



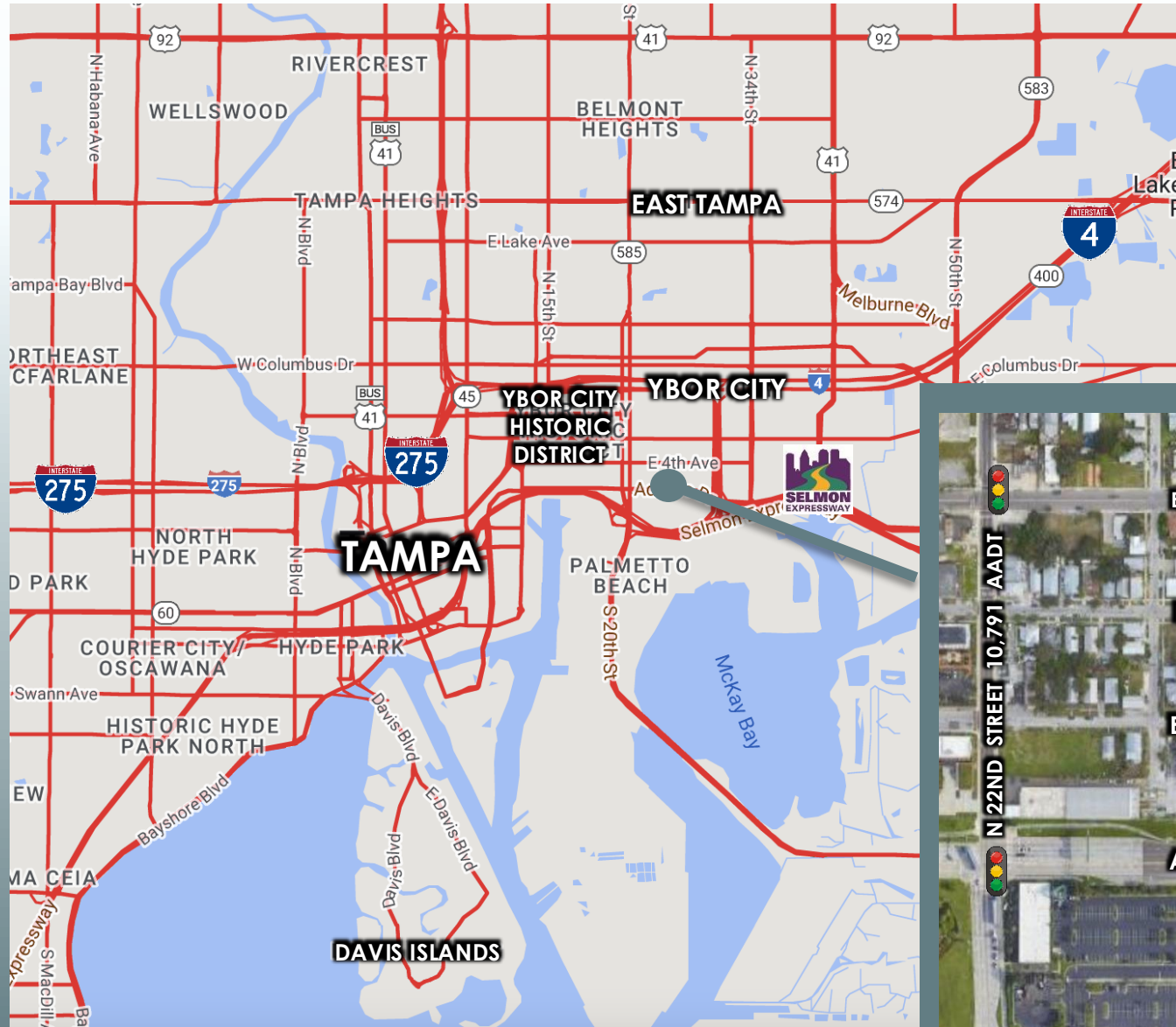
LECTOR₈₅ RETAIL

2409 E 2ND AVENUE | TAMPA, FL 33605

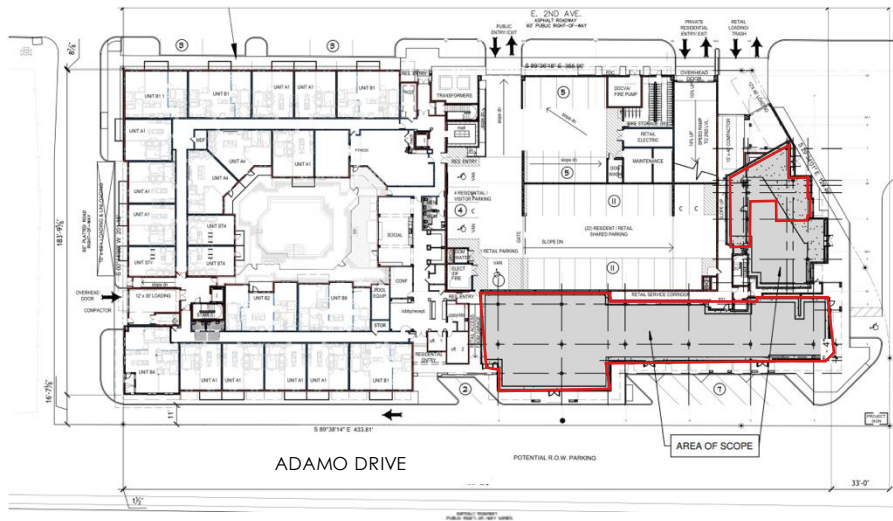
PREMIER RETAIL OPPORTUNITY
ON ADAMO DRIVE IN
HISTORIC YBOR CITY



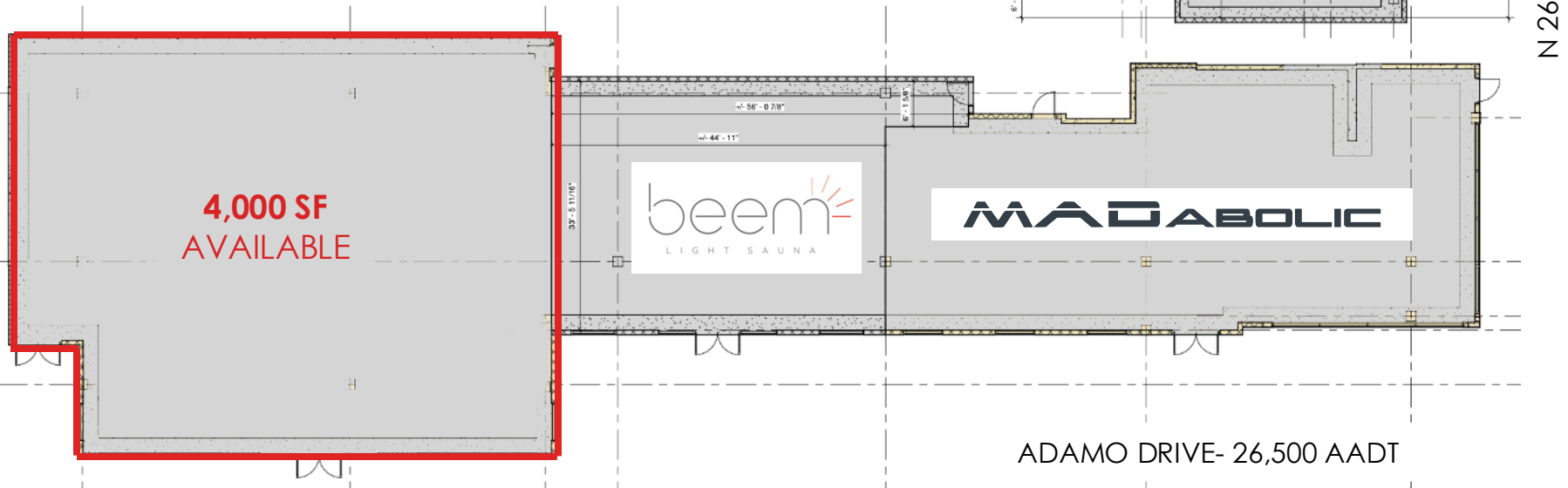
DESTINATION, YBOR!



SITE PLAN



RETAIL GLA | 9,793 SF



ADAMO DRIVE- 26,500 AADT



SITE SPECIFICATIONS

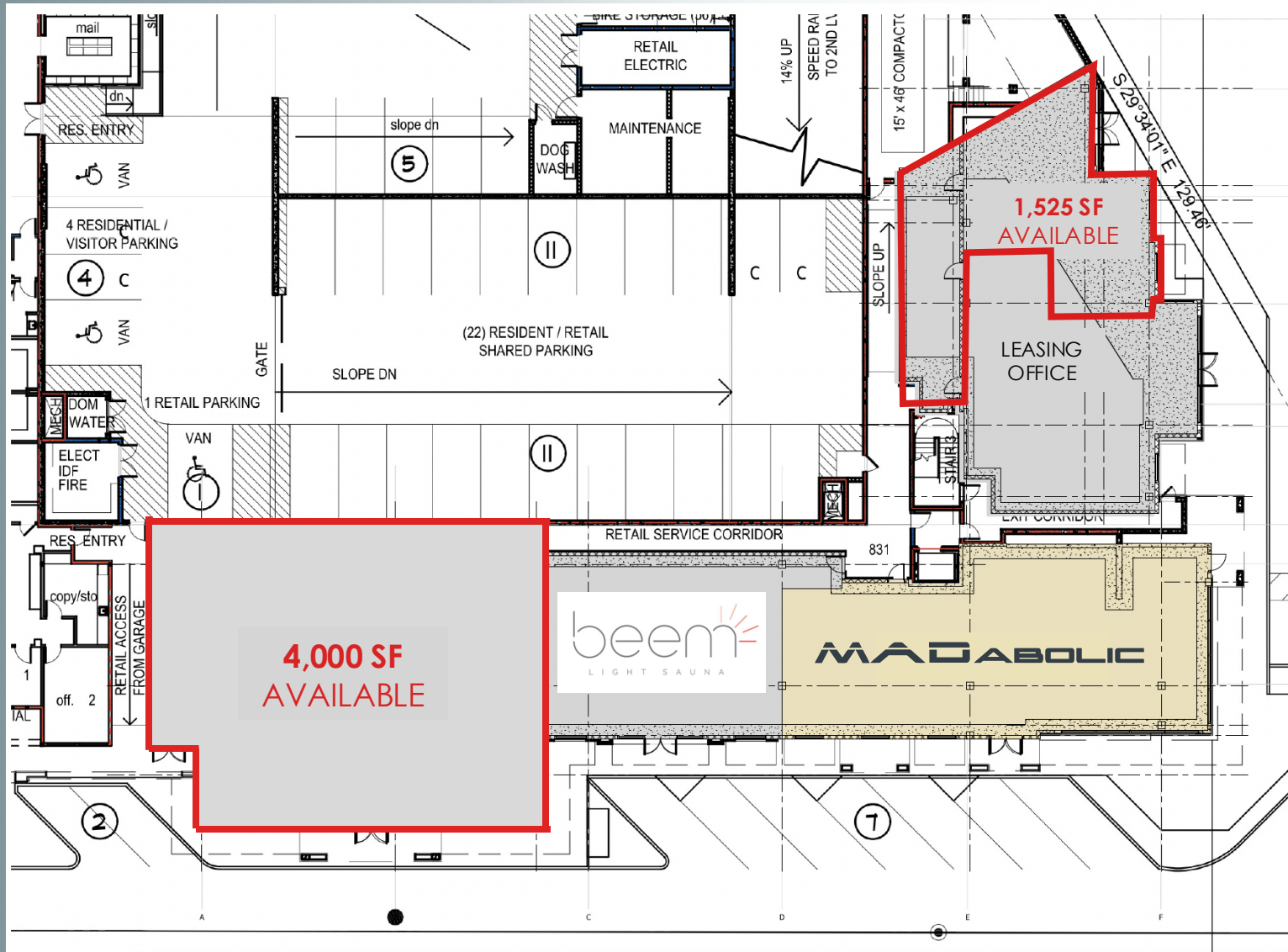
- **1,525 SF – 4,000 SF AVAILABLE**
- FIRST-GENERATION RETAIL IN BRAND-NEW MIXED-USE DEVELOPMENT- LECTOR 85
- 254 MULTI-FAMILY UNITS ON SITE
- STRONG VISIBILITY FROM ADAMO DRIVE- 26,500 AADT
- ABOVE AVERAGE SURROUNDING DAYTIME AND RESIDENTIAL POPULATION
- SURFACE & GARAGE PARKING AVAILABLE FOR RETAIL
- NEIGHBORS RETAIL DESTINATIONS INCLUDING IKEA AND COPPERTAIL BREWING CO.

SCAN HERE TO TOUR THE 1,525 SF SPACE



PARKING

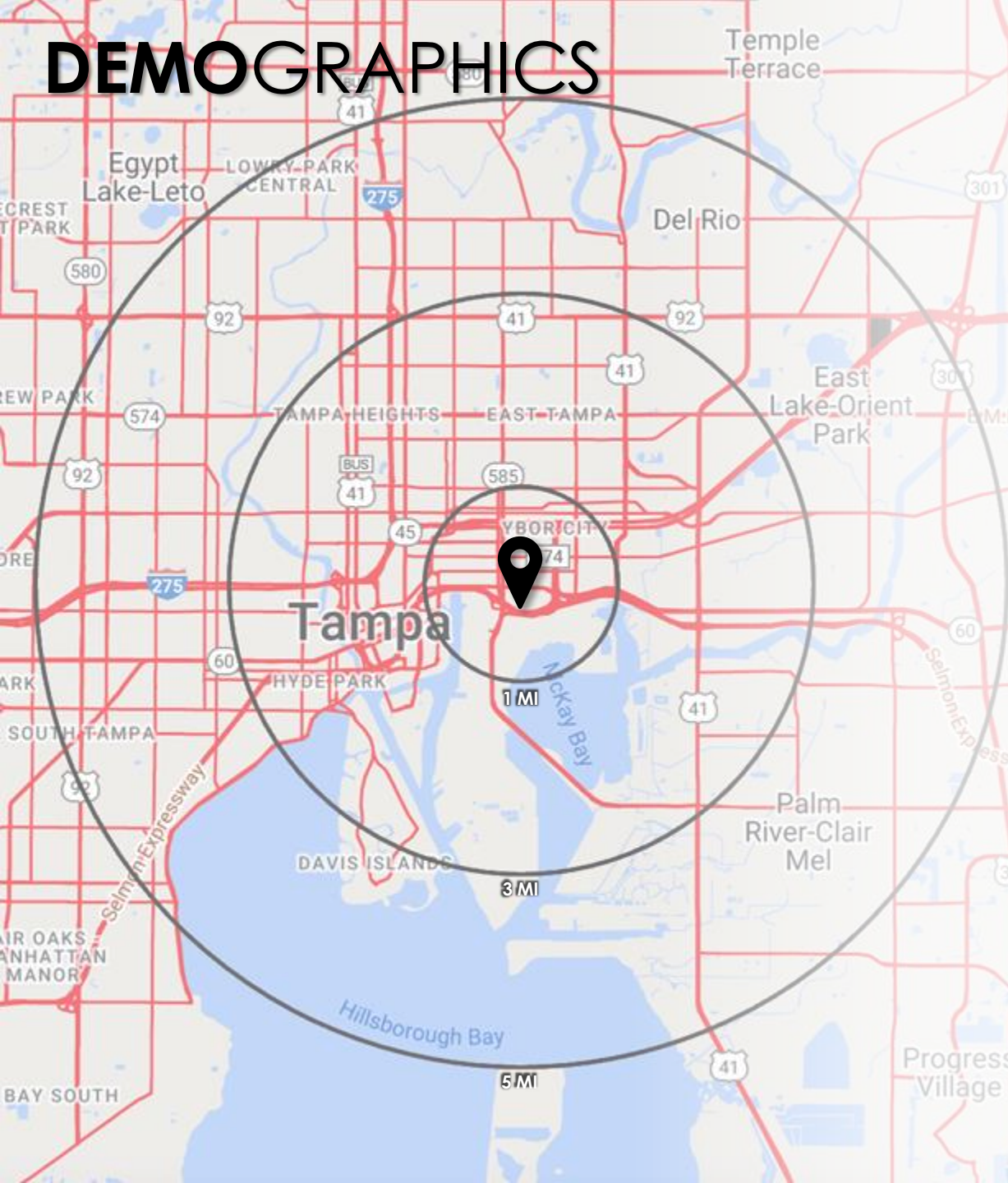
57 TOTAL PARKING SPACES AVAILABLE
(GARAGE & SURFACE SPACES)



N 26TH STREET

ADAMO DRIVE- 26,500 AADT

DEMOGRAPHICS



POPULATION



1 MI- 9,723
3 MI- 107,245
5 MI- 248,576

AVG HH INCOME



1 MI- \$108,831
3 MI- \$113,283
5 MI- \$121,778

DAYTIME POPULATION



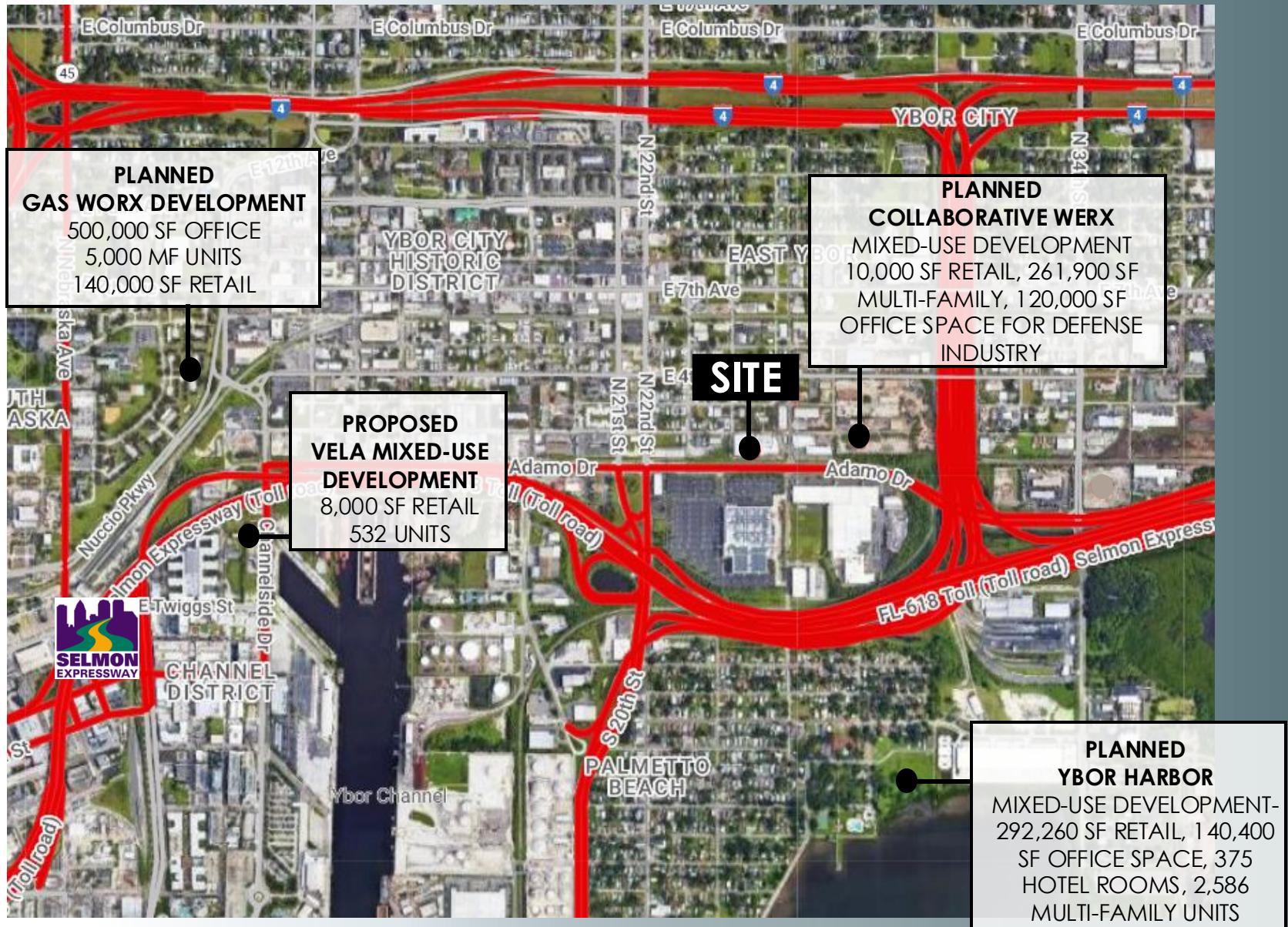
1 MI- 17,054
3 MI- 132,117
5 MI- 265,944

MEDIAN AGE



1 MI- 34.6
3 MI- 33.9
5 MI- 35.8

PLANNED/PROPOSED PROJECTS



AERIAL OVERVIEW



MULTI-FAMILY UNITS BY THE NUMBERS

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+
20	The Mav	324
17	Ave Tampa Riverwalk	353
37	Casa YBOR	57
42	Lector 85	254

TOTAL UNITS 11,024

CURRENT DEVELOPMENTS

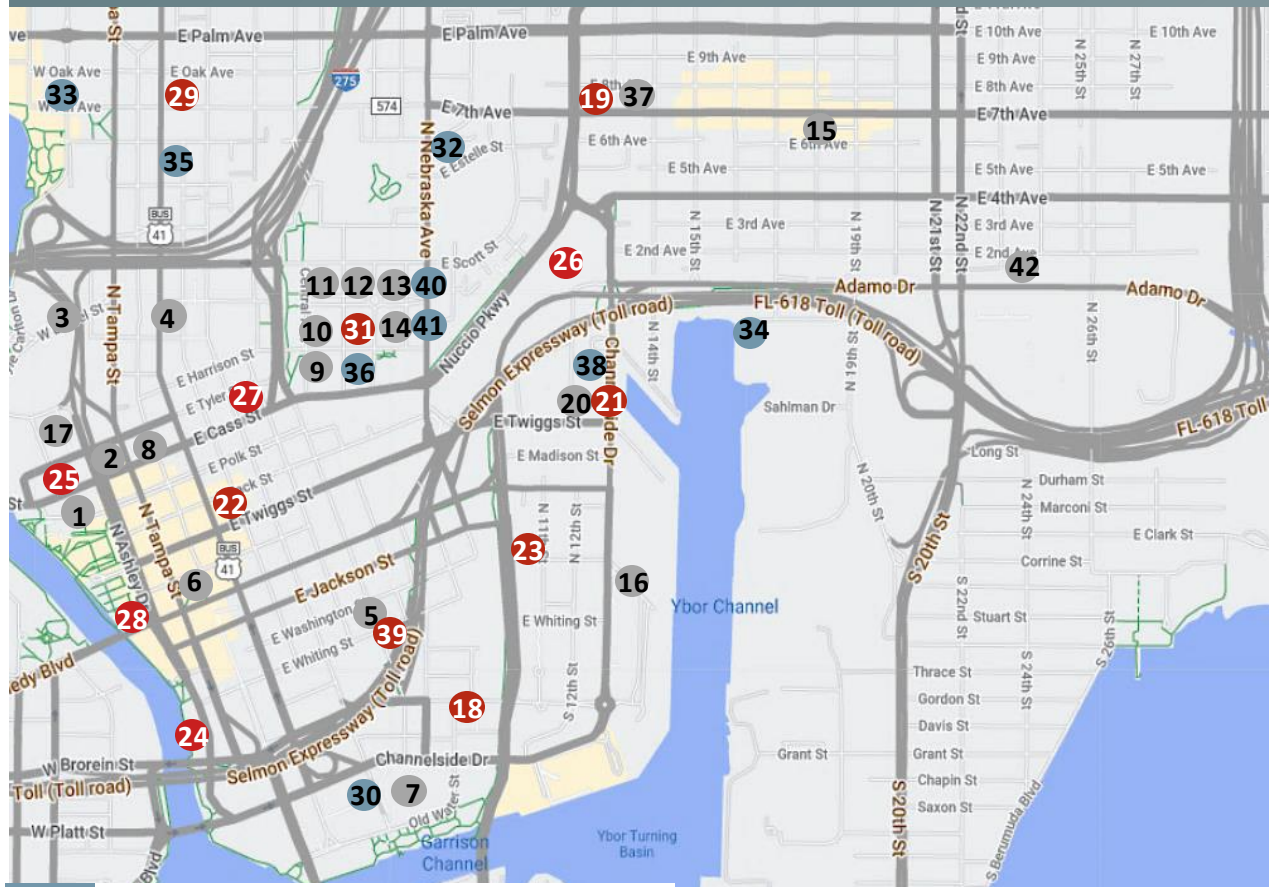
18	Water Street Apartments	527
19	Casa Marti	127
21	Parc Madison	351
22	X TAMPA	450
23	101 Meridian	330
24	The Pendry	300+
25	AER Tower	344
26	Gas Warx	5,161
27	540 E Cass	450
28	ONE Tampa	225
29	Tampa Heights	321
31	Modera at ENCORE!	304
39	Residences at 801 E Whiting	104

TOTAL UNITS 8,994

FUTURE DEVELOPMENTS

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	Harrison	294

TOTAL UNITS 8,340



28,358+
TOTAL MULTI-FAMILY UNITS



RETAILER VISION

ATTRACT A DYNAMIC TENANT
THAT ADDS VALUE TO THE
MULTI-FAMILY COMPONENT &
ALSO CATERS TO THE
IMMEDIATE SURROUNDING
COMMUNITY



SEEKING USERS FOR..

- LOCAL SHOPS
- RESTAURANTS
- COFFEE
- SWEETS & TREATS
- BEAUTY/SERVICE
- BOUTIQUE FITNESS

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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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