

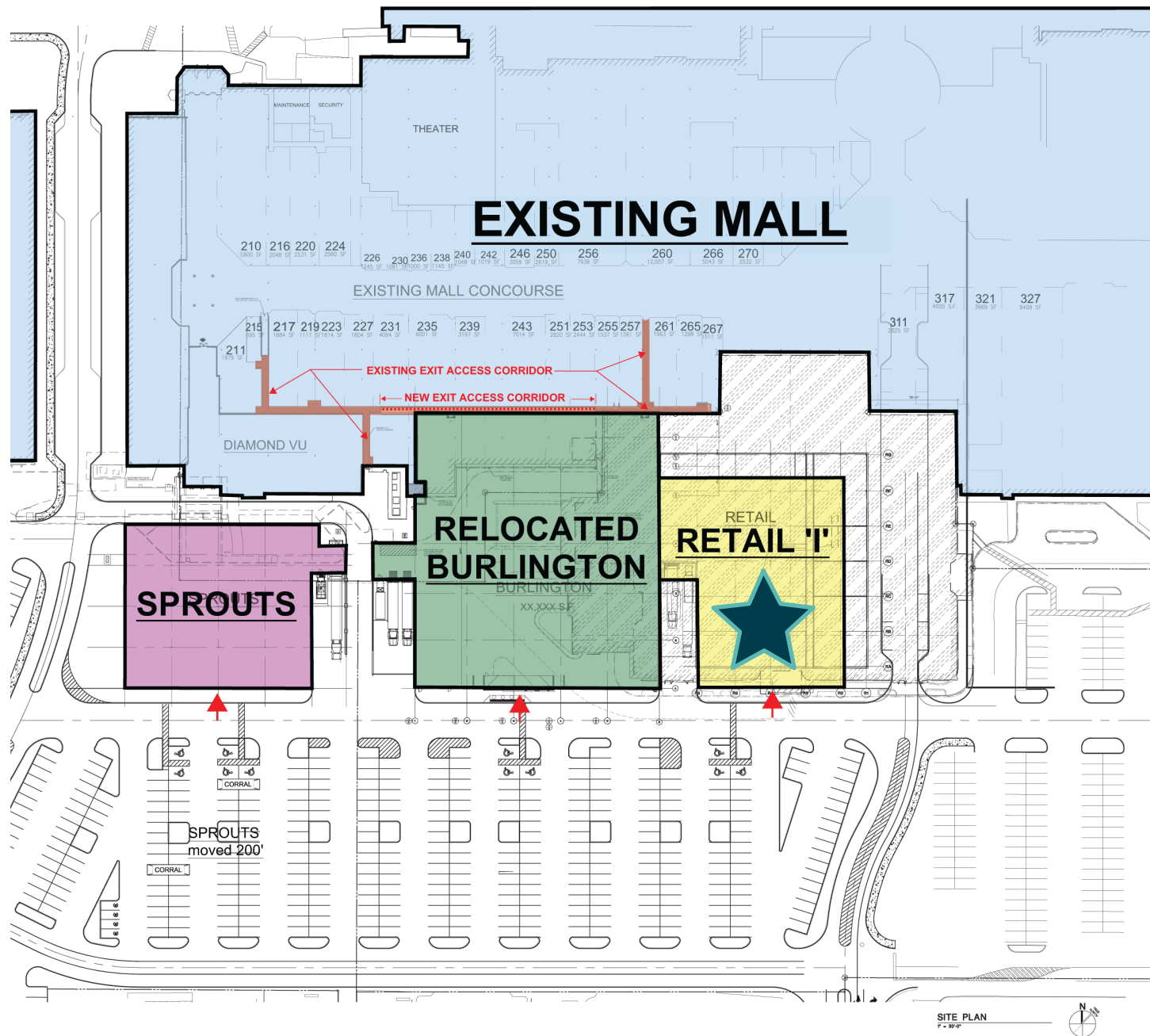
RETAIL ANCHOR OPPORTUNITY

rithm  
AT UPTOWN

2200 EAST FOWLER AVENUE | TAMPA, FL 33612

# 30,021 SF AVAILABLE RETAIL

Located next to Burlington



Proposed Retail Anchor Facade

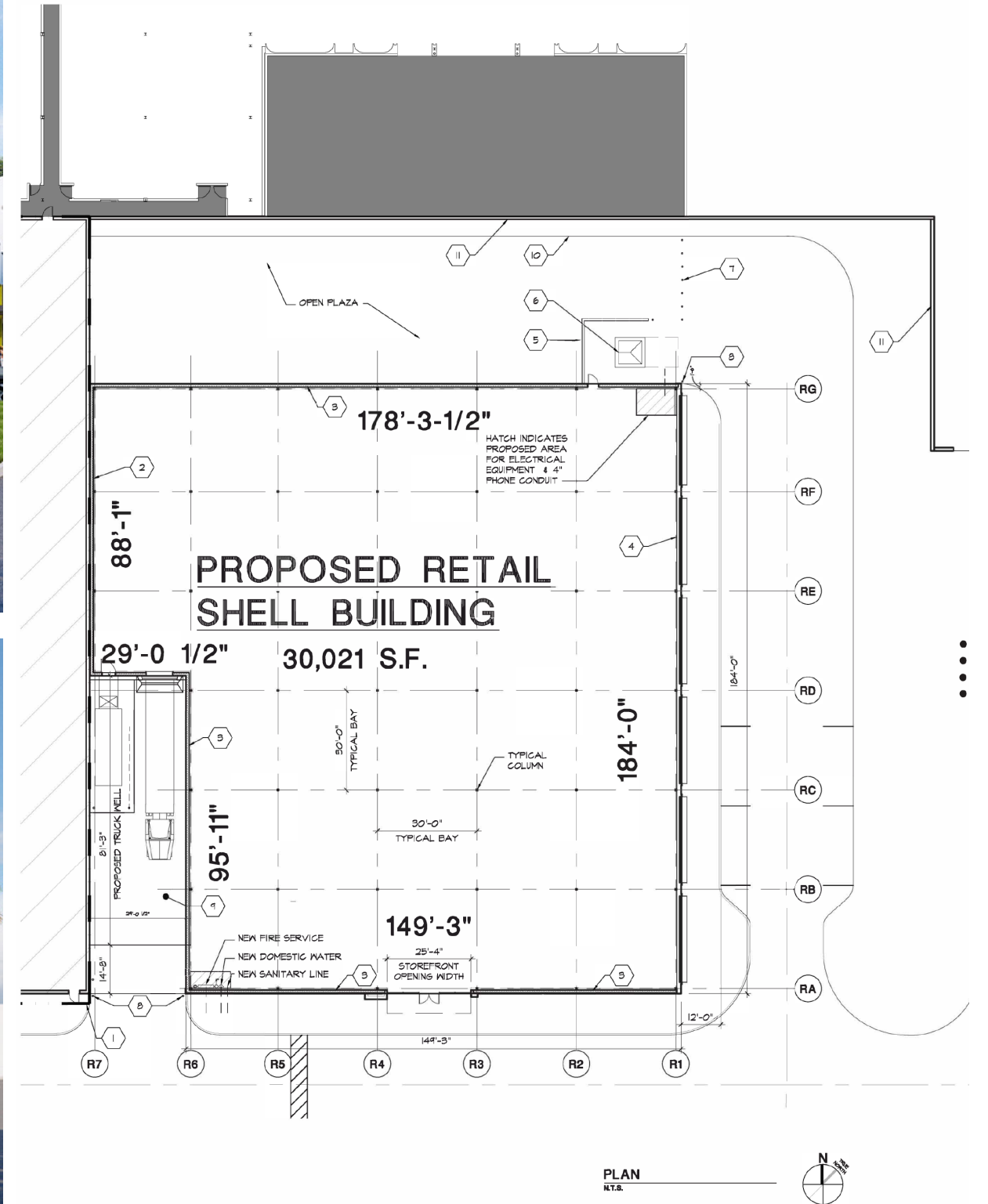
# RETAIL ANCHOR OPPORTUNITY



Proposed Retail Anchor Facade

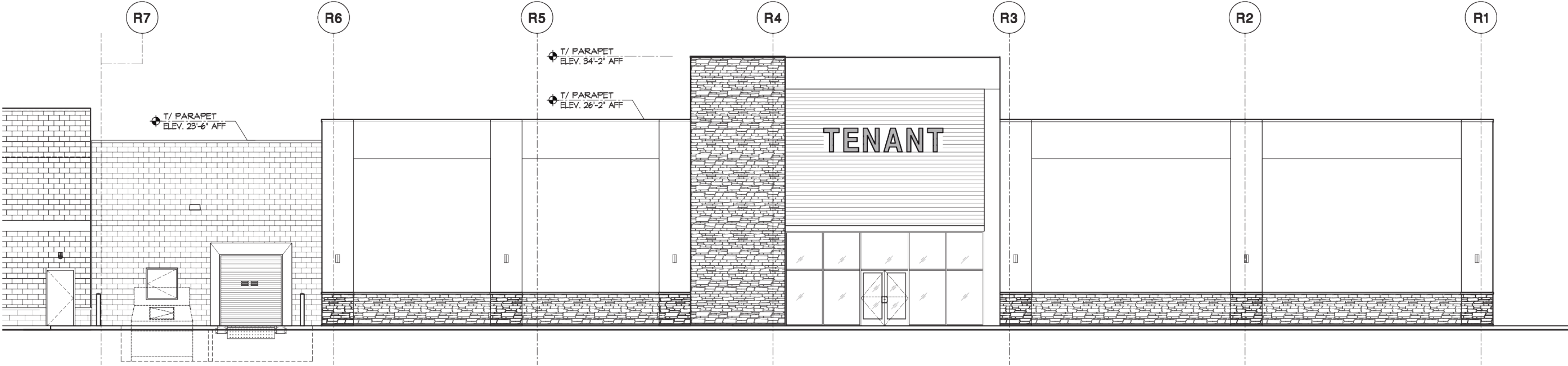


Proposed Retail Anchor Facade

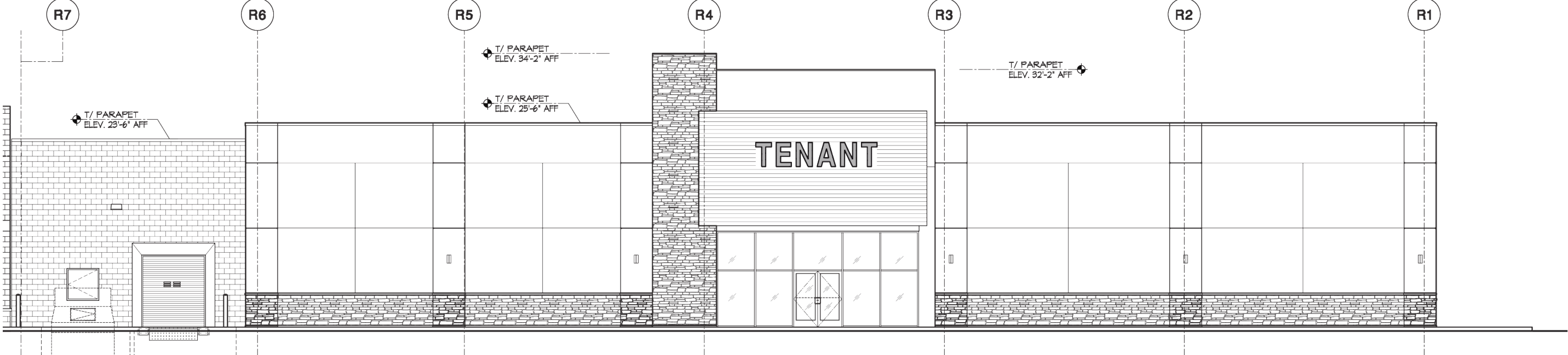


# PROPOSED RETAIL ANCHOR ELEVATIONS - SOUTH

## Version 1



## Version 2



# Welcome to RITHM@Uptown

RITHM@Uptown is a multi-story, mixed-use urban neighborhood development showcasing life sciences and technology research facilities; retail and entertainment; residential and hospitality; medical specialties, clinics, and pavilions; corporate offices and co-working spaces; and much more.

Once complete, RITHM@Uptown will be one of the largest, mixed-use innovation communities in the state with capacity for over 7 million square feet of development, including several thousand residential units.

The development currently has nearly \$100 million in new development and infrastructure projects under construction, and over the past 12 months has opened new headquarters locations and related spaces for the USF Institute of Applied Engineering, Diamond View Studios' Vu Technologies XR production campus, and most recently, the national FitTech industry company, Endorphinz.



# LOCATION: TAMPA MAP



**Uptown District**

Medical District  
/ USF Main  
Campus

**14 min**  
to Downtown

**Downtown Tampa**

Tampa INTL  
Airport

St. Petersburg  
& Beaches

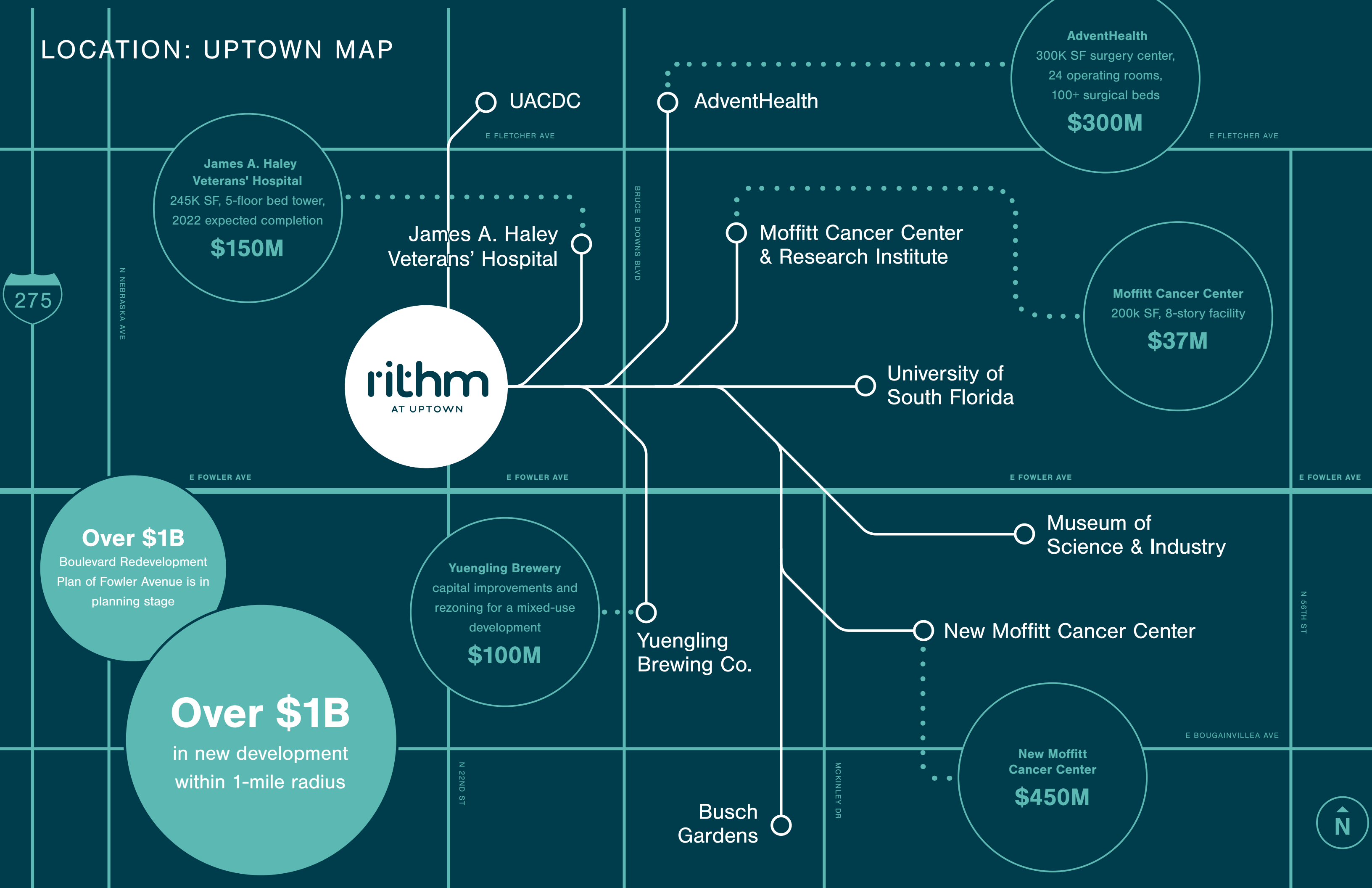
MacDill  
Air Force  
Base

Tampa  
General  
Hospital

Morsani College  
of Medicine  
USF Health



# LOCATION: UPTOWN MAP



# LOCATION: THE UPTOWN DISTRICT

**1.5x**  
national  
average

in estimated annual population  
and household growth (2020-2025)\*

## A Place to Call Home

Today, Uptown's population is young and growing. As RITHM@Uptown and other ongoing developments introduce new local employment, residential, and recreational opportunities, the number of people living in Uptown is only expected to increase.

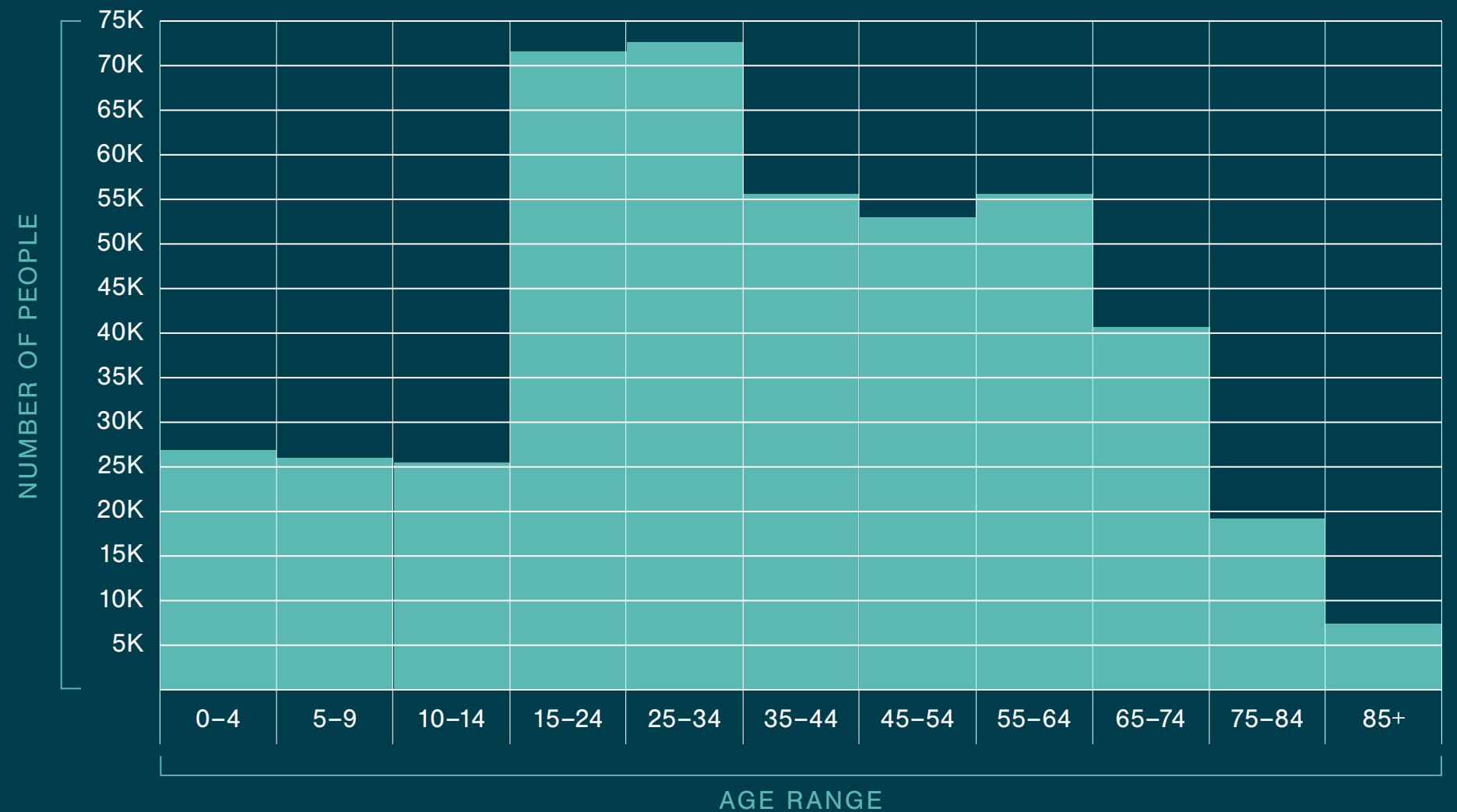
**455,991**  
total population  
(7-mile radius)\*

**36**  
median age\*

- **80%** 18+ years old
- **20%** Under 18 years old

Trends: 2020-2025 Annual Rate	Area	State	National
Population	1.10%	1.33%	0.72%
Households	1.04%	1.27%	0.72%

### Population Breakdown:

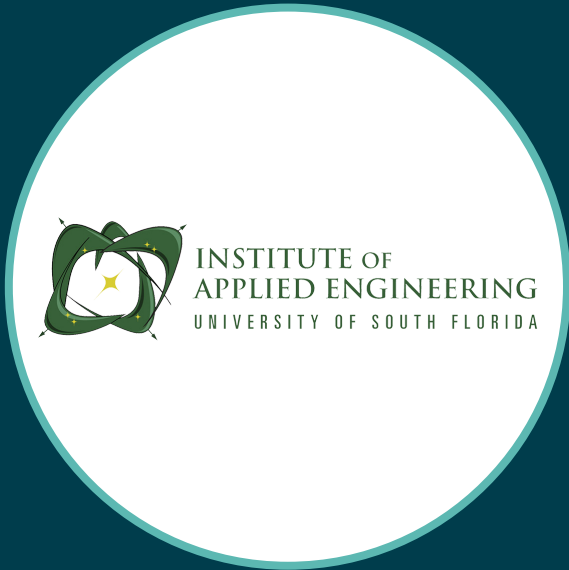


\* U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



SELECT CURRENT TENANTS

Boasting a strong tenant mix, RITHM@Uptown is proud to have national and local tenants amongst our roster.



# Hub Tampa

Our partnership with Core Spaces will be for the development of Hub Tampa, a 5-story, 373-unit, 887-bed student housing development, an approximately \$60 million project.



Main Entry



Courtyard



Pool

FOR INFORMATION REGARDING THE RETAIL ANCHOR OPPORTUNITY  
PLEASE CONTACT:

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[jgoldblum@rdmanagement.com](mailto:jgoldblum@rdmanagement.com)

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AT UPTOWN