



GROCERY

ENCORE!'s grocery parcel is zoned for up to 65,000 SF of retail space and offers great visibility. Downtown's daytime office workforce population of 55,000+; nearly 15,000 residents living on-site and within one mile of **ENCORE!**, including Channelside's 2,500+ residents; hotel guests; business professionals; and tourists combine to create a viable, high-demand grocery store destination.

Data also shows tremendous growth in median household incomes within **ENCORE!**'s Downtown Tampa market (\$58,501 up from \$49,615 in 2010) with even higher median household incomes projected through 2021 (\$77,120).*

NOW SELLING

Zoned for up to 65,000 SF of retail space, 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

PRICES
STARTING AT

\$46

PSF

CONTACT

Cushman & Wakefield of Florida, Inc.

Jeannette Jason, Director, Land Brokerage

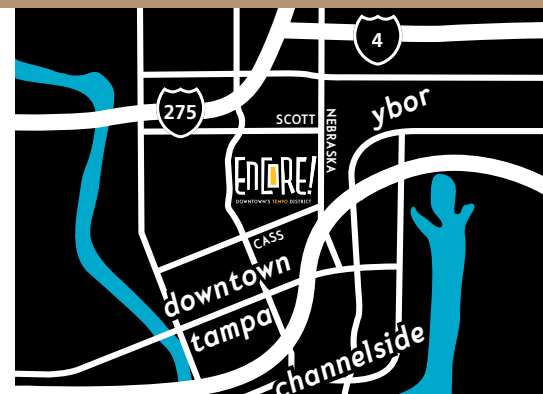
jeannette.jason@cushwake.com | (813) 204-5320 | (813) 254-4900

Patrick Berman, Managing Director

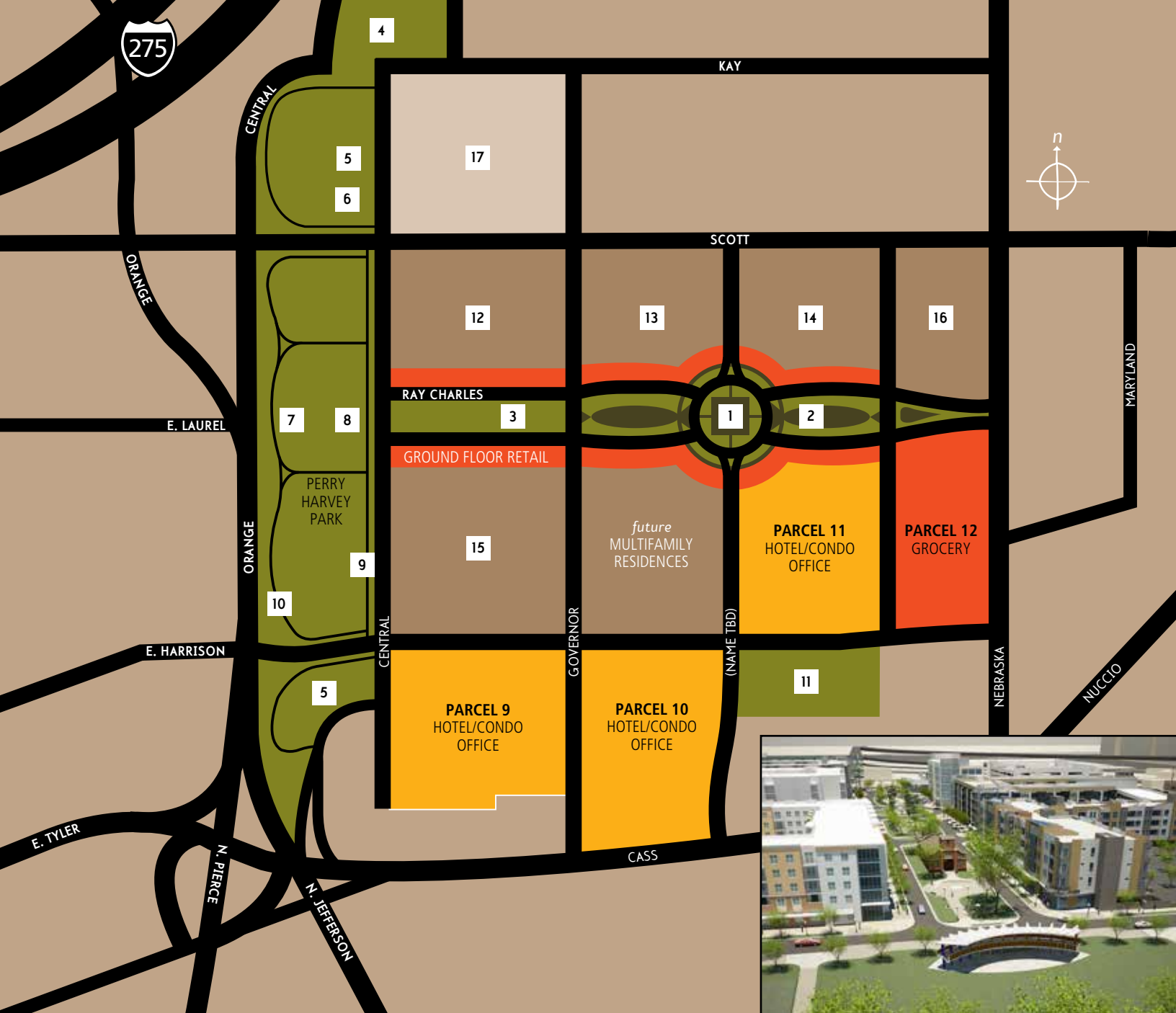
patrick.berman@cushwake.com | (813) 204-5363 | (813) 220-6294



*Source: US Census Bureau; EASI®; Experian Information Solutions, Inc.; and Experian Marketing Solutions, Inc.



ENCORETAMPA.COM



- 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 SOLAR PARK
- 12 THE TEMPO APARTMENT HOMES
- 13 THE ELLA SENIOR APARTMENT HOMES
- 14 THE REED APARTMENT HOMES
- 15 THE TRIO APARTMENT HOMES
- 16 RETAIL
- 17 MIDDLE SCHOOL

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.

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