

GROCERY

The grocery parcel at **ENCORE!**® is zoned for an up-to-65,000 SF +/- store and offers great visibility. Downtown's daytime population of 60,000+; plus 15,000+ residents living within a 2-mile radius; 1,500+ on-site residents at **ENCORE!**; hotel guests; business professionals; retailers; and tourists all combine to create a viable, high-demand grocery store destination.

Data also shows tremendous growth in median household incomes within **ENCORE!**'s center city 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 and 5 minutes from the CBD, Historic Ybor Entertainment District, Channel District and Tampa Heights' affluent Riverside neighborhoods

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 sidewalks promote a walkable, pedestrian-friendly environment

LEED® certified development

# ENCORE!

DOWNTOWN'S **TEMPO** DISTRICT

PRICES  
STARTING AT  
**\$46**  
PSF

## CONTACT

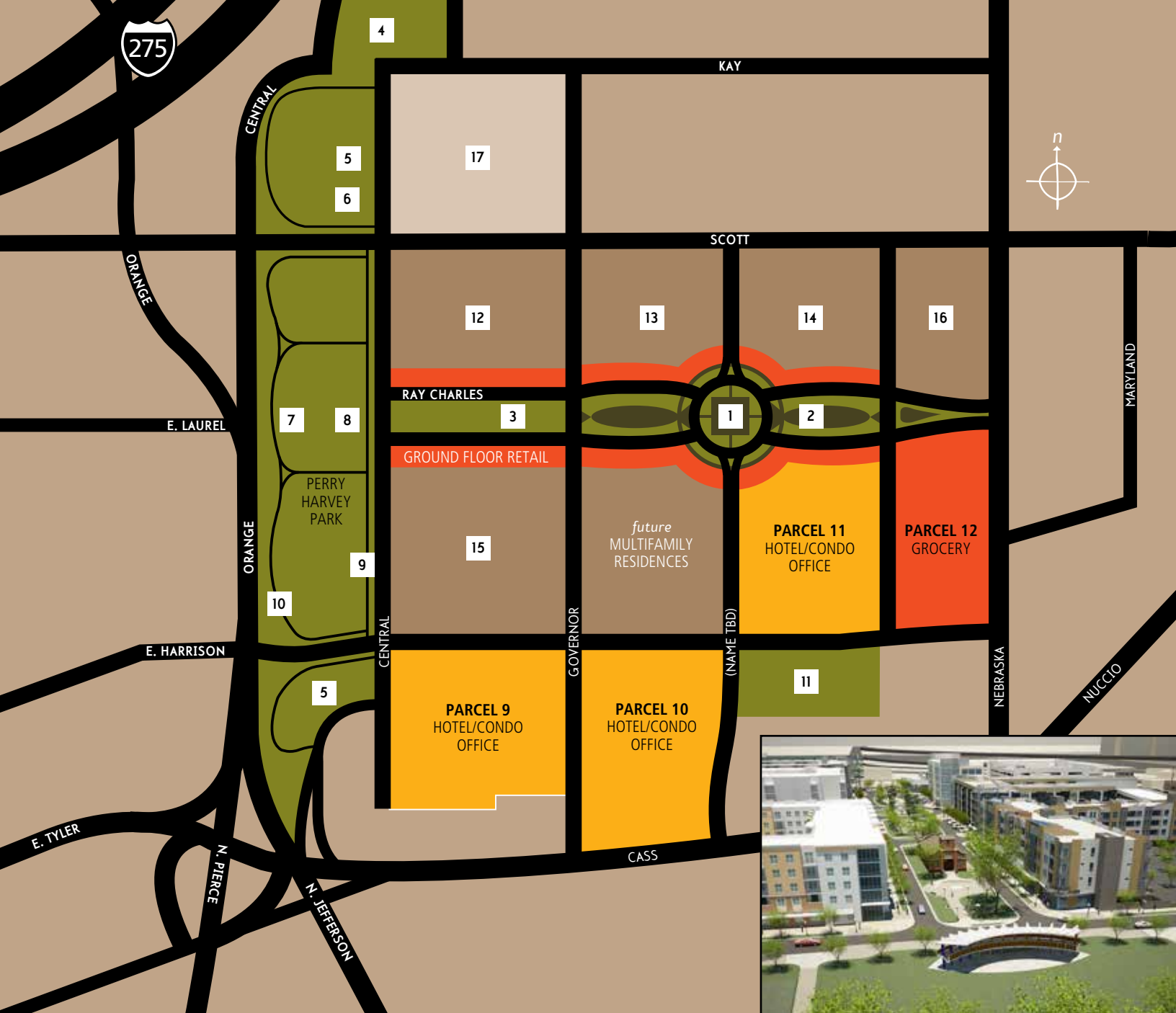
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**ENCORE!** is very well-positioned for smart investments. With over 40 acres, this pedestrian-friendly community is nestled among a beautiful town square, public artwork and relaxation niches that have become center stage to affordable and market rate apartments, retailers and restaurants—and soon—hotels, offices and a history museum.



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



- 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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