



RETAIL+RESTAURANTS

Ground floor retail and restaurants wrap **ENCORE!**'s pedestrian-friendly central town square featuring cafés with outdoor seating and an outdoor market plaza. The Central Business District's daytime population of 60,000+; 15,000 residents living within 2 miles; 1,500+ on-site residents at **ENCORE!**; hotel guests; business professionals; retailers; and tourists all combine to create a viable, high-demand commercial destination.

Recent data indicates 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+LEASING

Ground floor retail & restaurant space fronting Perry Harvey Park and **ENCORE!**'s town square featuring public art and a history museum

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

Streetside and garage parking

Wide paved sidewalks promote a walkable, pedestrian-friendly environment

LEED® certified development

ENCORE!

DOWNTOWN'S **TEMPO** DISTRICT

PRICES STARTING AT

\$46

PSF

CONTACT

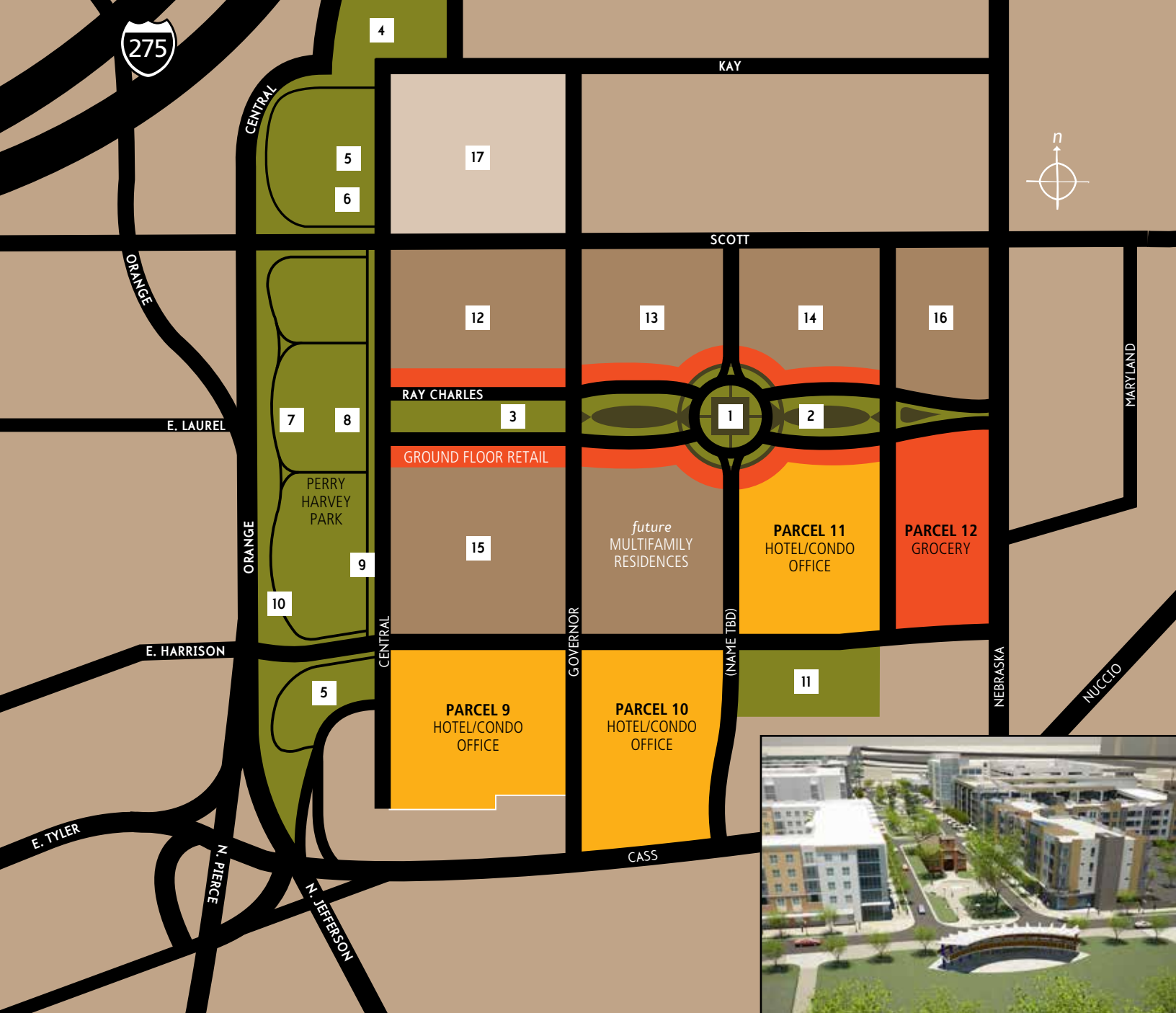
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ENCORE! is very well-positioned for smart investments. With over 40 acres, this pedestrian-friendly community is nestled among a beautiful town square, public artwork and relaxation niches that have become center stage to affordable and market rate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