



MIXED-USE RETAIL OPPORTUNITY

PASEO RETAIL AT CASS SQUARE

HOTEL + LUXURY MULTI-FAMILY

1101 E HARRISON STREET | TAMPA FL 33602

NOW LEASING

ANCHOR RETAIL | CURATED RETAIL/RESTAURANT | 2026 DELIVERY

ENCORE! DISTRICT

THE FUTURE OF THE



LOT 10 | SITE



LOT 12



LOT 8



LOT 5

ESTIMATED START
Q3 2024

MULTI-FAMILY
365 UNITS
2ND-28TH FLOOR

MARRIOTT
ELEMENT
HOTEL
178 KEYS
2ND-8TH FLOOR

RETAIL
32,518 SF
GROUND FLOOR

AMENITIES
DECK

PARKING GARAGE
APPROX. 100
DEDICATED
RETAIL SPACES

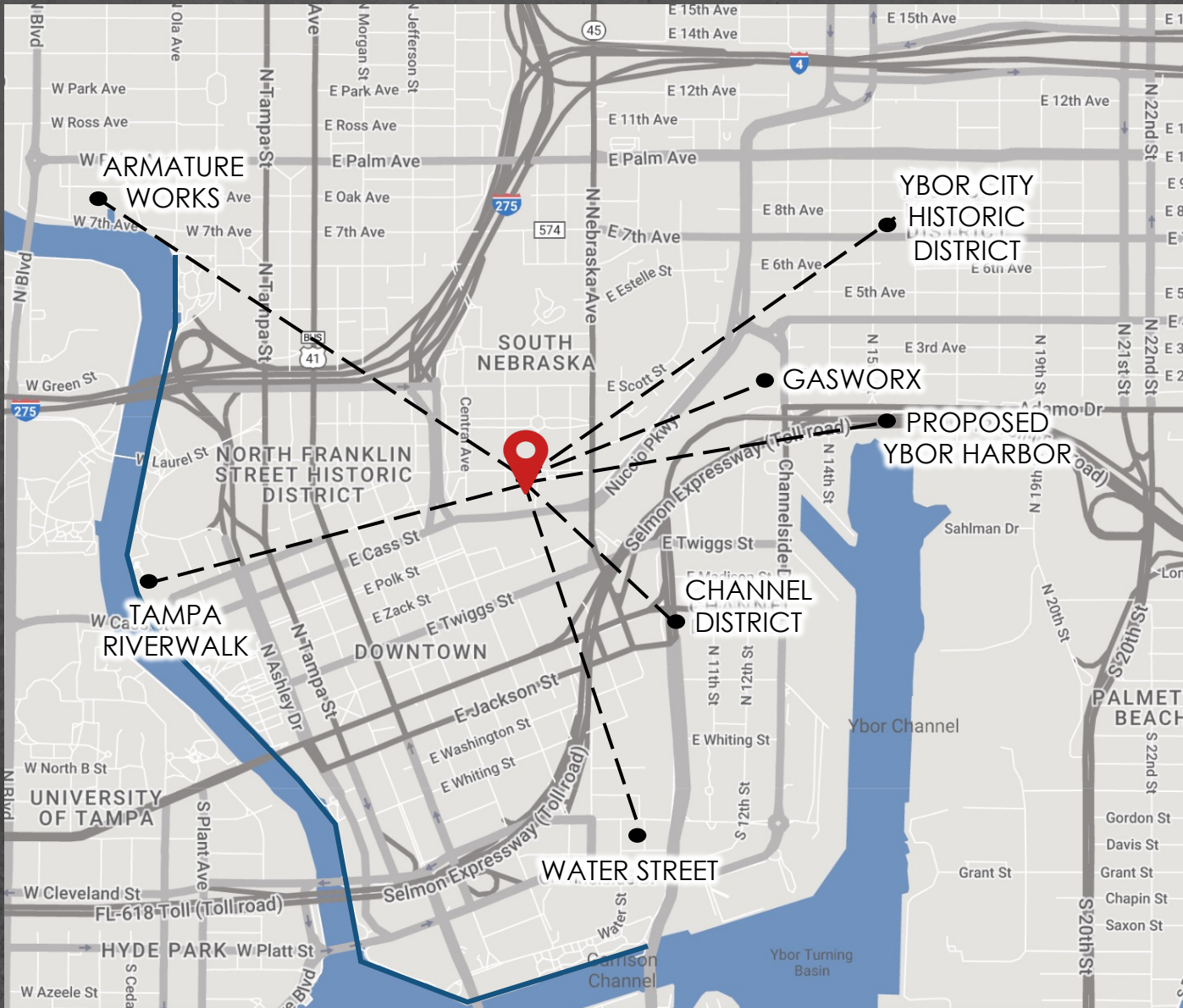
OUTDOOR
RETAIL
AMENITY





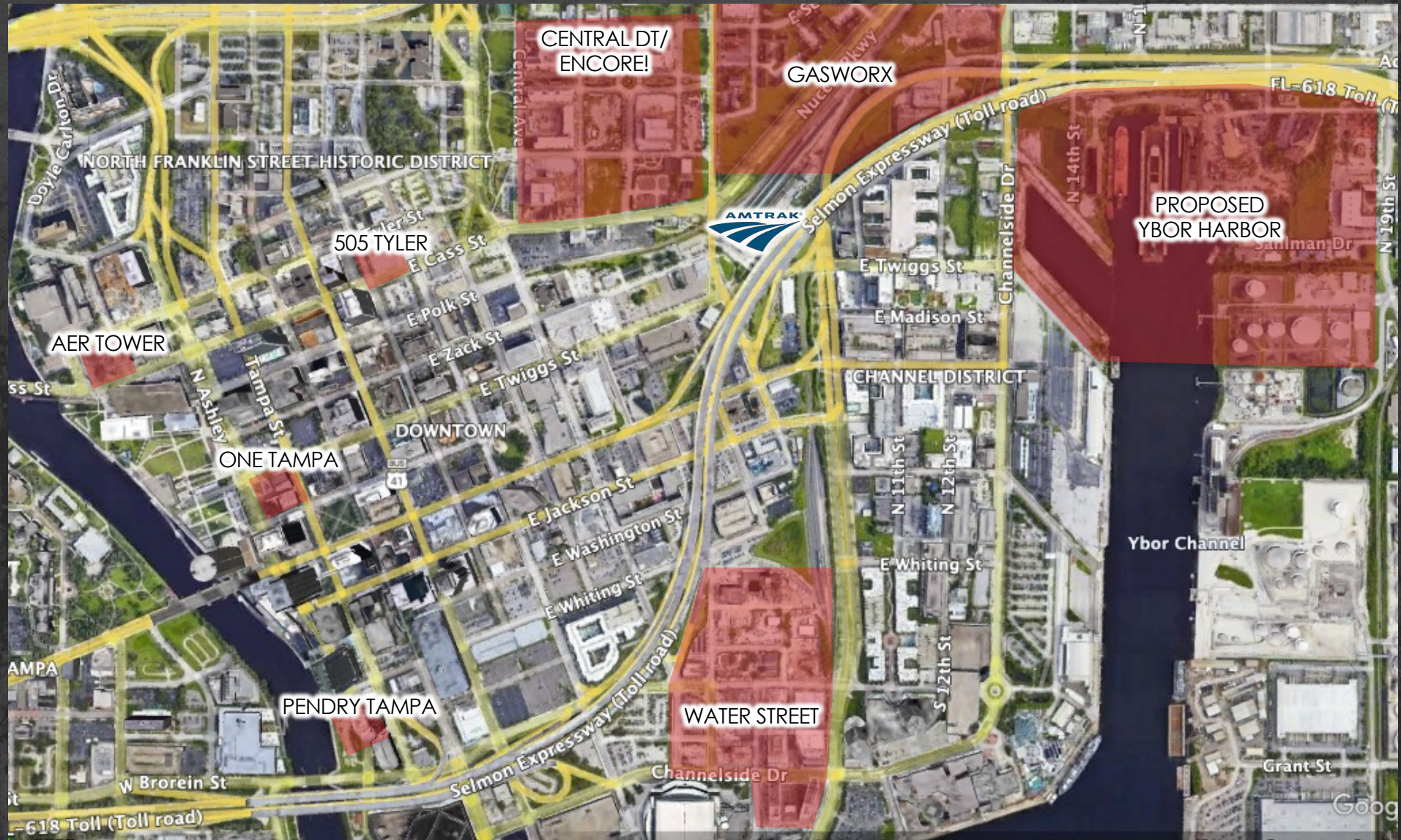


CONNECTIVITY IS KEY



IN THE MIDDLE OF IT ALL!

SOME OF THE NEW MAJOR PROJECTS



IN THE MIDDLE OF IT ALL!

SOME OF THE NEW MAJOR PROJECTS

ENCORE!

- TIMING: 2025-2027
- 2,475+ TOTAL MULTI-FAMILY
- APPROX. 100,000 SF RETAIL
- 87,464 SF OFFICE
- MARRIOTT ELEMENT HOTEL

AER TOWER

- TIMING: 2025- 2027
- 334 LUXURY MULTI-FAMILY UNITS
- 13,688 SF RETAIL

ONE TAMPA

- TIMING: 2025-2027
- 311 LUXURY CONDOS
- GROUND FLOOR RESTAURANT

PENDRY TAMPA

- TIMING: 2023-2026
- 220 KEY HOTEL
- 207 LUXURY MULTI-FAMILY UNITS
- RETAIL, RESTAURANT, EVENT SPACE

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

WATER STREET

- TIMING: 2022- 2030
- 3,525 RESIDENTIAL UNITS
- 341,867 SF RETAIL
- 2,390,007 SF OFFICE SPACE
- 1,419 HOTEL KEYS INCLUDING THE EDITION HOTEL

505 E TYLER

- TIMING: 2025-2027
- 450 LUXURY MULTI-FAMILY
- 9,000 SF RETAIL

GASWORX

- TIMING: 2024-2028
- 690 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
- GROW FINANCIAL FEDERAL CREDIT UNION HAS SIGNED A LEASE FOR 50,000 SF OF OFFICE SPACE. THEY ARE THE FIRST ANNOUNCED TENANT FOR PHASE TWO OF THE GAS WORX PROJECT,

CENTRAL DOWNTOWN/ ENCORE! PROJECTS

APPROX. 100,000 SF
RETAIL

2,475+
TOTAL MULTI-FAMILY UNITS

87,464 SF
OFFICE



SUBJECT PROPERTY- LOT 10

PLANNED MIXED-USE DEVELOPMENT
365 LUXURY MULTI-FAMILY UNITS
32,518 SF RETAIL

178 KEY MARRIOTT HOTEL

LOT 5 PLANNED MIXED-USE



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

LOT 8 PLANNED- LUXURY MIXED-USE



304 LUXURY MULTI-FAMILY UNITS
8,000+/-SF RETAIL

LOT 12 IN PERMIT-LUXURY MIXED-USE



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

LOT 13 - PROPOSED MIXED-USE

350-UNIT LUXURY MULTI-FAMILY | RETAIL SPACE



MULTI-FAMILY UNITS BY THE NUMBERS

EXISTING DEVELOPMENTS

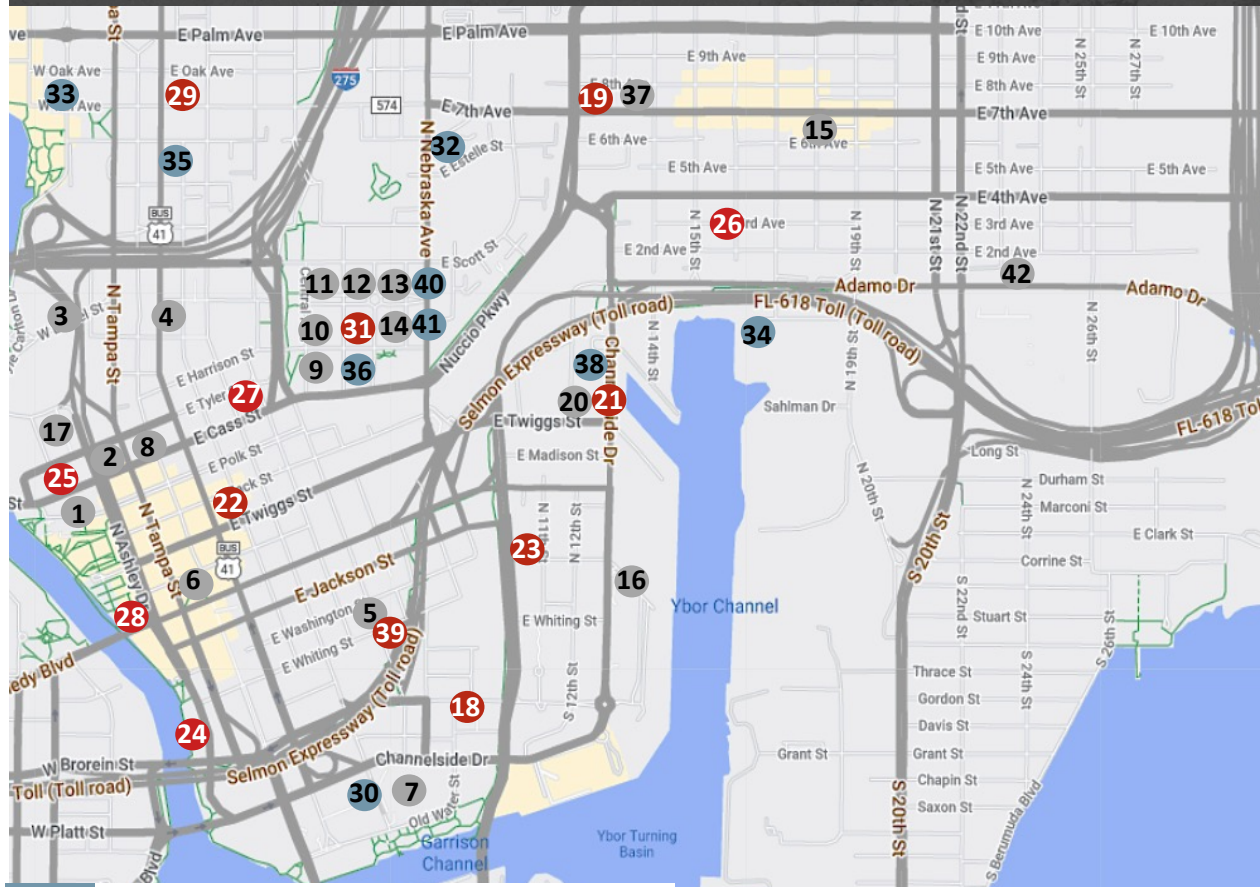
1	Skypoint Condominiums	380
2	Element	395
3	Anchor Riverwalk	394
4	Madison Heights	80
5	Aurora	351
6	220 E Madison	48
7	Water Street Apartments	808
8	Nine15	362
9	Navara at ENCORE!	288
10	Trio at ENCORE!	141
11	Tempo at ENCORE!	203
12	Ella at ENCORE!	160
13	Reed at ENCORE!	158
14	Legacy at ENCORE!	228
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 11,278

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 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 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	Lot 12 Mixed-Use Development	148

TOTAL UNITS 8,194

28,466+
TOTAL MULTI-FAMILY UNITS

120,098

POPULATION (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.

\$118,897

HOUSEHOLD INCOME (3 MI)

31.9

MEDIAN AGE (1 MI)

51,574

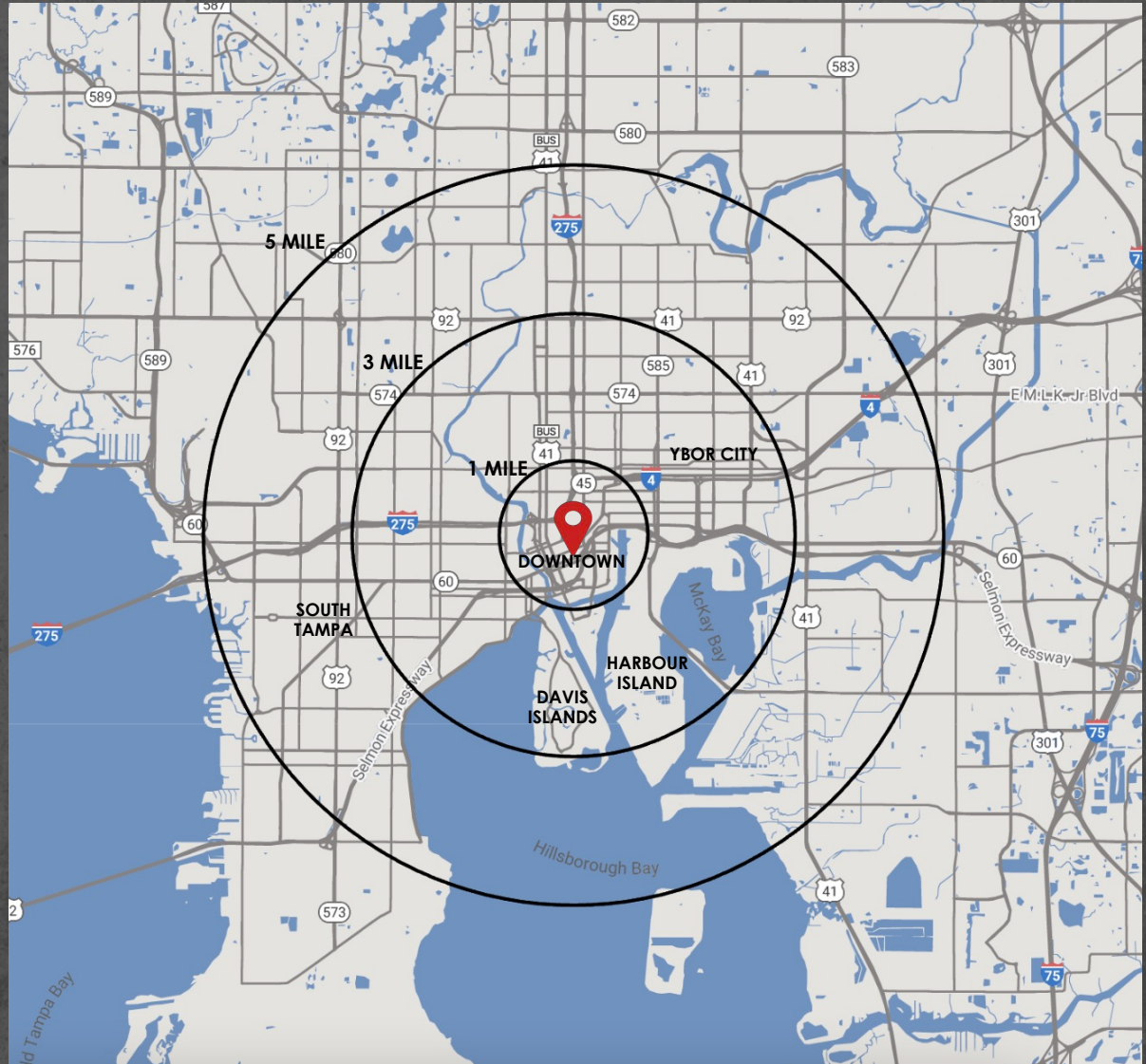
DAYTIME EMPLOYEES (1 MI)

26,000+

MF UNITS (CURRENT AND PLANNED)
WITHIN .75 MILES OF THE SITE

52,645

HOUSEHOLDS (3 MI)





ANCHOR/
JUNIOR BOX
OPPORTUNITY

UP TO
32,518 RSF

HIGHLY VISIBLE
SIGNAGE

ON-SITE
PARKING

OUTDOOR
SPACE



RESTAURANT
BAR

GALAXY
COFFEE

Restaurant

GALAXY COFFEE

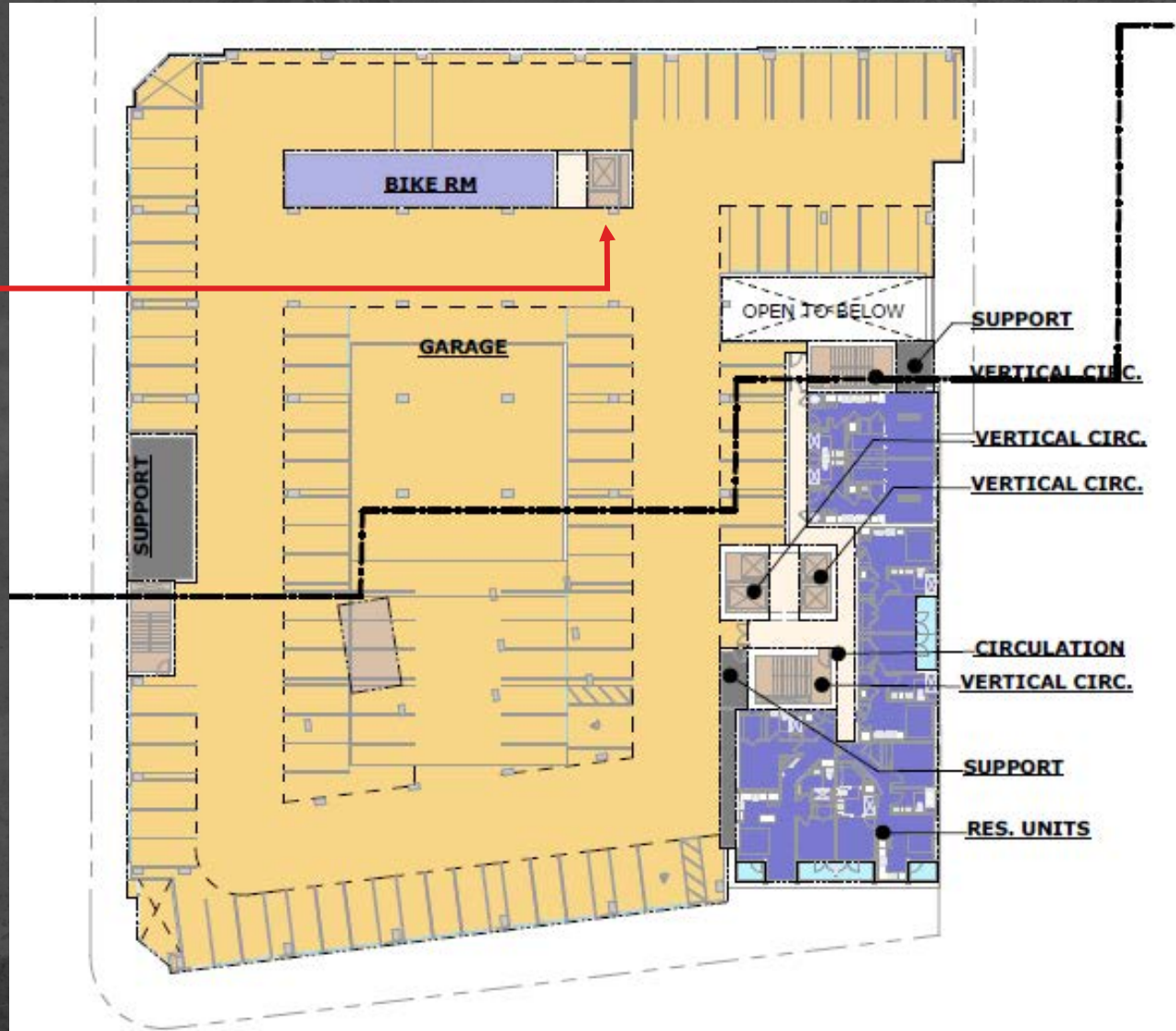
PROPOSED
ELEVATOR
LOCATION

PARKING

PLAN

90 RETAIL SPACES ON LEVEL 2

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



GROSS AREA PLAN - LEVEL 02



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