



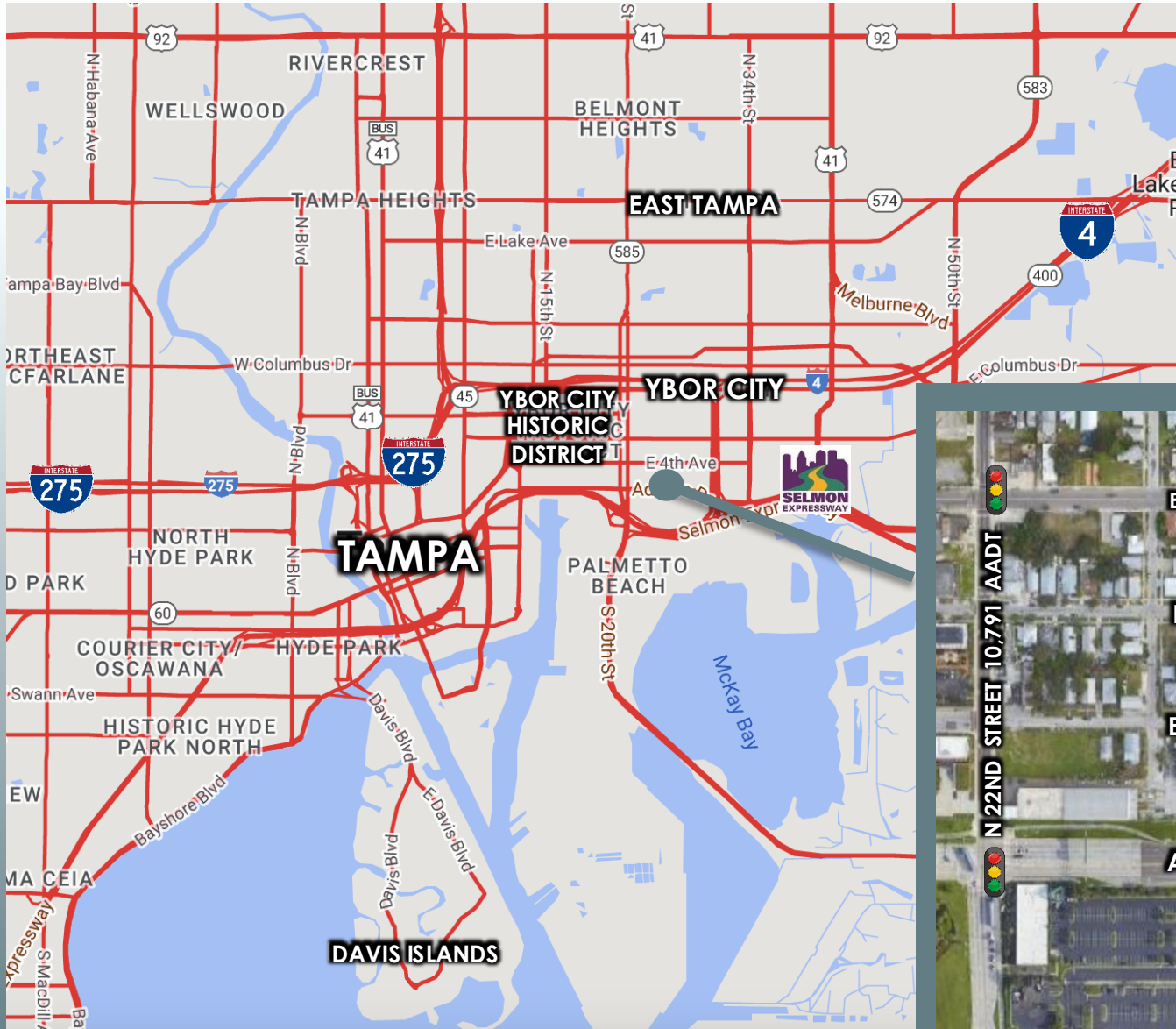
# LECTOR<sup>85</sup> RETAIL

2409 E 2ND AVENUE | TAMPA, FL 33605

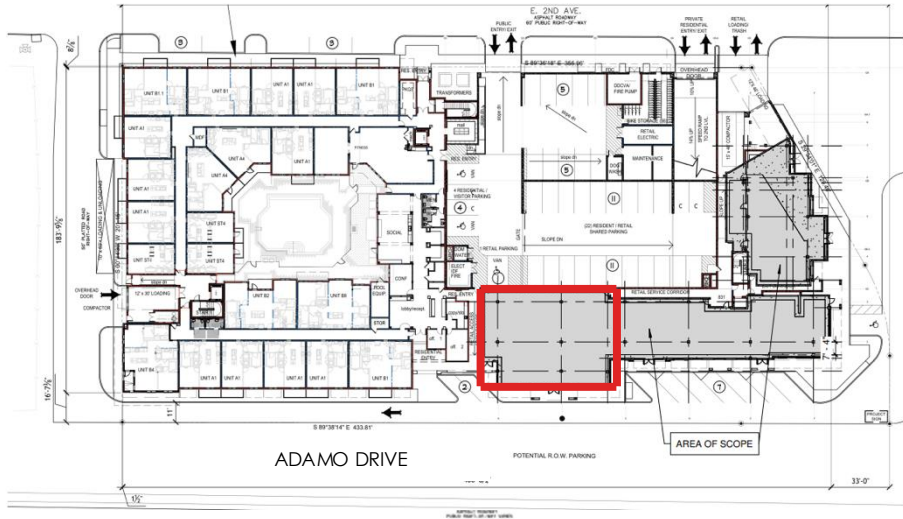
PREMIER RETAIL OPPORTUNITY  
ON ADAMO DRIVE IN  
HISTORIC YBOR CITY



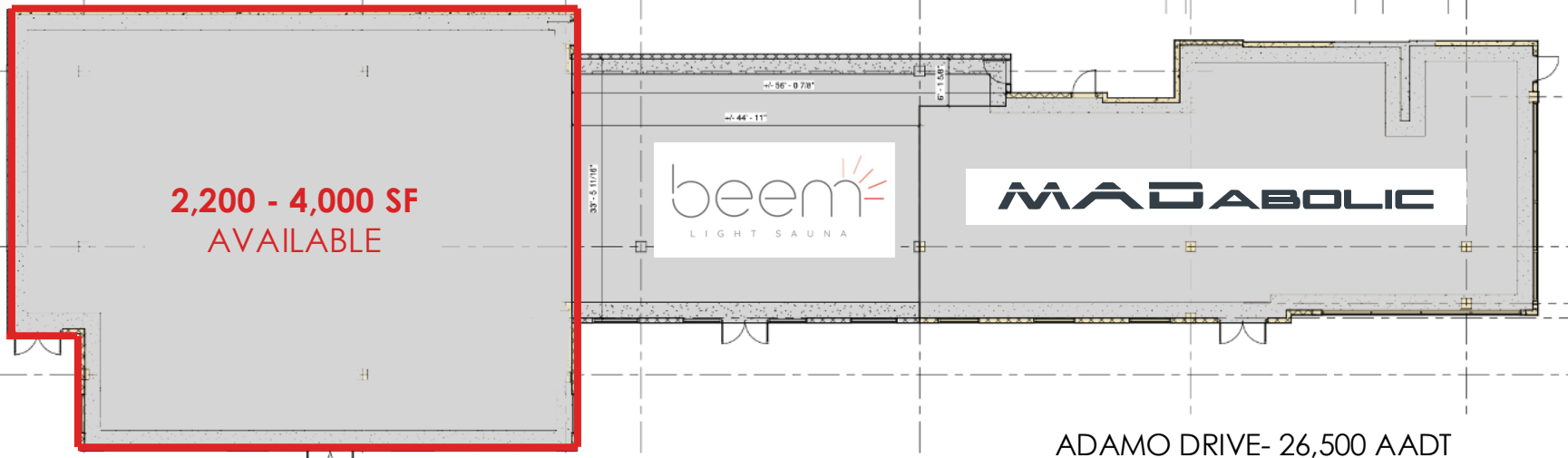
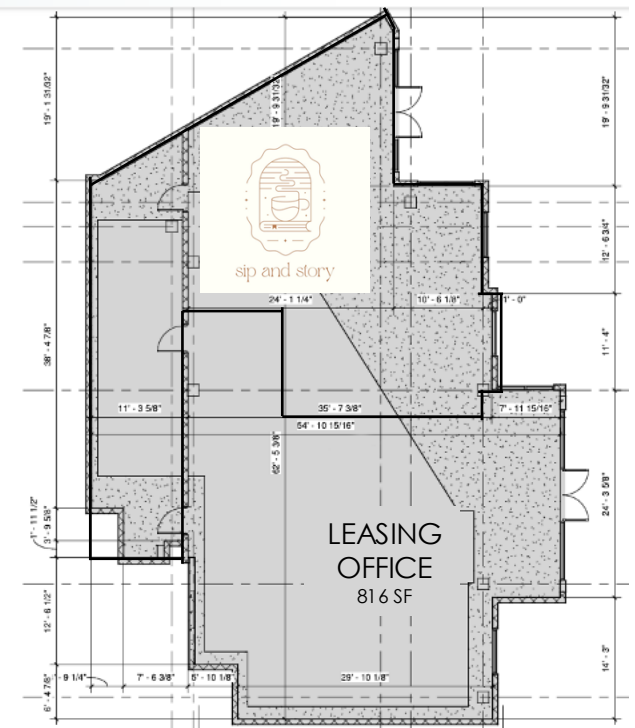
# DESTINATION, YBOR!



# SITE PLAN



RETAIL GLA | 9,793 SF



2,200 - 4,000 SF  
AVAILABLE

ADAMO DRIVE- 26,500 AADT



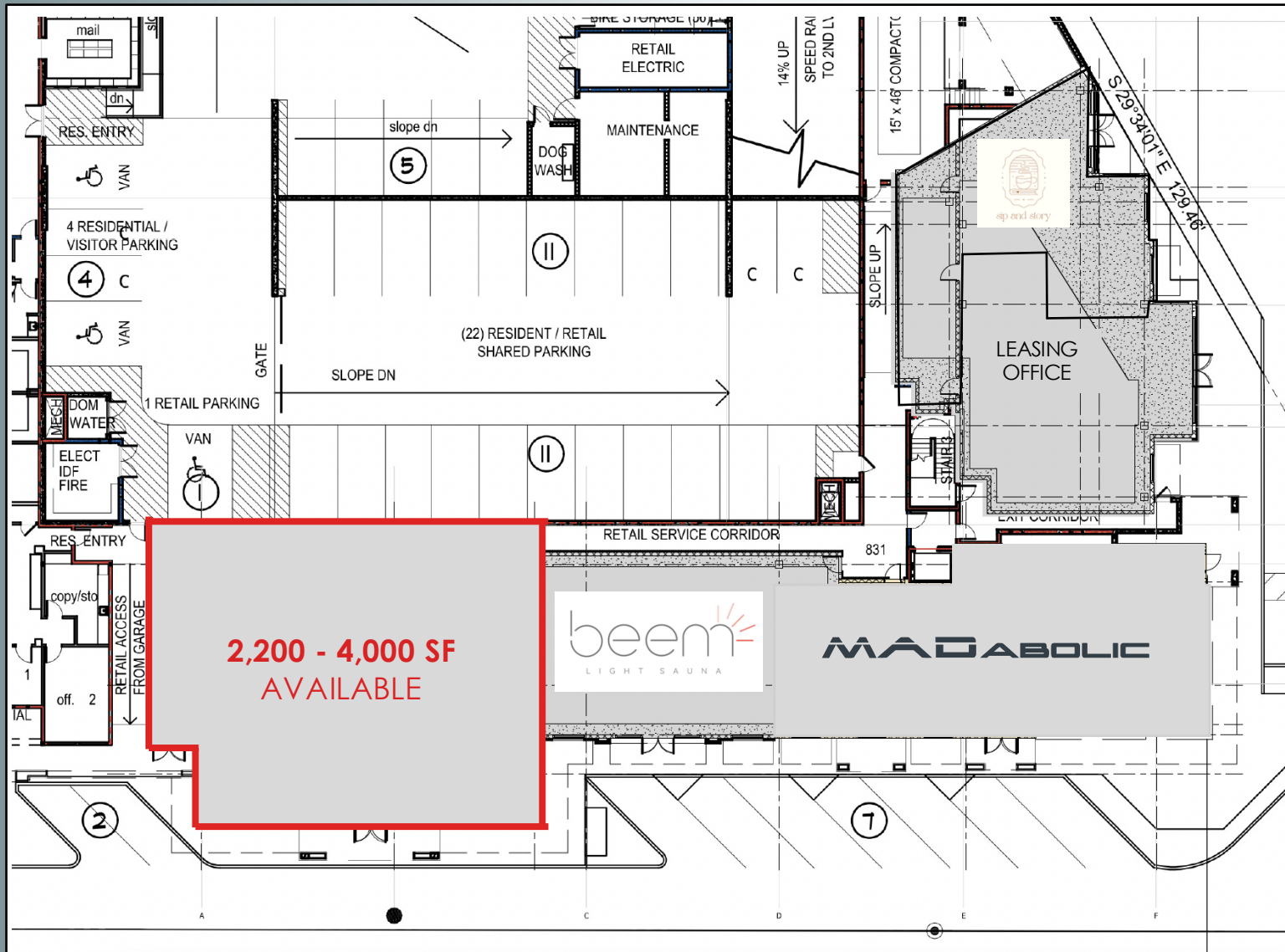
## SITE SPECIFICATIONS

- **2,200 SF – 4,000 SF AVAILABLE**
- VANILLA SHELL DELIVERY IN MIXED-USE DEVELOPMENT - LECTOR 85
- 254 MULTI-FAMILY UNITS ON SITE
- STRONG VISIBILITY FROM ADAMO DRIVE- 26,500 AADT
- ABOVE AVERAGE SURROUNDING DAYTIME AND RESIDENTIAL POPULATION
- SURFACE & GARAGE PARKING AVAILABLE FOR RETAIL
- NEIGHBORS RETAIL DESTINATIONS INCLUDING IKEA AND COPPERTAIL BREWING CO.

SCAN HERE TO TOUR THE 2,200 - 4,000 SF SPACE



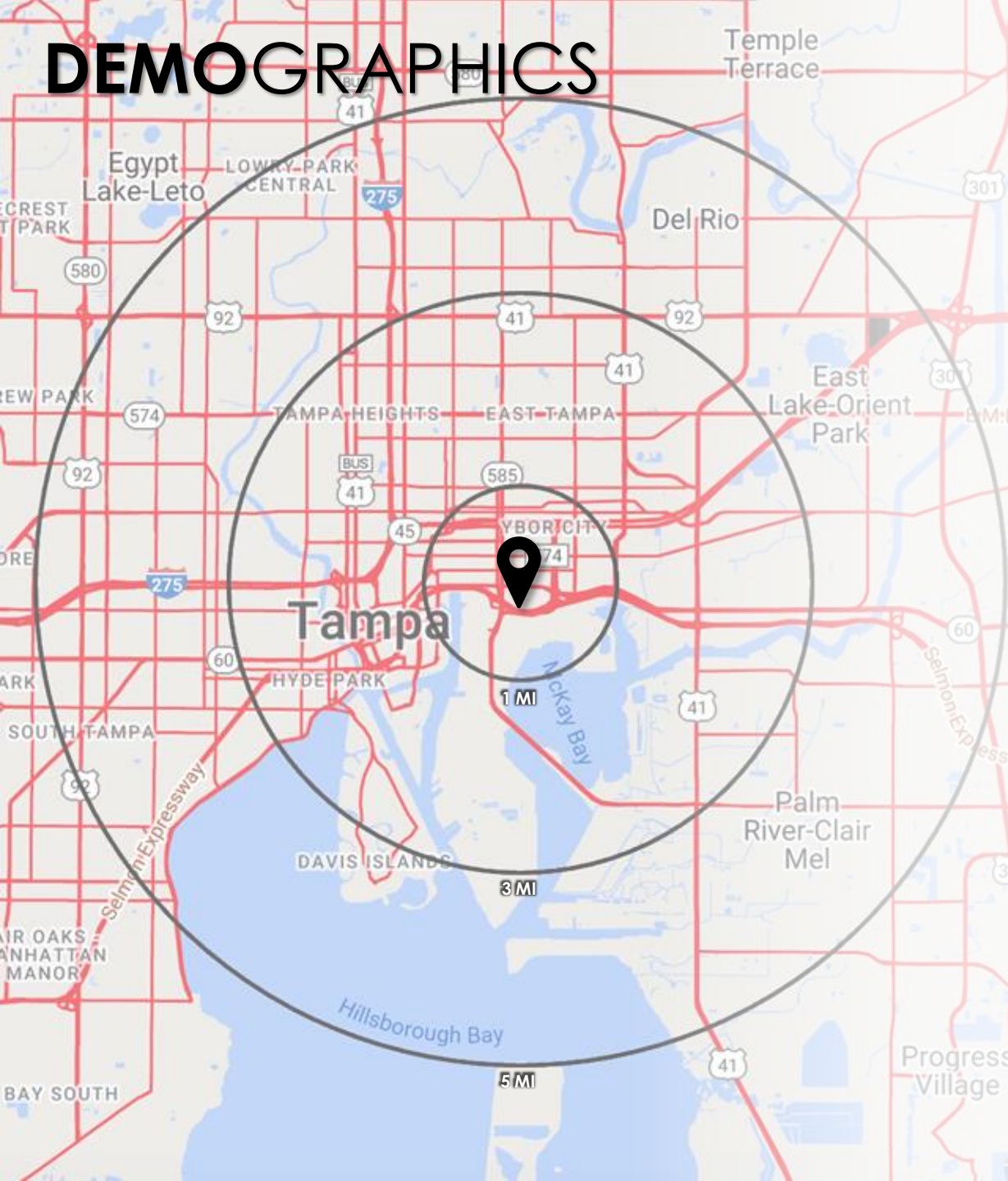
57 TOTAL PARKING SPACES AVAILABLE  
(GARAGE & SURFACE SPACES)



N 26TH STREET

ADAMO DRIVE- 26,500 AADT

# DEMOGRAPHICS



## POPULATION



1 MI- 9,906  
3 MI- 107,460  
5 MI- 246,825

## AVG HH INCOME



1 MI- \$112,391  
3 MI- \$113,742  
5 MI- \$122,203

## DAYTIME POPULATION



1 MI- 16,954  
3 MI- 130,527  
5 MI- 261,935

## MEDIAN AGE



1 MI- 34.5  
3 MI- 33.9  
5 MI- 35.8



# AERIAL OVERVIEW

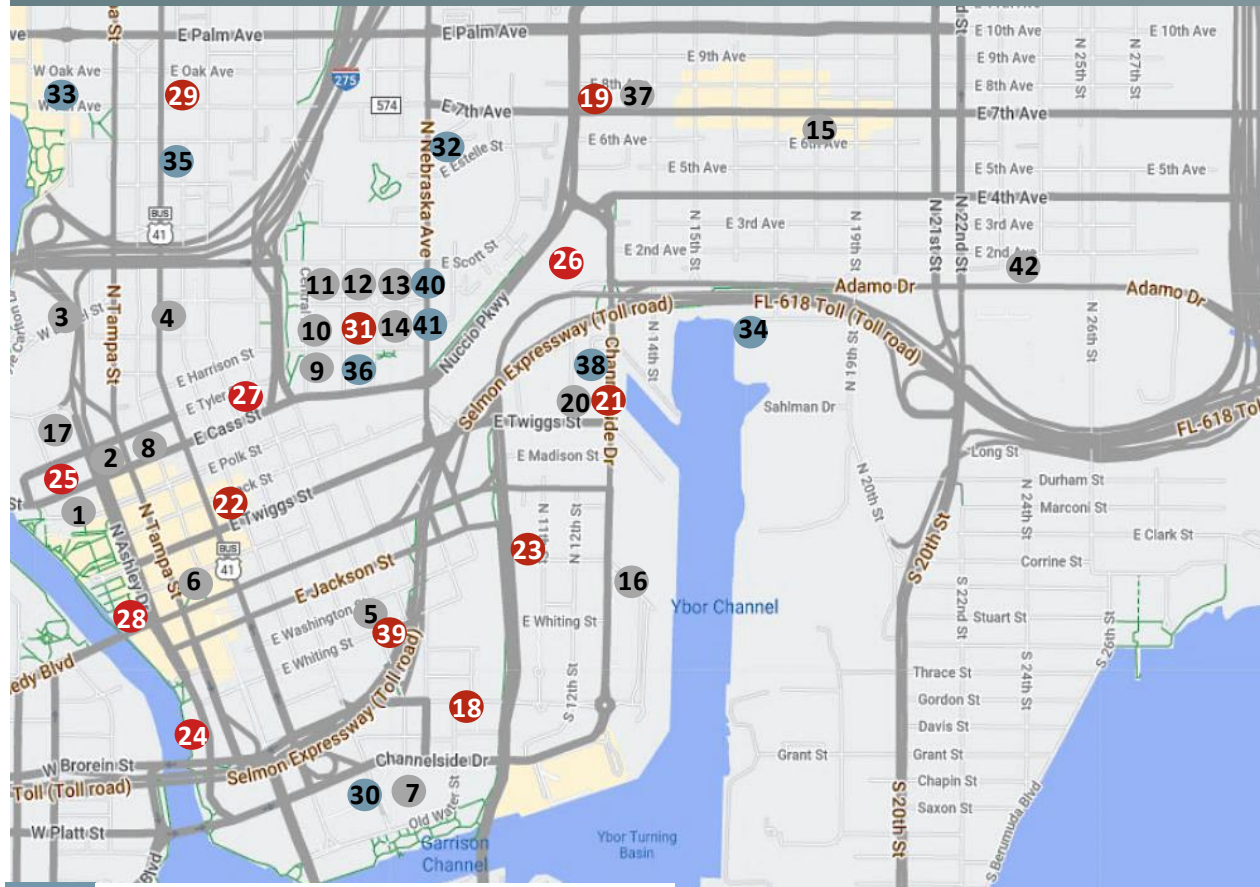


# MULTI-FAMILY UNITS BY THE NUMBERS

EXISTING DEVELOPMENTS

CURRENT 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	Ela 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
<b>42</b>	<b>Lector 85</b>	<b>254</b>
<b>TOTAL UNITS 11,024</b>		
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
<b>TOTAL UNITS 8,994</b>		



**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	360
38	VeLa Channelside	532
40	Lot 5 Mixed-Use Development	172
41	Harrison	294

**TOTAL UNITS 8,340**

**28,358+**  
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
- SWEETS & TREATS
- BEAUTY/SERVICE
- BOUTIQUE FITNESS



# CONTACT ACRE



## SANDI BARGFREDE

Managing Partner  
sandi@acrefl.com  
(407) 491.8149

Lic. Real Estate Broker

## SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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. ©2026. All rights reserved.