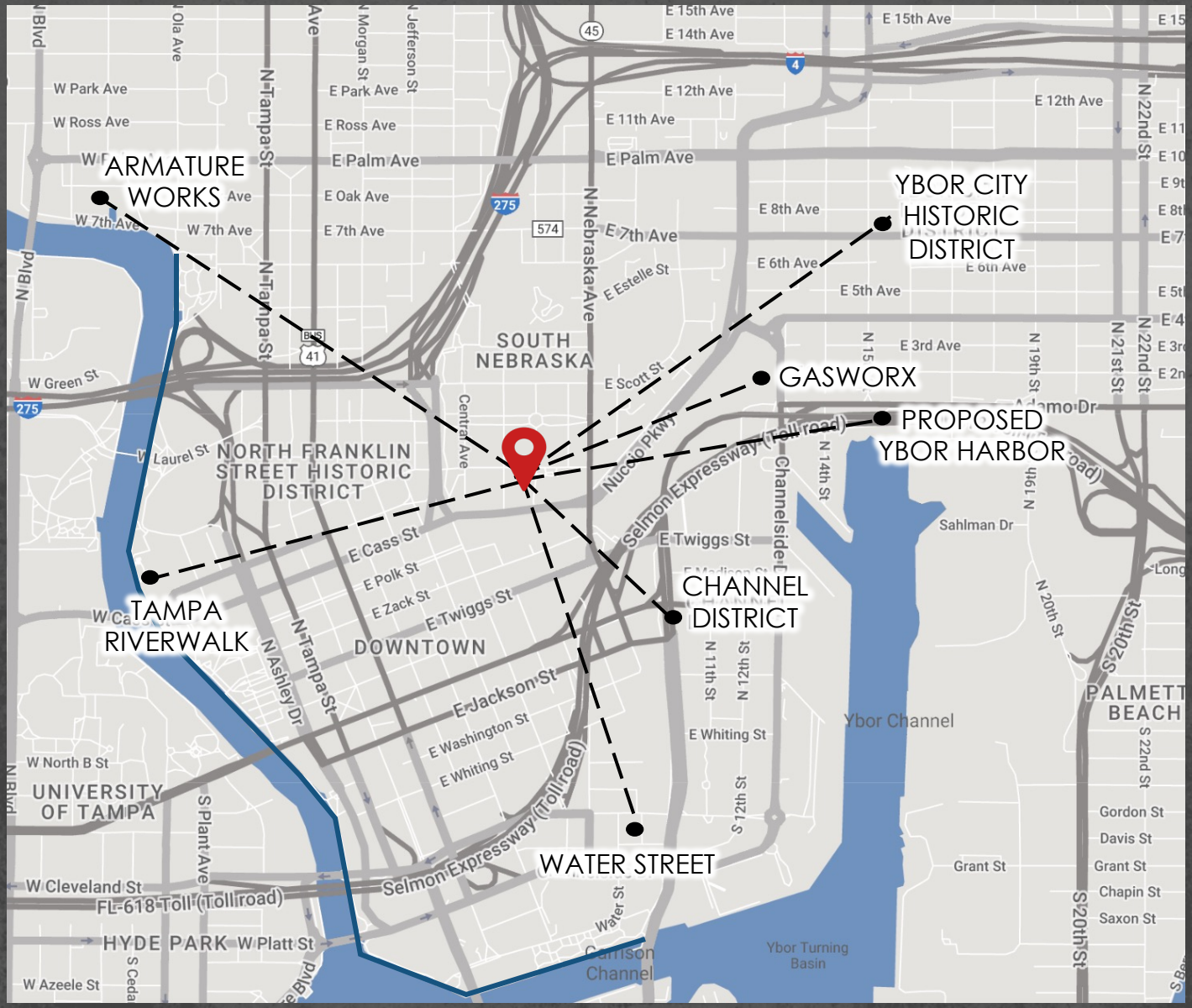
NOW LEASING

ANCHOR RETAIL | CURATED RETAIL/RESTAURANT | 2025 DELIVERY

COO EE 98

FUTURE TAMPA RIVERWALK EXPANSION
TAMPA HEIGHTS
GASWORX MASTERPLAN MIXED-USE DEVELOPMENT
PROPOSED FUTURE RAYS STADIUM
HISTORIC YBOR
DOWNTOWN TAMPA
TAMPA UNION STATION
CHANNEL DISTRICT
PROPOSED FUTURE YBOR HARBOR MIXED-USE DEVELOPMENT
WATER STREET
HYDE PARK
DAVIS ISLANDS
HARBOUR ISLAND
N

CONNECTIVITY IS KEY



IN THE MIDDLE OF IT ALL!
SOME OF THE NEW MAJOR PROJECTS

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SOME OF THE NEW MAJOR PROJECTS

CENTRAL DT/ ENCORE!

TIMING: 2025-2027

2,478
TOTAL MULTI-FAMILY

APPROX. 100,000 SF RETAIL

87,464 SF OFFICE

505 E TYLER

TIMING: 2025-2027

450 LUXURY MULTI-FAMILY

9,000 SF RETAIL

GASWORX

TIMING: 2024-2028

69O RESIDENTIAL UNITS (PHASE 1)

PHASE 1 DELIVERY- 371 UNITS 2024

140,200 SF RETAIL

510,000 SF OFFICE SPACE

4,471 RESIDENTIAL UNITS (ADDITIONAL PHASES)

5,923,144 TOTAL GASWORX SQUARE FOOTAGE INCLUDING RESIDENTIAL

AER TOWER

TIMING: 2025- 2027

334 LUXURY MULTI-FAMILY UNITS

13,688 SF RETAIL

WATER STREET

TIMING: 2022- 2030

3,525 RESIDENTIAL UNITS

341,867 SF RETAIL

2,390,007 SF OFFICE SPACE

1,419 HOTEL KEYS

YBOR HARBOR

TIMING: PROPOSED

33 ACRES, 20 BUILDINGS, 6 MILLION SF

BOARDWALK, PIER, BOAT SLIPS

UP TO 2,586 SF RESIDENTIAL, 374 HOTEL KEYS, 140,400 SF OFFICE, 292,260 SF COMMERCIAL/RETAIL

ONE TAMPA

TIMING: 2025-2027

311 LUXURY CONDOS

GROUND FLOOR RESTAURANT

A DIRECT CONNECTION TO GASWORX

MASTER PLANNED DEVELOPMENT

690
RESIDENTIAL UNITS
(PHASE 1)

4,471
RESIDENTIAL UNITS
(ADDITIONAL PHASES)

120,000
SQUARE FEET
RETAIL SPACE

510,000
SQUARE FEET
OFFICE SPACE

5,923,144
TOTAL GASWORX
SQUARE FOOTAGE-
INCLUDING RESIDENTIAL

2024
DELIVERY- 371 UNITS

CENTRAL DOWNTOWN/ ENCORE! PROJECTS

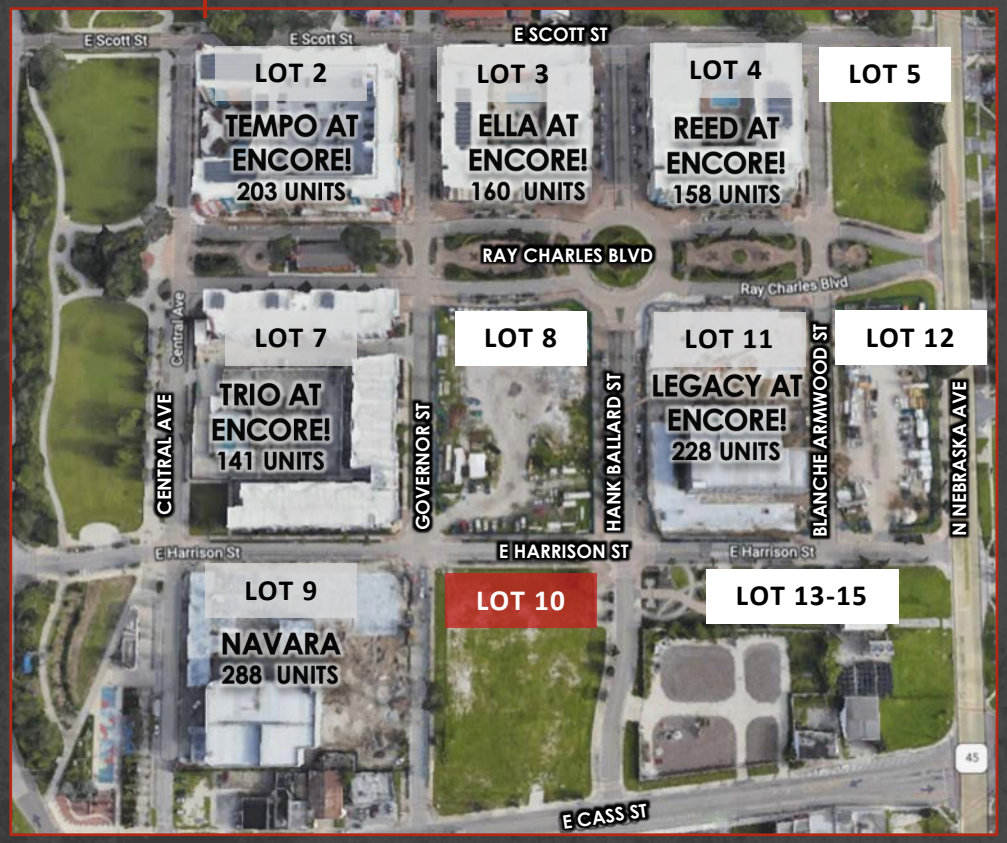
APPROX. 100,000 SF
RETAIL

2,478
TOTAL MULTI-FAMILY

87,464 SF
OFFICE

SUBJECT PROPERTY- LOT 10

PLANNED MIXED-USE DEVELOPMENT
365 LUXURY MULTI-FAMILY UNITS
178 KEY HOTEL | 32,518 SF RETAIL



LOT 5 PLANNED MIXED-USE

LUXURY MULTI-FAMILY UNITS
20,000 SF RETAIL/MEDICAL

LOT 8 PLANNED- LUXURY MIXED-USE

308 LUXURY MULTI-FAMILY UNITS
10,000+/-SF RETAIL

LOT 12 IN PERMIT-LUXURY MIXED-USE

148 MULTI-FAMILY UNITS
33,748 SF RETAIL (GROCER)
87,464 SF OFFICE

LOT 13-15 - PROPOSED MIXED-USE

300-UNIT LUXURY MULTI-FAMILY | RETAIL SPACE

EXISTING DEVELOPMENTS

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+

TOTAL UNITS 10,290

CURRENT DEVELOPMENTS

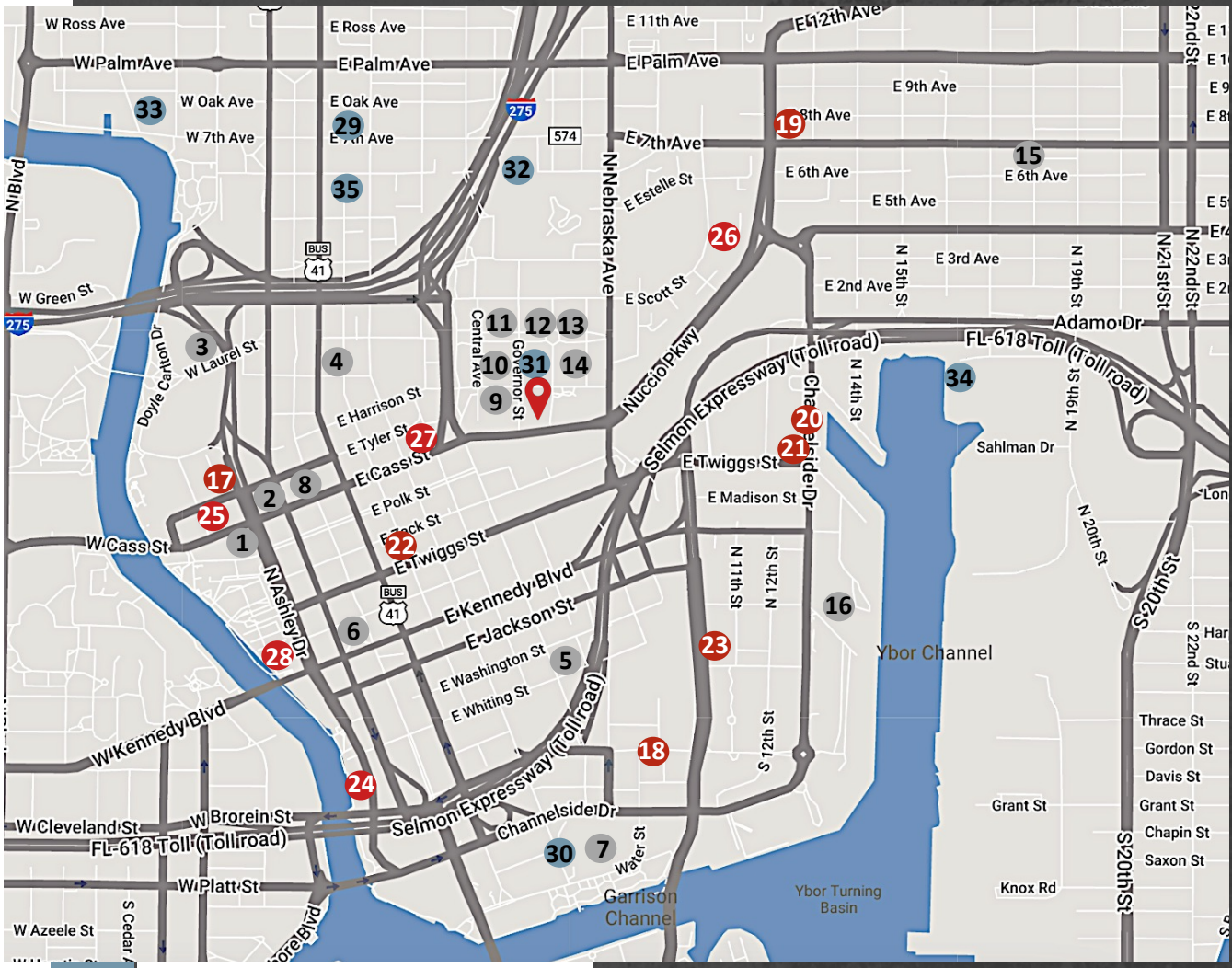
17	Ave Tampa Riverwalk	353
18	Water Street Apartments	527
19	Casa YBOR	118
20	The Mav	324
21	Parc Madison	351
22	X TAMPA	450
23	101 Meridian	330
24	The Pendry	300+
25	AER Tower	344
26	Gas Worx	5,161
27	Silverstein Development	430
28	ONE Tampa	225
29	Tampa Heights	321

TOTAL UNITS 9,234

FUTURE DEVELOPMENTS

30	Water Street Apartments	2,165
31	Modera at ENCORE!	304
32	Central Park Development	236
33	The Heights	1,500+
34	YBOR Harbor Development	2,586
35	LOCI Heights	490

TOTAL UNITS 7,281



26,805
TOTAL MULTI-FAMILY UNITS

SUBJECT PROPERTY

115,309

POPULATION (3 MI)

$92,188

HOUSEHOLD INCOME (3 MI)

33.1

MEDIAN AGE (1 MI)

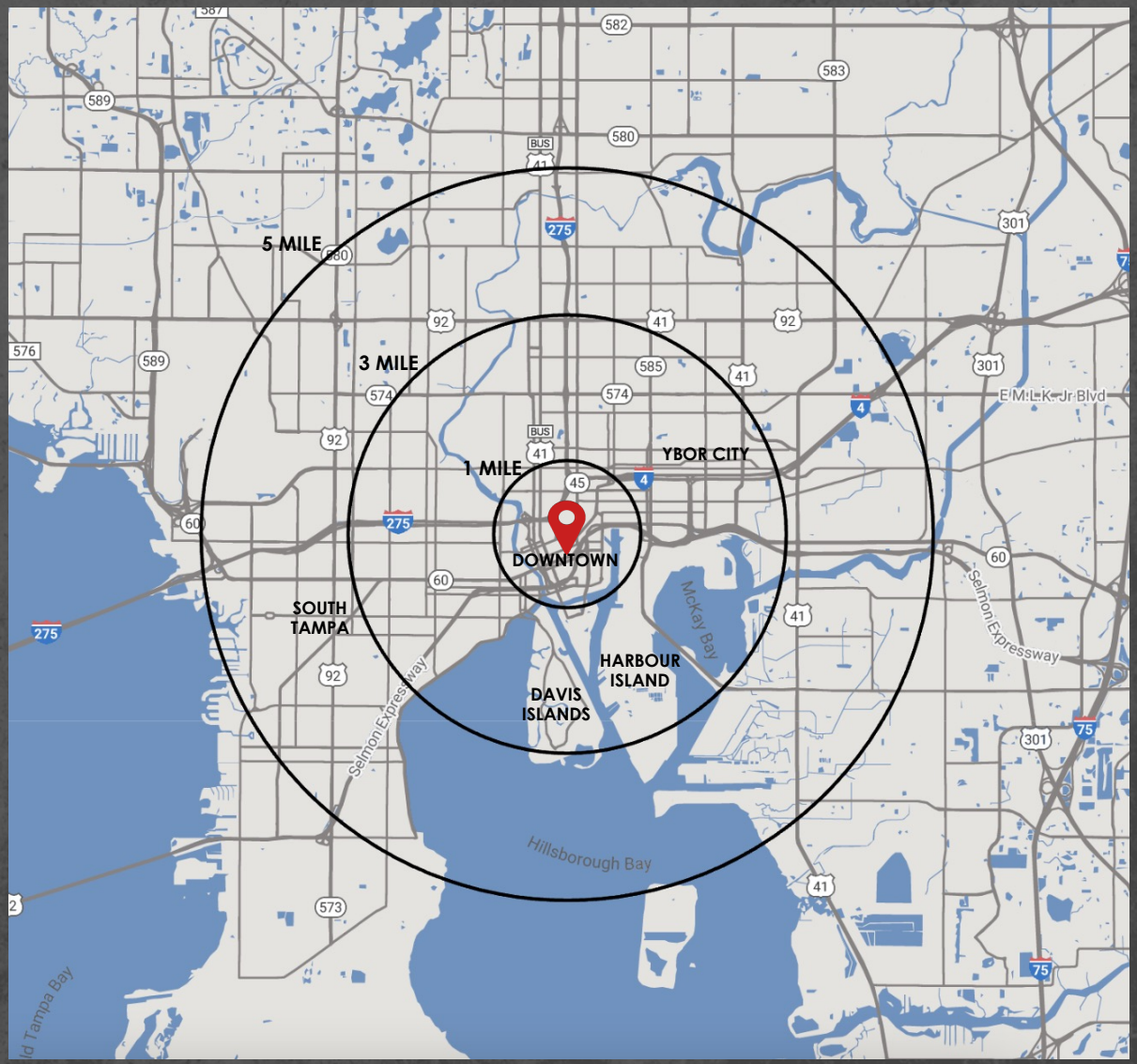
51,574

DAYTIME EMPLOYEES (1 MI)

50,042

HOUSEHOLDS (3 MI)

WITHIN 5 MILES OF THE SITE, THE PRIMARY CUSTOMER AREA SERVES DOWNTOWN, SOUTH TAMPA, YBOR CITY, DAVIS ISLANDS AND HARBOUR ISLAND. THESE NEIGHBORHOODS ENCOMPASS EVERYONE FROM YOUNG PROFESSIONALS TO ESTABLISHED LOCALS, TAKING ADVANTAGE OF ALL THAT TAMPA'S UBRAN CORE HAS TO OFFER.



ESTIMATED START
SUMMER 2023

MULTI-FAMILY
365 UNITS
2ND-28TH FLOOR

HOTEL
178 KEYS
2ND-8TH FLOOR

AMENITIES DECK

RETAIL
32,518 SF
GROUND FLOOR

PARKING GARAGE
APPROX. 100
DEDICATED
RETAIL SPACES

OUTDOOR RETAIL AMENITY

ANCHOR/ JUNIOR BOX
OPPORTUNITY

UP TO
32,518 RSF

HIGHLY VISIBLE
SIGNAGE

ON-SITE
PARKING

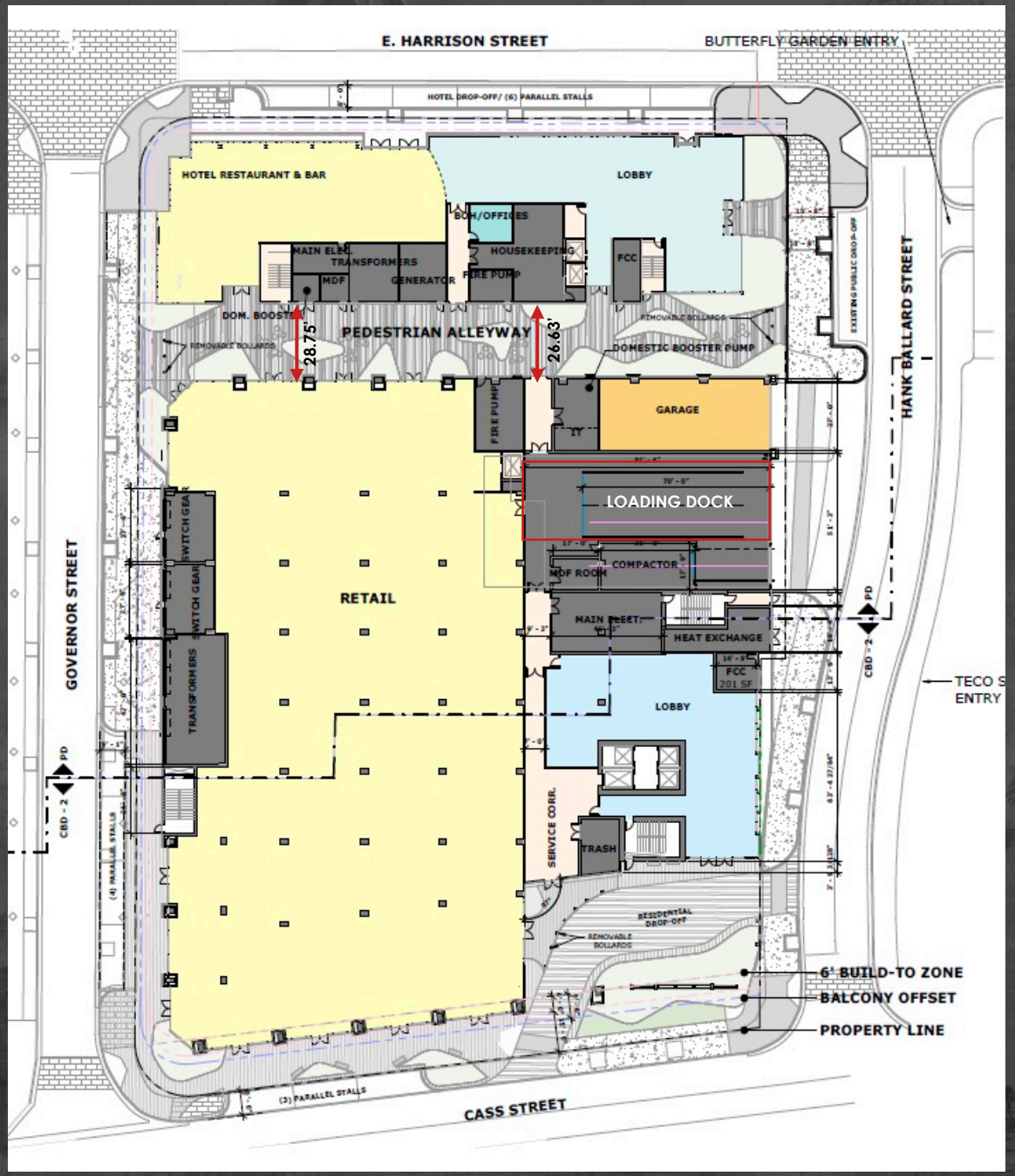
OUTDOOR
SPACE

GALAXY COFFEE
RESTAURANT BAR
Restaurant

SITE

PLAN

RENTABLE SF
32,518 SF
LARGE BOX EXAMPLE



SITE

PLAN

RENTABLE SF
32,518 SF
DIVISIBLE EXAMPLES

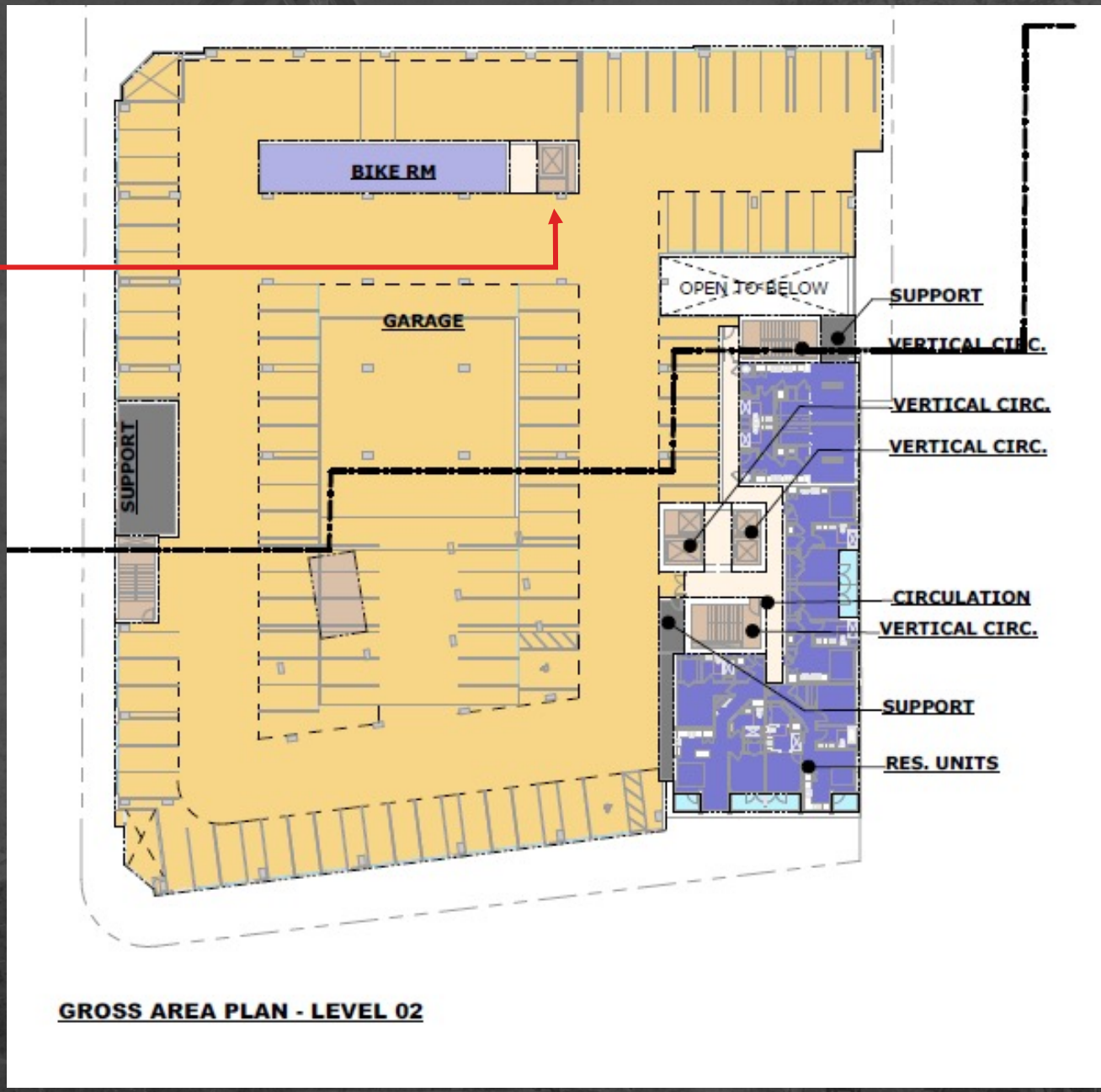
PARKING

PLAN

PROPOSED ELEVATOR LOCATION

90 RETAIL SPACES ON LEVEL 2

APPROX. 10 RETAIL SPACES ON RAMP FROM LEVEL 1 TO 2



ACRE
Commercial Real Estate
RESULTS-DRIVEN RETAIL

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