



GROCERY

ENCORE's grocery parcel is zoned for a 36,000 SF +/- store and offers great visibility. Downtown's daytime population of 50,000+, Channelside's 2,500+ residents, on-site residents, hotel guests, business professionals, retailers and tourists combine to create a viable, high-demand grocery store destination.

2008 retail market data indicates Downtown Tampa is underserved and in demand of a grocery retailer as evidenced in an estimated retail gap of \$21,182,695. Data also shows tremendous growth in median household incomes within ENCORE's Downtown Tampa market (\$47,585 up from \$25,992 in 2000) with even higher median household incomes projected through 2013 (\$54,257). (Source: ESRI report)

NOW SELLING

- Zoned for 36,000 SF +/- grocery with garage, 100' maximum height
- High visibility location in close proximity to I-275
- Adjacent to Downtown's CBD, Channelside, Ybor City, Tampa Heights & East Tampa
- Located within the Central Park Community Development Area (CRA) and the Tampa Enterprise Zone (TEZ) which allows for tax breaks to stimulate economic development
- Wide paved walkways promote a walkable, pedestrian-friendly environment
- LEED® certified development

ENCORE!
DOWNTOWN'S TEMPO DISTRICT

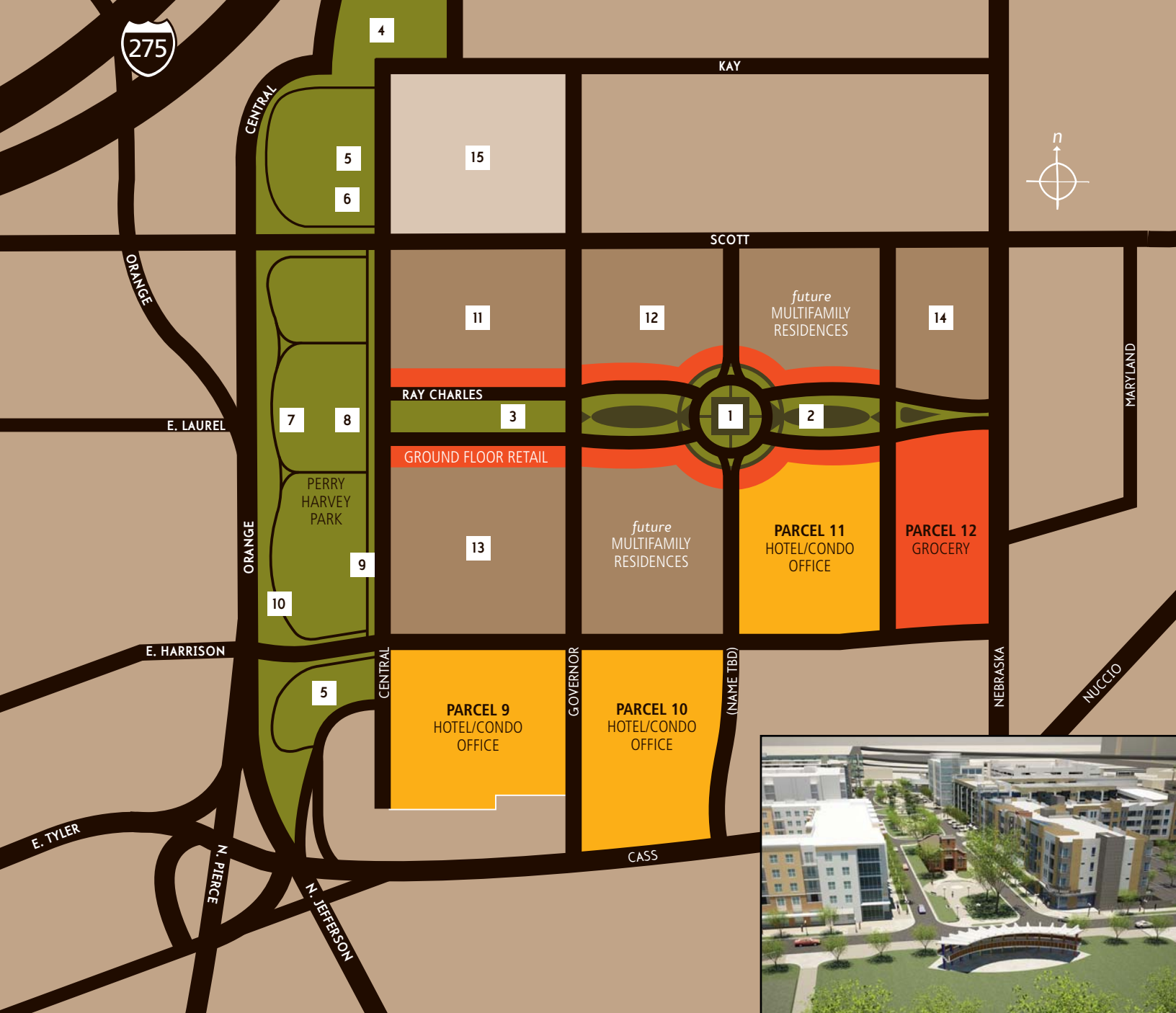
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ENCORE!

DOWNTOWN'S TEMPO DISTRICT

The walkable 40+ acre design blends commerce with community to form a *city within a city*. A formal town square with pathways, history museum, public artwork and relaxation niches is center stage to vibrant hotels, offices, apartments, retailers and restaurants.



- 1 TOWN GREEN
- 2 CENTER STAGE
- 3 HISTORY MUSEUM
- 4 SKATE PARK
- 5 PLAYGROUNDS
- 6 COMMUNITY CENTER
- 7 AMPHITHEATER
- 8 PERFORMANCE STAGE
- 9 HISTORY WALK
- 10 PATHWAYS
- 11 TEMPO APARTMENT HOMES
- 12 THE ELLA SENIOR APARTMENT HOMES
- 13 TRIO APARTMENT HOMES
- 14 OFFICE
- 15 MIDDLE SCHOOL

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