



# NAVARA RETAIL

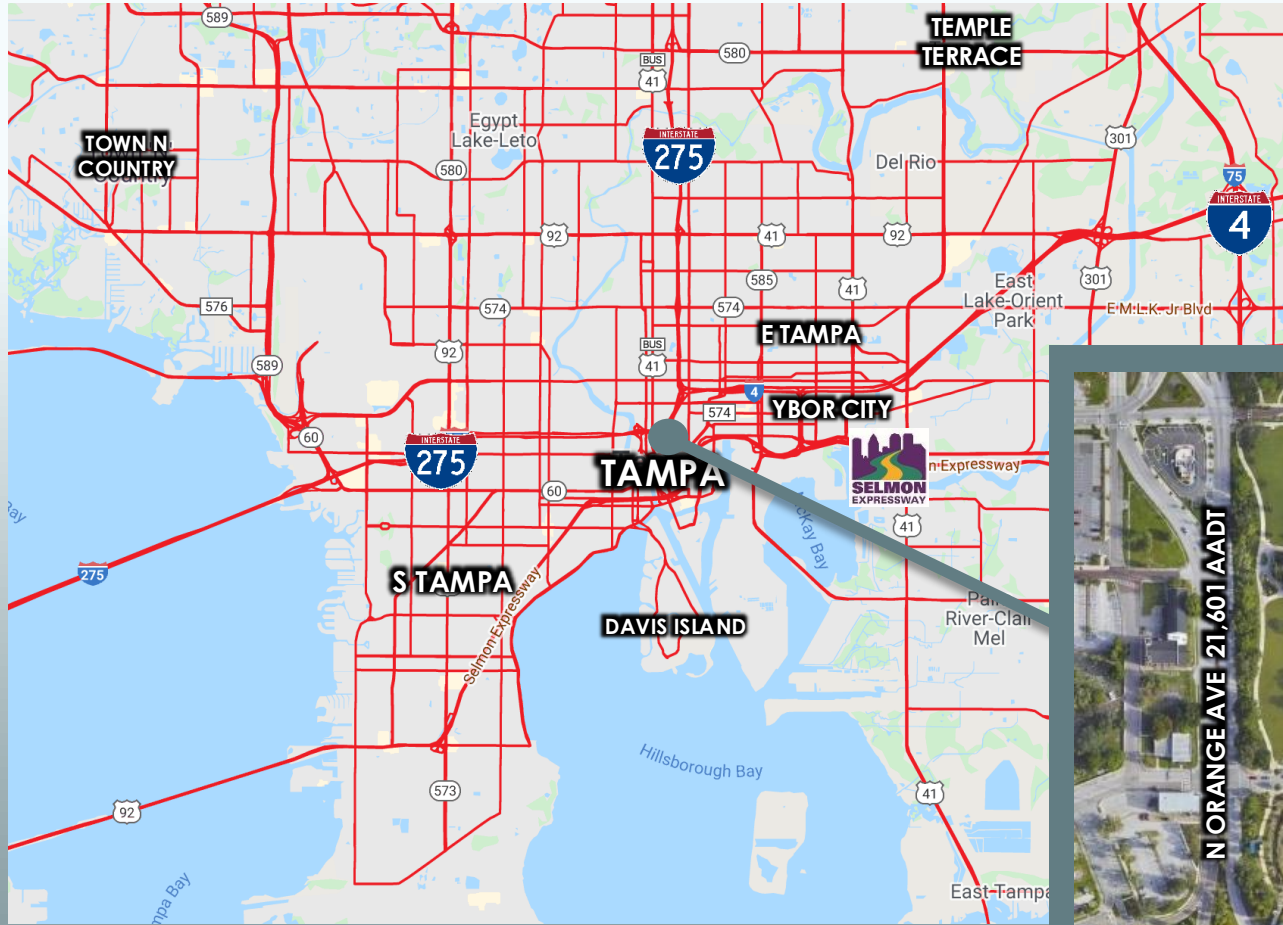
---

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
- 25,750 SF Grocer

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.

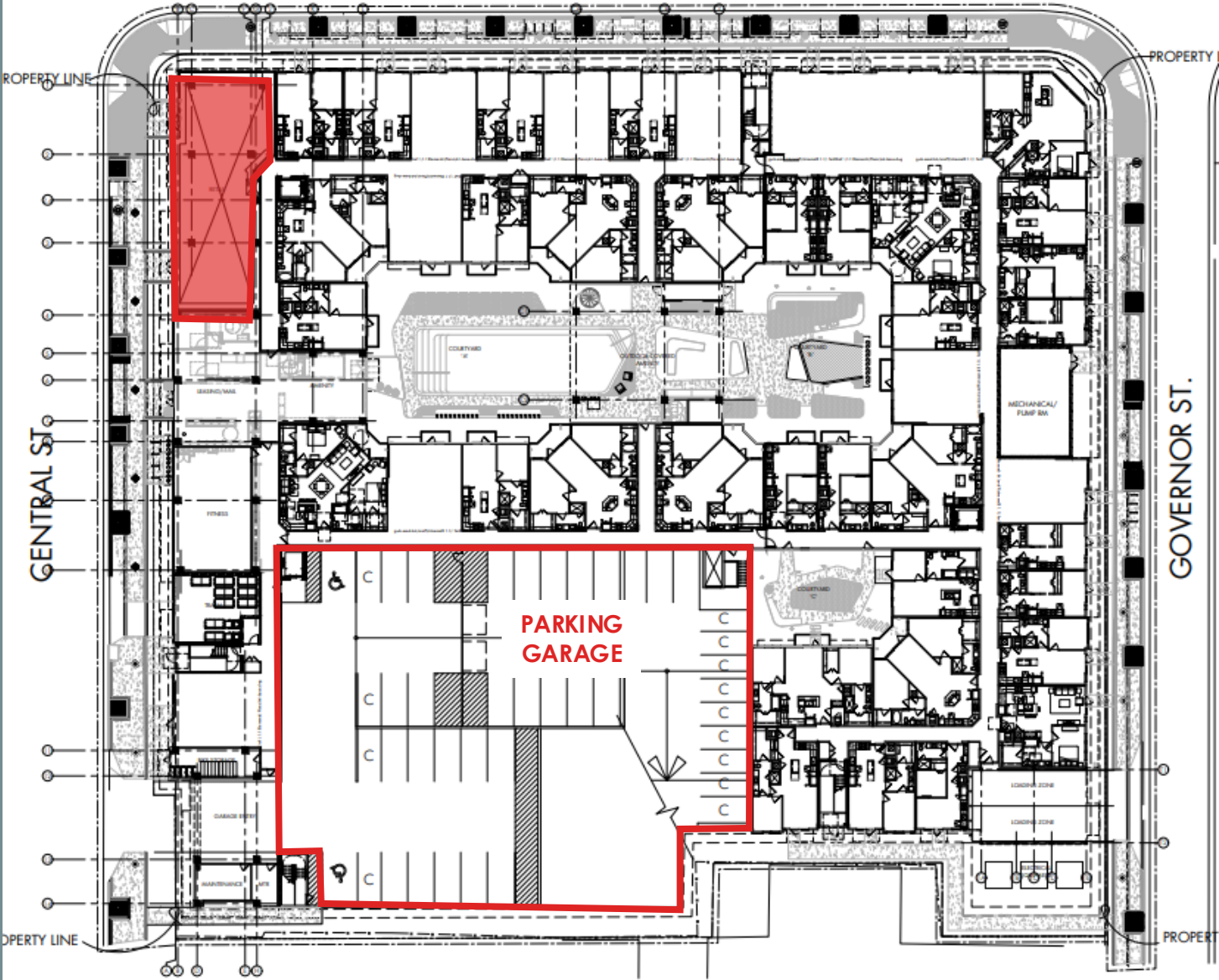


# ALL AROUND TOWN



# SITE PLAN

HARRISON ST.



AVAILABLE  
SPACE

**2,530 SF**

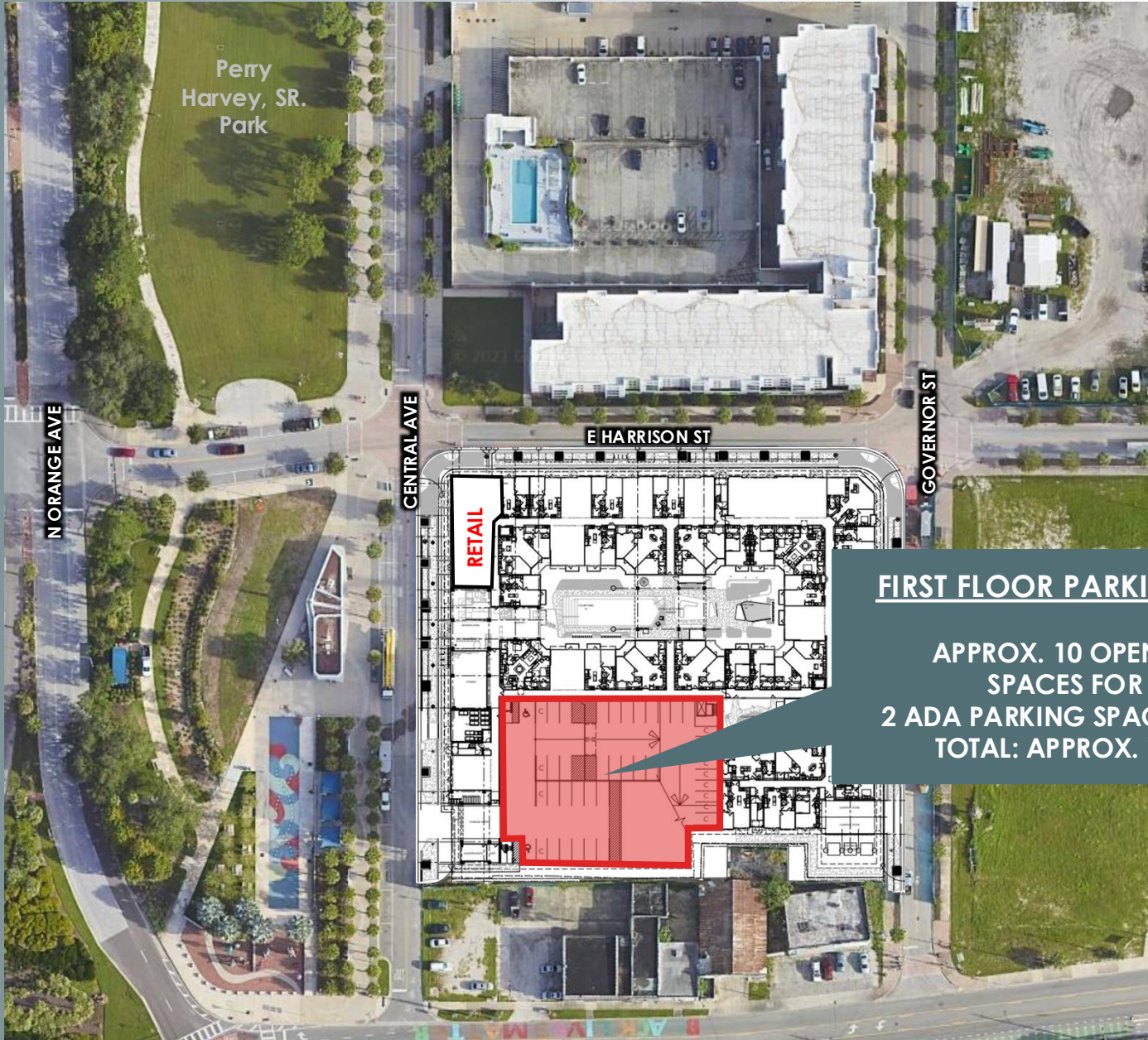


## SITE SPECIFICATIONS

---

- **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- 28,954  
3 MI- 130,643  
5 MI- 265,782

## AVG HH INCOME



1 MI- \$125,311  
3 MI- \$137,540  
5 MI- \$137,546

## DAYTIME POPULATION

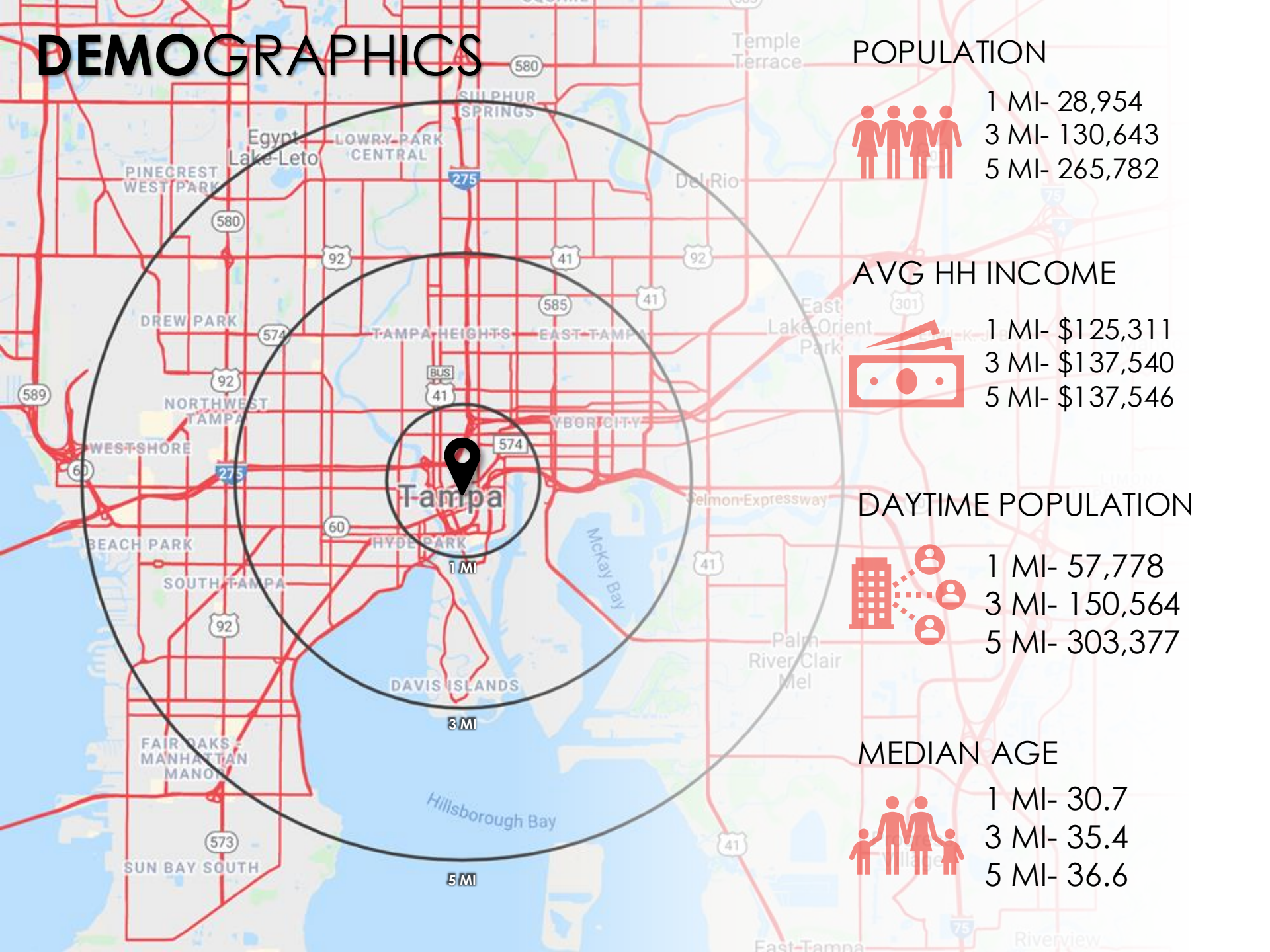


1 MI- 57,778  
3 MI- 150,564  
5 MI- 303,377

## MEDIAN AGE



1 MI- 30.7  
3 MI- 35.4  
5 MI- 36.6



# ENCORE! DISTRICT

APPROX. 100,000 SF  
RETAIL

44,000 SF  
OFFICE

2,621+  
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

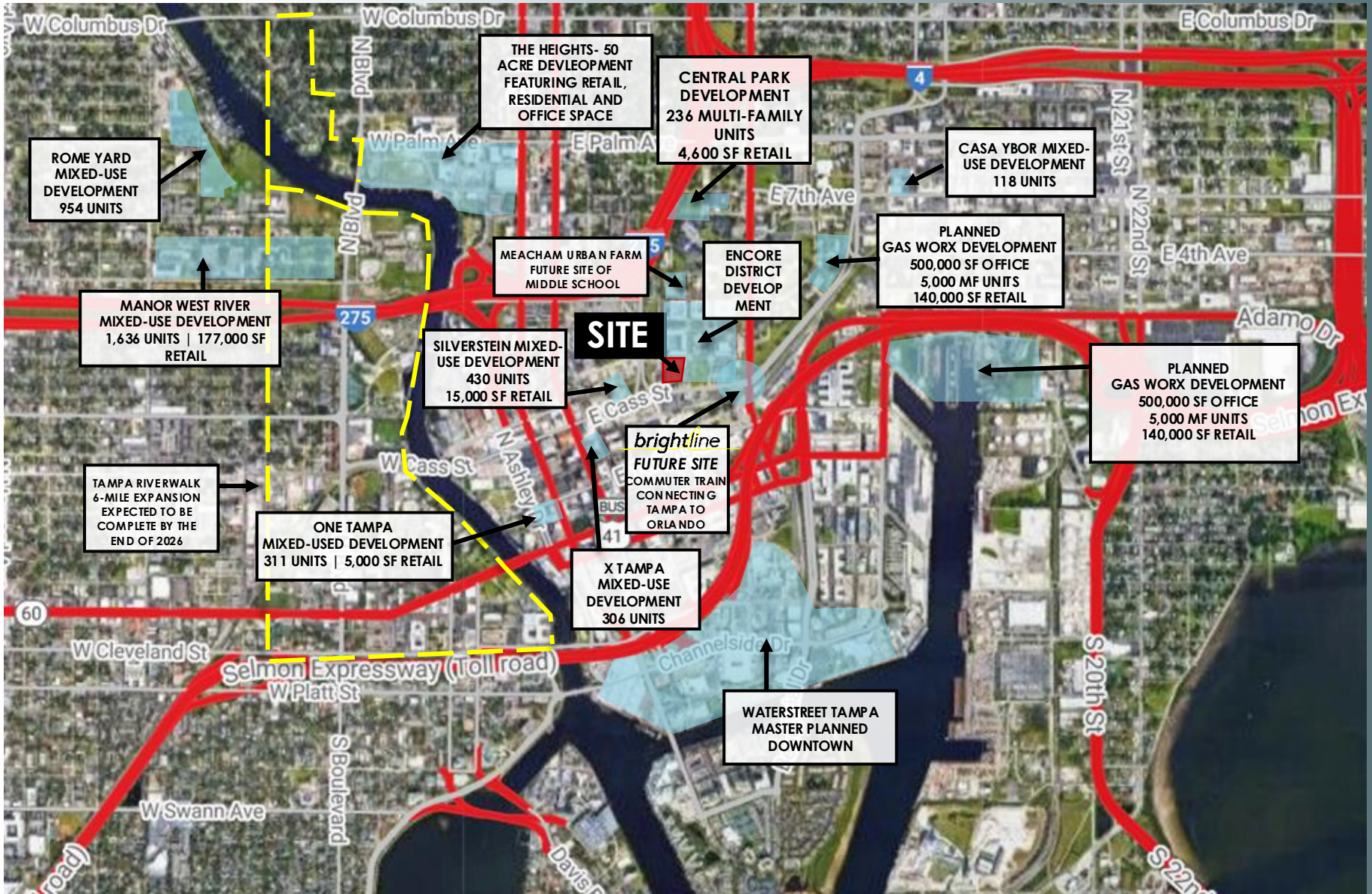


294 MULTI-FAMILY UNITS  
25,740 SF RETAIL (GROCER)  
44,000 SF MED/OFFICE

## LOT 13 - PROPOSED MIXED-USE

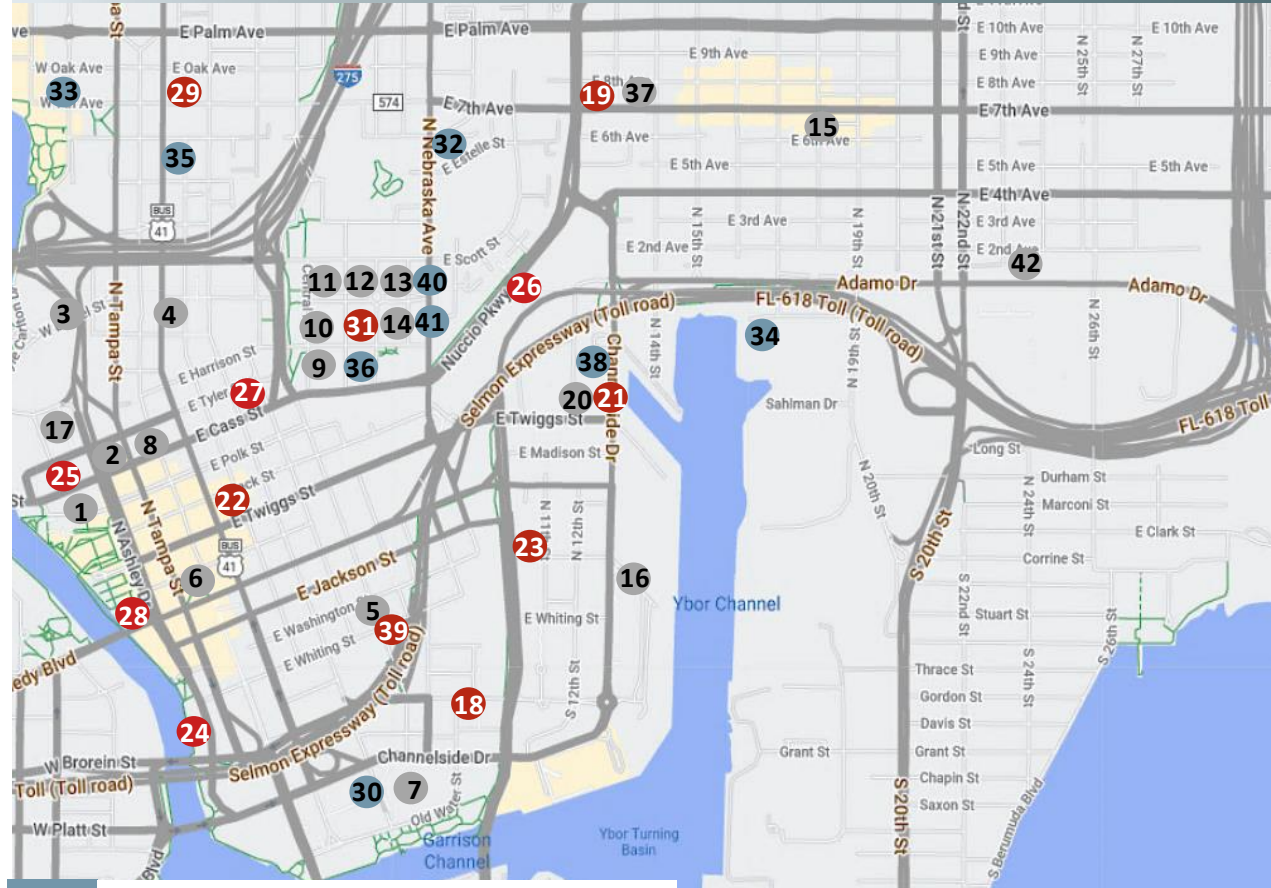
350-UNIT LUXURY MULTI-FAMILY | RETAIL SPACE

# PLANNED/PROPOSED PROJECTS





# 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	<b>Navara at ENCORE!</b>	<b>288</b>
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
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	<b>Cass Square</b>	<b>365</b>
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  
Leasing Manager  
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.