



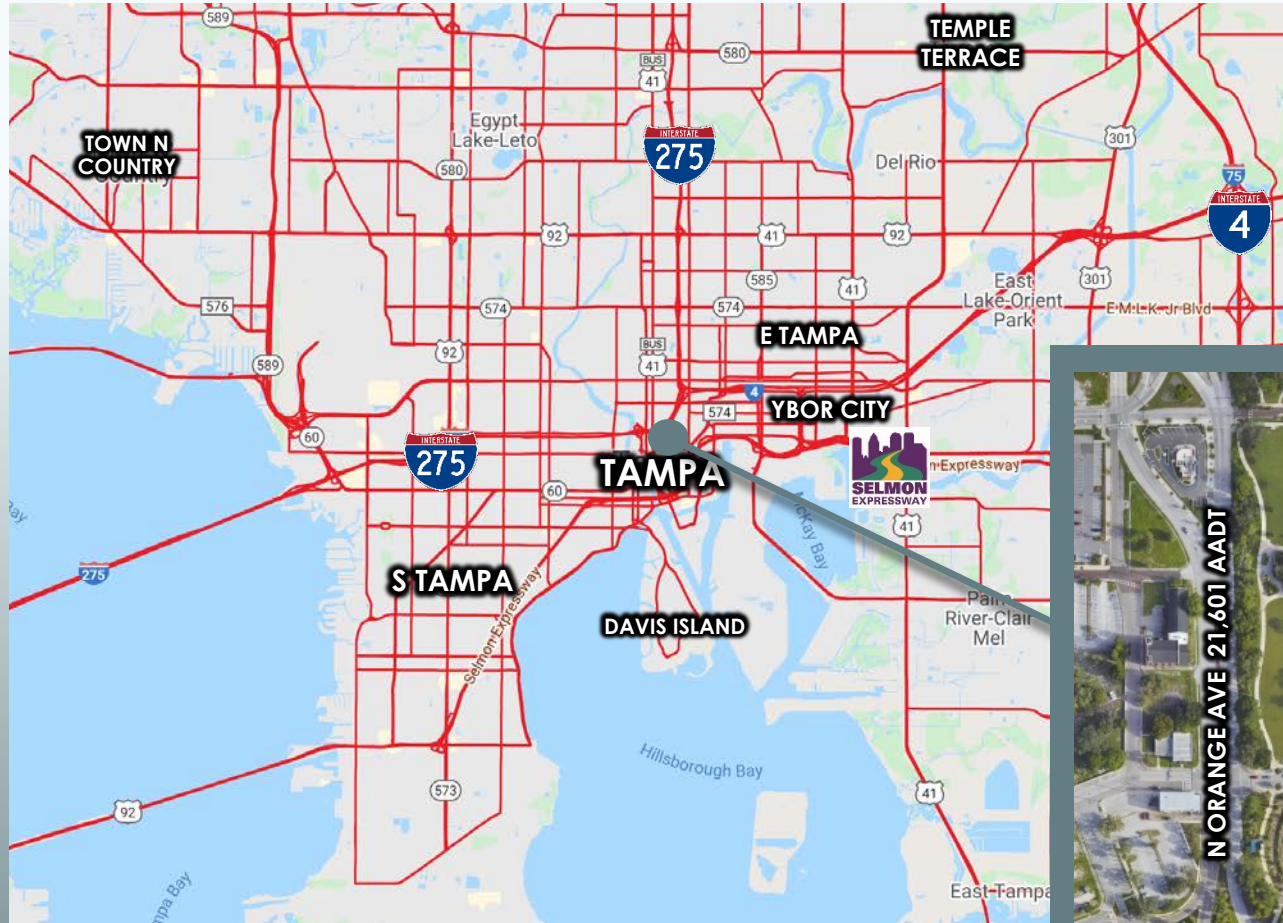
NAVARA RETAIL

921 N CENTRAL AVENUE | TAMPA, FL 33602

PREMIER **RETAIL** OPPORTUNITY
AVAILABLE IN DOWNTOWN TAMPA



DESTINATION, DOWNTOWN TAMPA!



DESTINATION, ENCORE!

ENCORE AREA HIGHLIGHTS

- Across from Perry Harvey Sr Park
- Across from Late Start Brewery
- More than 1,100 units in Encore today and another 600+ planned.
- A 6-block walk to Riverwalk & Ybor City
- Marriott Element Hotel

Highlighting Tampa's wide array of culture and history, Perry Harvey, Sr. Park hosts exciting events throughout the year. Notable events here include the Tampa Bay Caribbean Carnival, Tampa Veg Fest and Viva Tampa Bay.

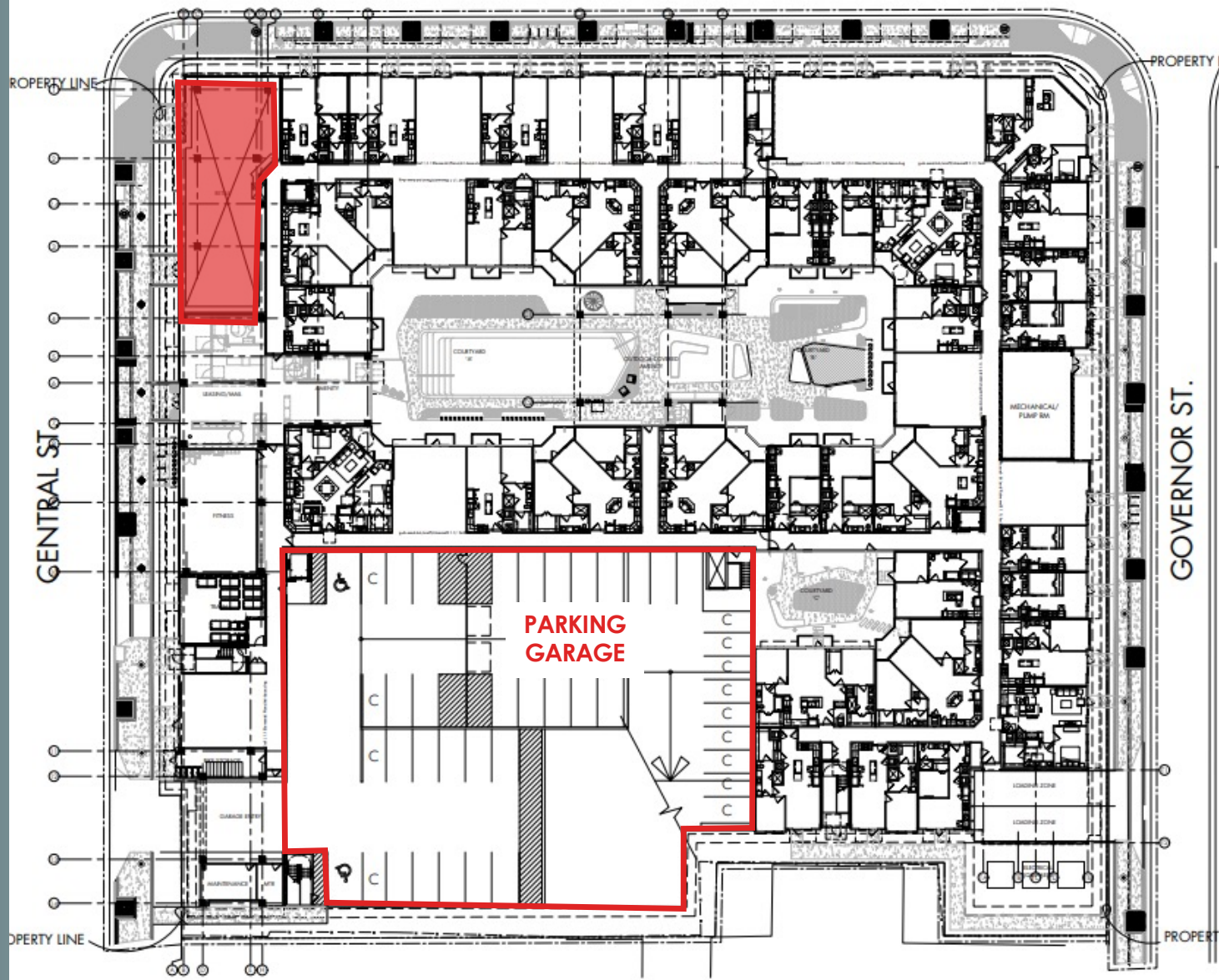


ALL AROUND TOWN



SITE PLAN

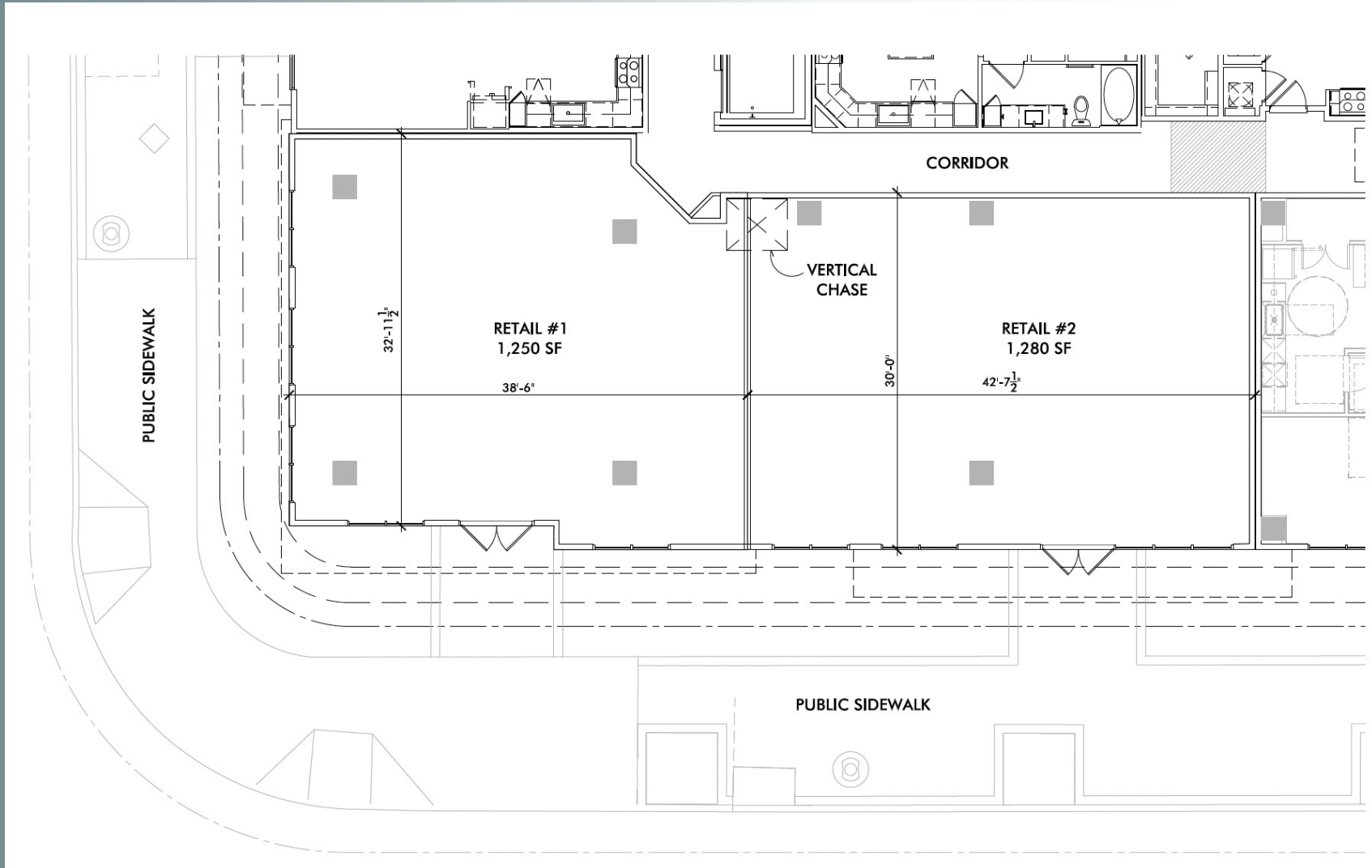
HARRISON ST.



AVAILABLE
SPACE

2,530 SF

DIVISIBLE SPACE OPTION | 1,250 SF AND 1,280 SF

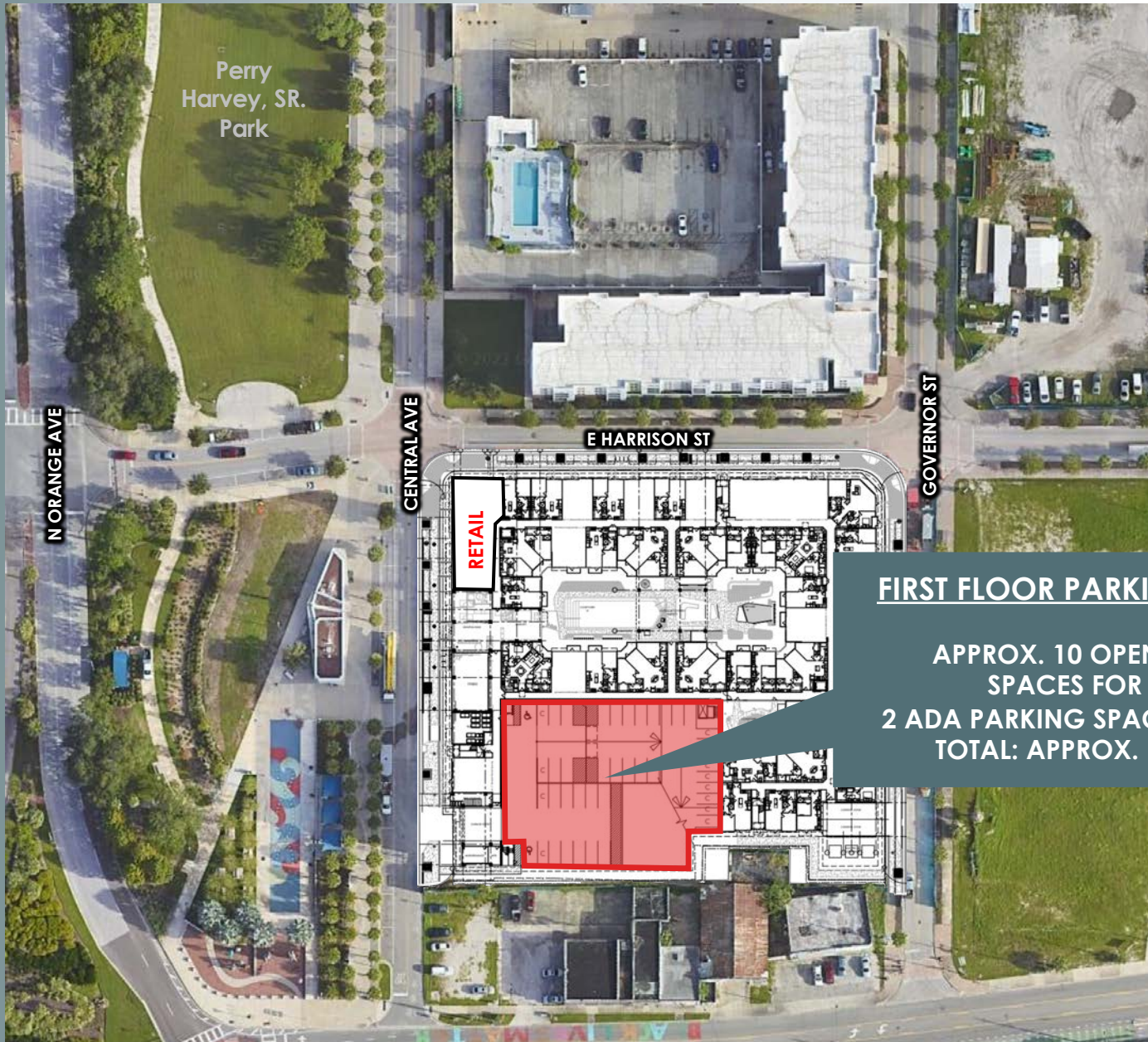




SITE SPECIFICATIONS

- **1,250- 2,530 SF AVAILABLE NOW**
- LOCATED ON THE GROUND FLOOR OF NAVARA- A MIXED-USE DEVELOPMENT
- 288 MULTI-FAMILY UNITS ON SITE
- SURROUNDED BY MORE THAN 1,178 MULTI-FAMILY UNITS
- EXCELLENT VISIBILITY
- ADJACENT TO FAMED PERRY HARVEY SR. PARK
- EASY ACCESS TO I-4 AND I-275

PARKING



Perry
Harvey, SR.
Park

N ORANGE AVE

CENTRAL AVE

E HARRISON ST

GOVERNOR ST

RETAIL

FIRST FLOOR PARKING GARAGE

APPROX. 10 OPEN PARKING
SPACES FOR RETAIL
2 ADA PARKING SPACES FOR RETAIL
TOTAL: APPROX. 12 SPACES

DEMOGRAPHICS

POPULATION



1 MI- 23,979
3 MI- 126,530
5 MI- 261,265

AVG HH INCOME



1 MI- \$117,906
3 MI- \$128,531
5 MI- \$126,922

DAYTIME POPULATION

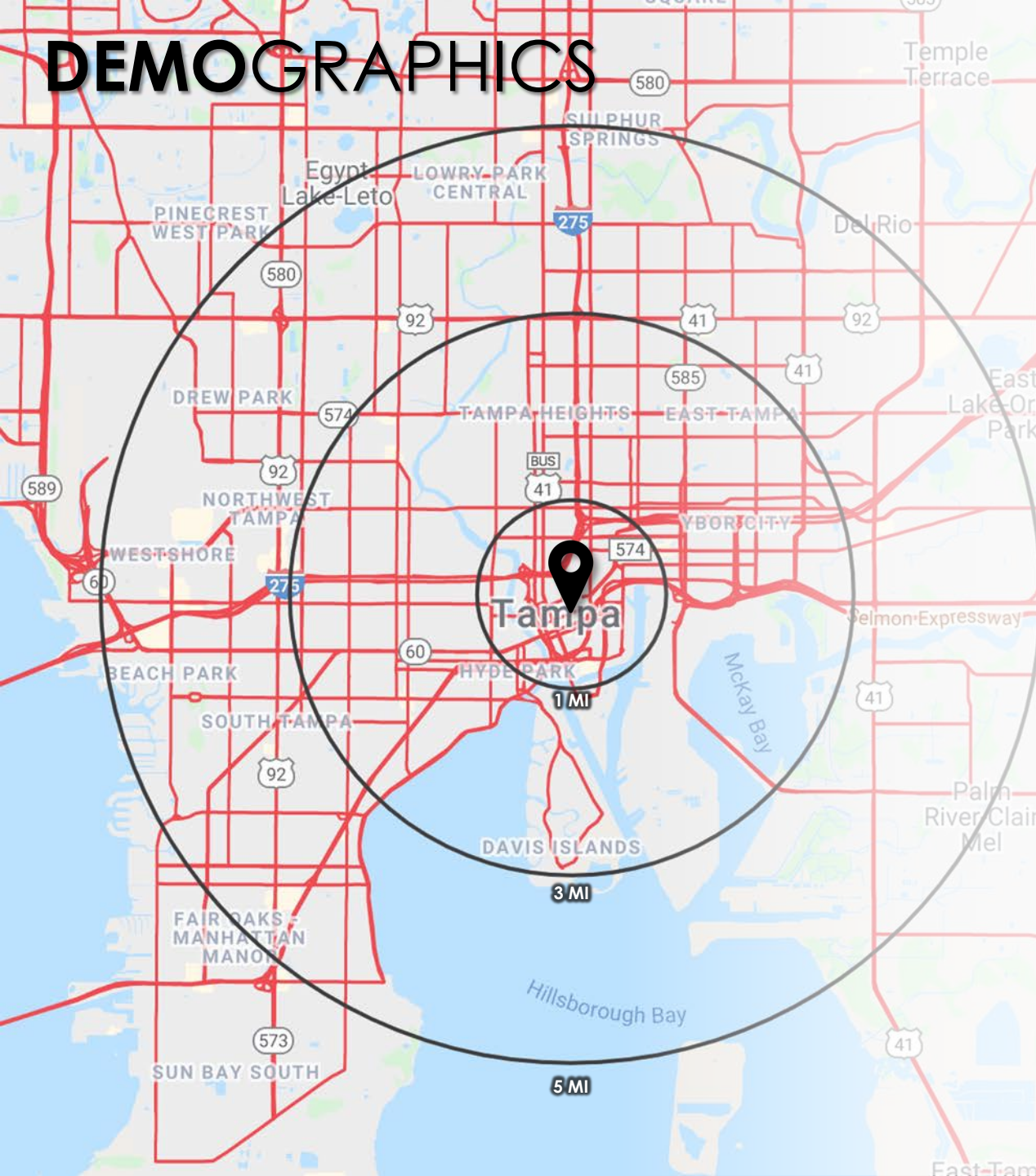


1 MI- 46,890
3 MI- 110,570
5 MI- 223,903

MEDIAN AGE



1 MI- 30.8
3 MI- 35.7
5 MI- 36.8



ENCORE! DISTRICT

APPROX. 100,000 SF
RETAIL

87,464 SF
OFFICE

2,475+
TOTAL MULTI-FAMILY UNITS



LOT 5 – PLANNED MIXED-USE



172 MULTI-FAMILY UNITS
20,000 SF RETAIL/ MEDICAL

LOT 8 – PLANNED- LUXURY MIXED-USE



304 LUXURY MULTI-FAMILY
UNITS, 8,000+/-SF RETAIL

LOT 10 – PLANNED- LUXURY MIXED-USE



365 LUXURY MULTI-FAMILY UNITS
178 KEY MARRIOTT ELEMENT
HOTEL
32,518 SF RETAIL

LOT 12 – IN PERMIT-LUXURY MIXED-USE

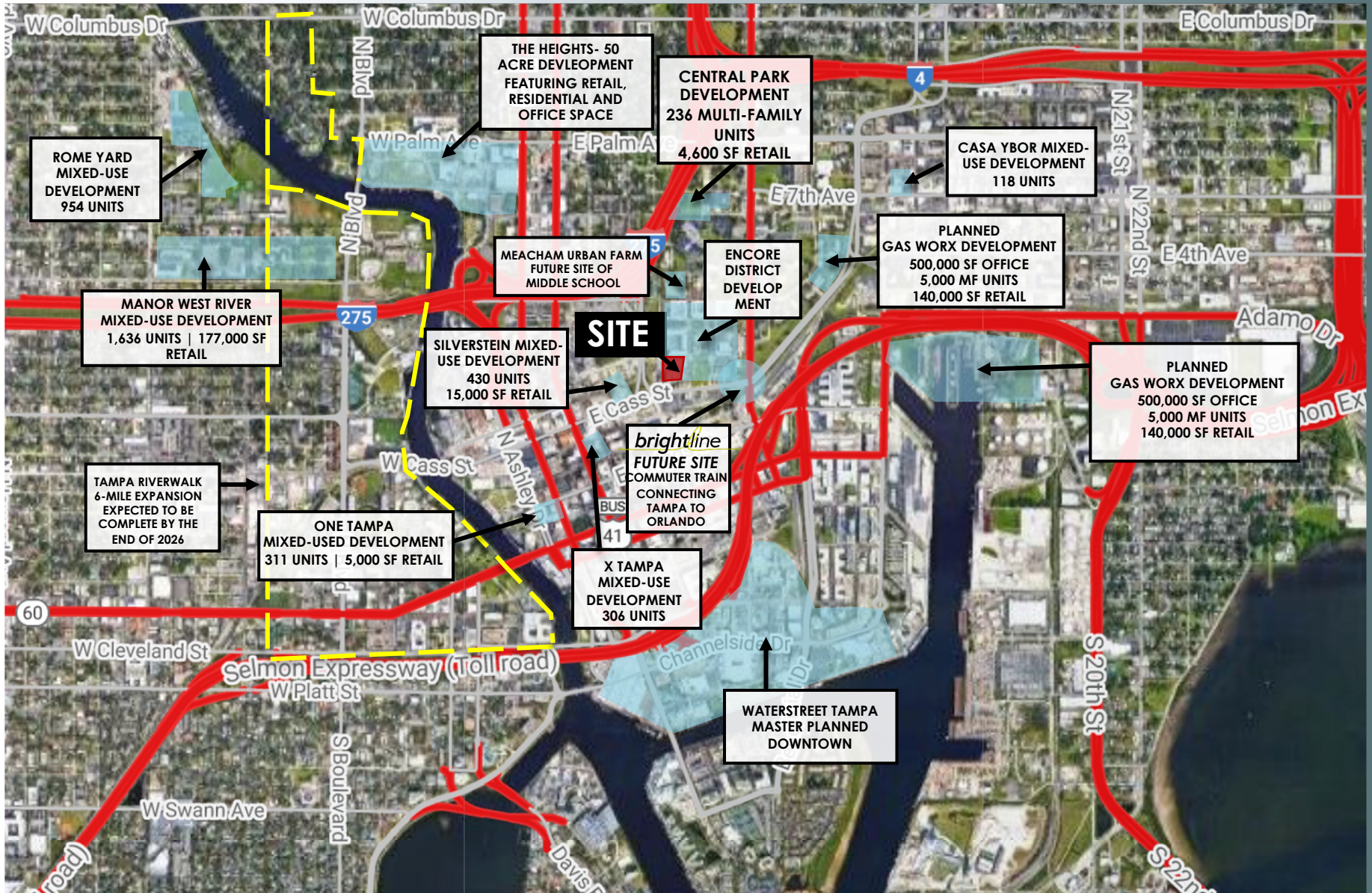


148 MULTI-FAMILY UNITS
33,748 SF RETAIL (GROCER)
87,464 SF OFFICE

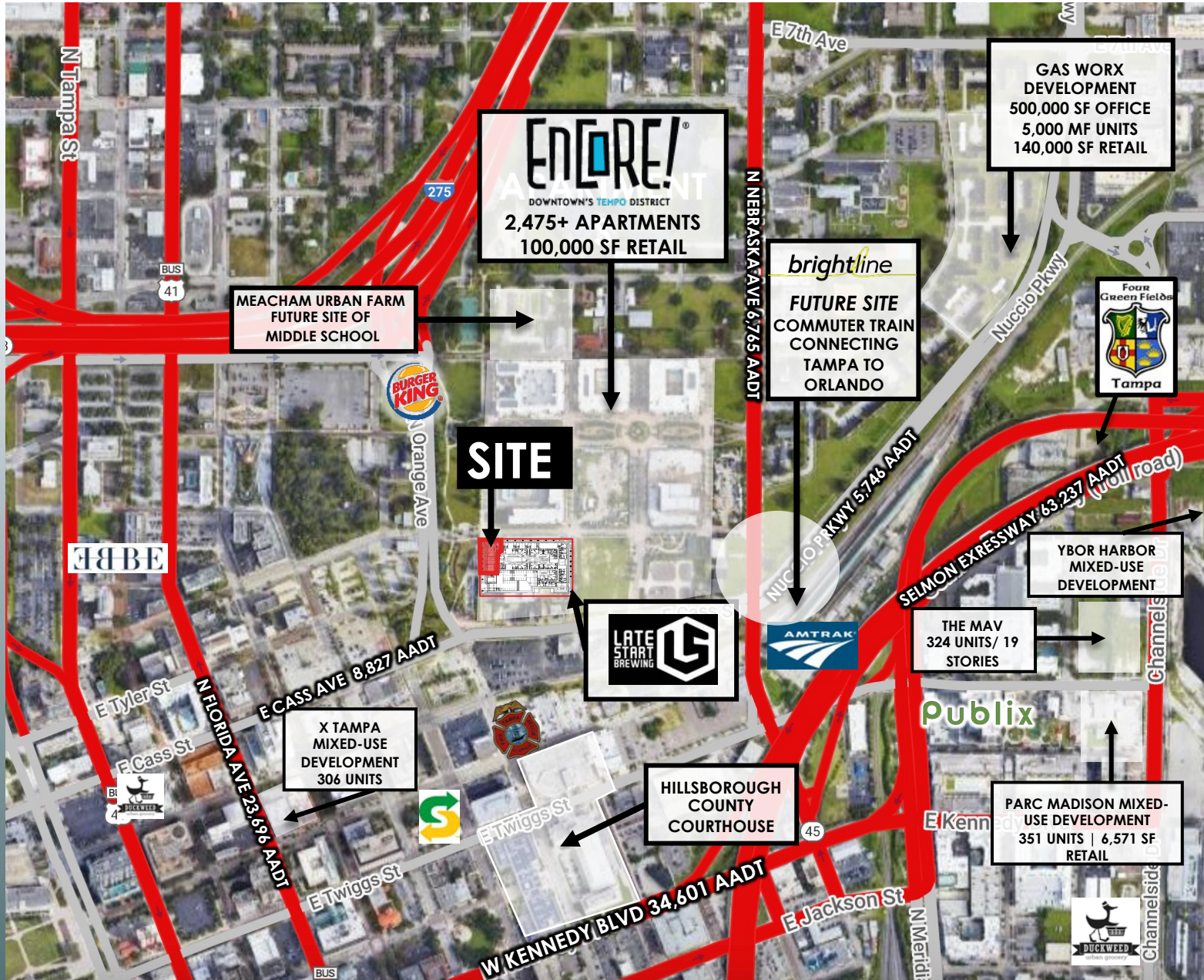
LOT 13 - PROPOSED MIXED-USE

350-UNIT LUXURY MULTI-FAMILY | RETAIL SPACE

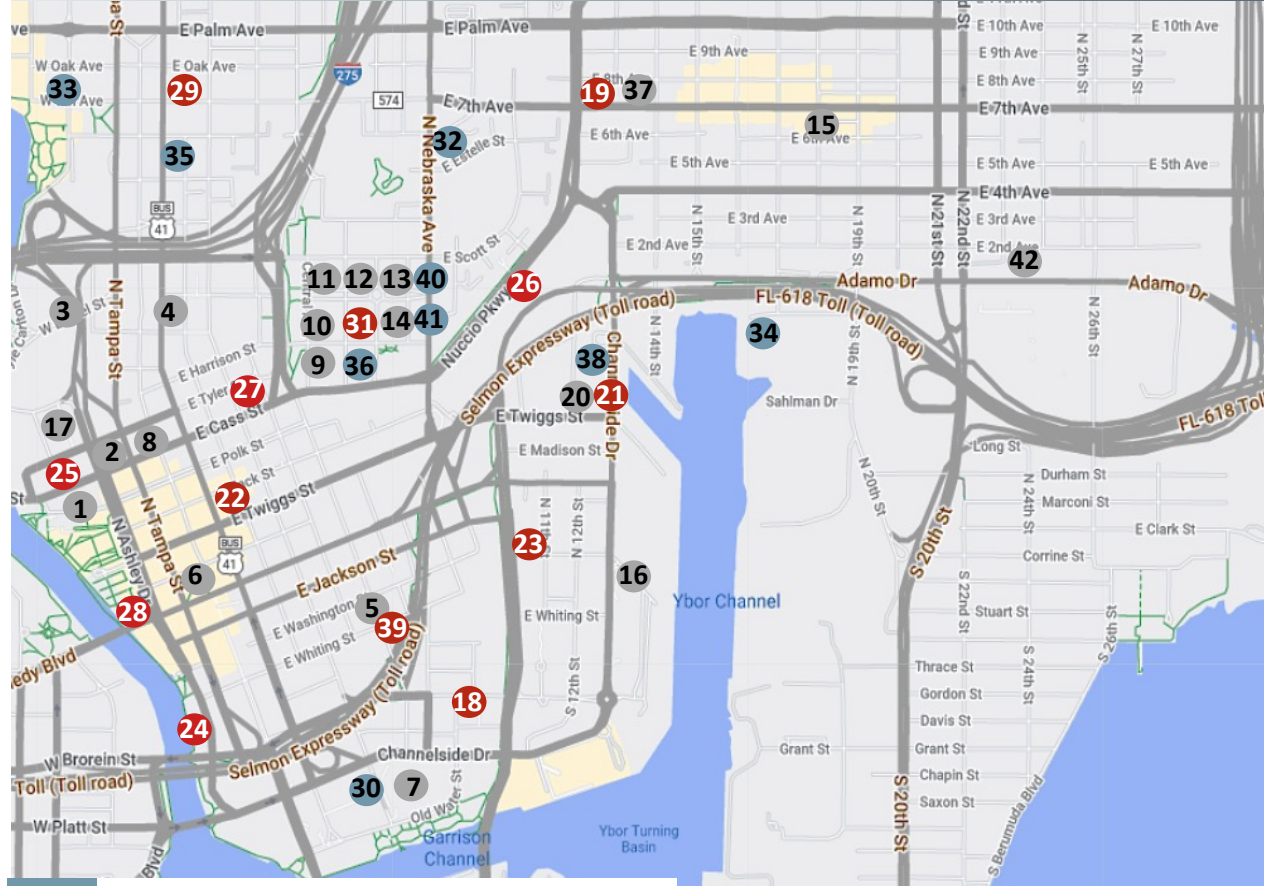
PLANNED/PROPOSED PROJECTS



MICRO AERIAL OVERVIEW



MULTI-FAMILY UNITS BY THE NUMBERS



EXISTING DEVELOPMENTS

1	Skypoint Condominiums	380
2	Element	395
3	Anchor Riverwalk	394
4	Madison Heights	80
5	Aurora	351
6	220 E Madison	48
7	Water Street Apartments	808
8	Nine15	362
9	Navara at ENCORE!	288
10	Trio at ENCORE!	141
11	Tempo at ENCORE!	203
12	Ella at ENCORE!	160
13	Reed at ENCORE!	158
14	Legacy at ENCORE!	228
15	YBOR City	2,294
16	Channel District	4,000+
20	The Mav	324
17	Ave Tampa Riverwalk	353
37	Casa YBOR	57
42	Lector 85	254

TOTAL UNITS 11,278

CURRENT DEVELOPMENTS

18	Water Street Apartments	527
19	Casa Marti	127
21	Parc Madison	351
22	X TAMPA	450
23	101 Meridian	330
24	The Pendry	300+
25	AER Tower	344
26	Gas Worx	5,161
27	540 E Cass	450
28	ONE Tampa	225
29	Tampa Heights	321
31	Modera at ENCORE!	304
39	Residences at 801 E Whiting	104

TOTAL UNITS 8,994

FUTURE DEVELOPMENTS

30	Water Street Apartments	2,165
32	Central Park Development	236
33	The Heights	1,500+
34	YBOR Harbor Development	2,586
35	LOCI Heights	490
36	Cass Square	365
38	VeLa Channelside	532
40	Lot 5 Mixed-Use Development	172
41	Lot 12 Mixed-Use Development	148

TOTAL UNITS 8,194

28,466+
TOTAL MULTI-FAMILY UNITS

RETAILER VISION

ATTRACT A DYNAMIC TENANT THAT ADDS VALUE TO THE MULTI-FAMILY COMPONENT & ALSO CATERS TO THE IMMEDIATE SURROUNDING COMMUNITY



SEEKING USERS FOR..

- LOCAL SHOPS
- RESTAURANTS
- COFFEE/KAVA
- SWEETS & TREATS
- BEAUTY/SERVICE
- BOUTIQUE FITNESS



CONTACT ACRE

SERVING RETAIL MARKETS THROUGHOUT FLORIDA



Lic. Real Estate Broker

JAMIE EADS
Senior Associate
jamie@acrefl.com
(407)690-0796

This presentation is provided for informational purposes only and does not constitute legal, financial, or investment advice. It is intended solely to provide general information about the properties and services offered by ACRE Commercial, its affiliates, partners, and subsidiaries. All information contained herein is obtained from sources deemed reliable; however, we make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of any information provided. Prospective buyers, sellers, landlords, tenants, investors, or other parties should conduct their own due diligence and consult with appropriate professionals (including legal, financial, and real estate advisors) before making any decisions or entering into any agreements. ©2024. All rights reserved.