



Lisa McCaffrey
Executive Vice President
Retail Services
+1 813 871 8519
lisa.mccaffrey@colliers.com

Erica Waltermire
Executive Vice President
Retail Services
+1 813 605 4471
erica.waltermire@colliers.com

For Lease

Franklin Street Retail

1106 N Franklin Street, Tampa, FL 33602

▶ View Online
colliers.com

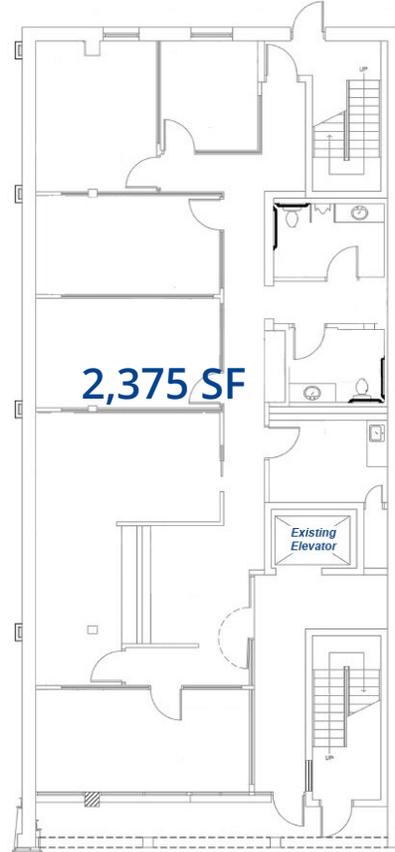


Freestanding Three-Story Opportunity

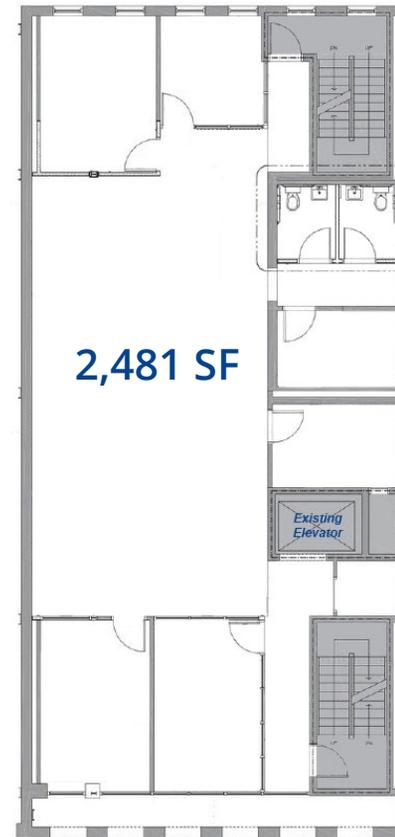
- Rare free-standing, three-story building with elevator access totaling 7,481 SF
- Highly visible downtown Tampa location along the pedestrian friendly Franklin Street corridor
- Ideal for food & beverage users or retail concepts
- Outdoor patio opportunity (with permit)
- Surrounded by high-end residential, including luxury apartments and condominiums
- Public parking lot one block west off Tampa Street with over 300 spaces, along with street parking nearby
- Located just a few blocks from Tampa's top destinations such as Tampa Riverwalk, Curtis Hixon Park, The Straz Center for the Performing Arts, and the Tampa Museum of Art
- Neighboring tenants include Ebbe (2024 Michelin Star), Starbucks, Super Natural Food & Wine, Tampa Theatre, Nueva Cantina, Duckweed Urban Market and Springhill Suites Hotel

EXISTING FLOOR PLANS

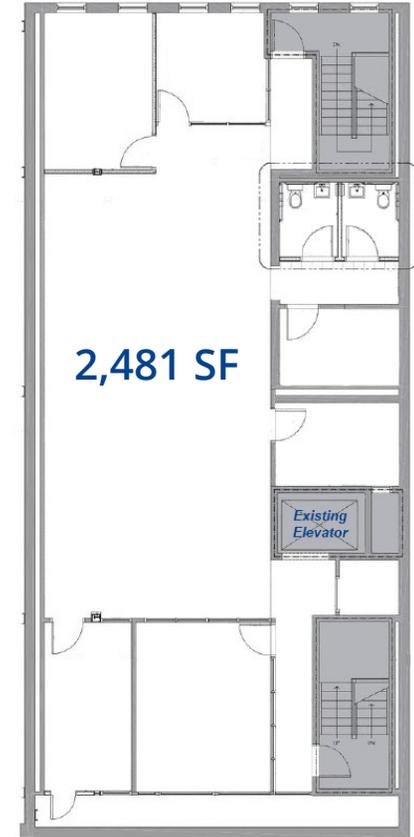
GROUND FLOOR



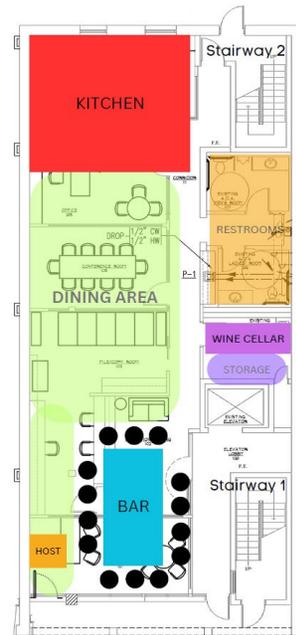
SECOND FLOOR



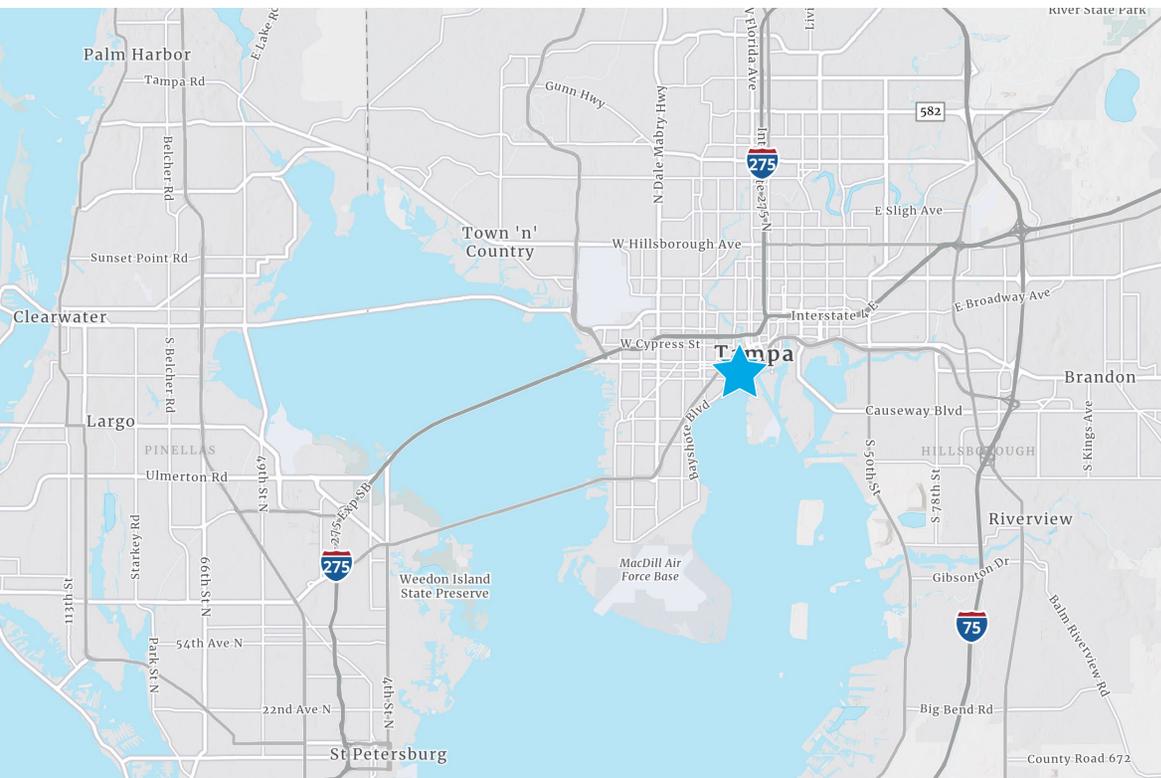
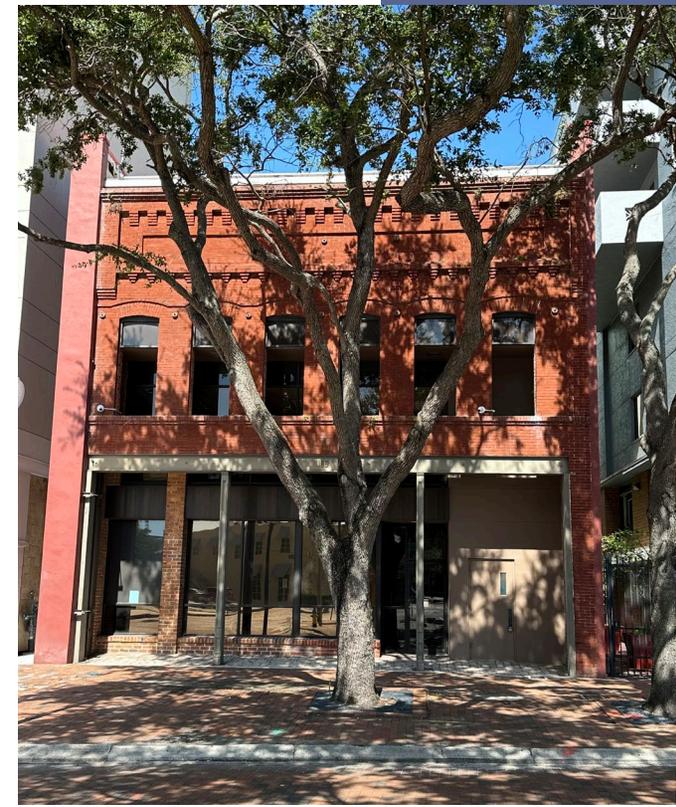
THIRD FLOOR



CONCEPTUAL PLANS



For Lease



Area Demographics

	1-Mile	3-Mile	5-Mile
Total Population	28,961	126,652	256,869
Daytime Population	70,178	215,228	401,150
Average Household Income	\$113,745	\$127,942	\$126,789
Median Age	31.0	36.9	38.1

CULTURE



LIFESTYLE



Straz Center for the Performing Arts

- ◇ 1500+ annual events with more than **600,000 visitors** per year
- ◇ Five individual theatres, three restaurants and an outdoor stage
- ◇ **\$100 million renovation and expansion** will add a four-story waterfront structure and **50,000 SF**
- ◇ One of the largest Performing Arts Centers in US

Tampa Museum of Arts

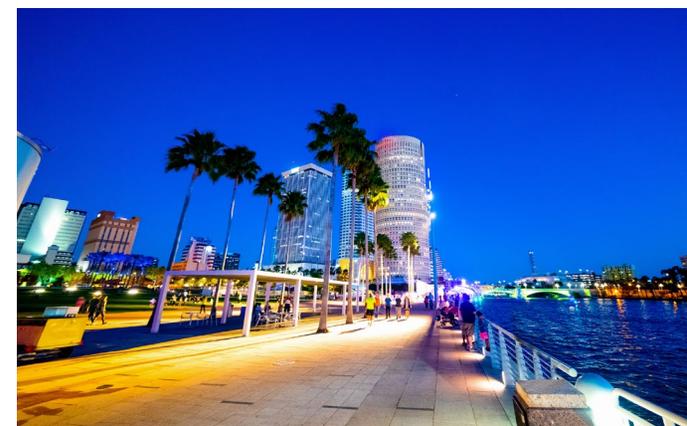
- ◇ In 2020, the Tampa Museum of Art celebrated its 100th Anniversary
- ◇ Planned **\$110 million expansion** of **55,000 SF** includes space for art, cooking classes, a balcony and open-air rooftop terrace, as well as, **improved walkability** to draw in more foot traffic from the nearby Tampa Riverwalk

Tampa Riverwalk

- ◇ The Tampa Riverwalk is a multi-use path that extends 2.6 miles from Armature Works to Sparkman Wharf and connects a variety of museums, shops, restaurants and parks
- ◇ The Riverwalk is a focal point of our downtown landscape and reported more than **2 million visitors** last year
- ◇ Tampa Riverwalk claims 4th place among USA Today's "2024 America's Top 10 Riverwalks"



ART



TAMPA HEIGHTS



4830 W. Kennedy Blvd.
 Suite 300
 Tampa, FL 33609
 P: +1 813 221 2290

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.