

For Lease At Lector 85

2409 E 2nd Avenue | Tampa, FL



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For Lease At Lector 85

2409 E 2nd Avenue
Tampa, FL

* Premier Retail Opportunity
on Adamo Drive in Historic
Ybor City

Property Specifications

SPACE AVAILABLE

2,080 SF

YEAR BUILT

2021

ZONING

Mixed Use



About the Property

- Vanilla shell delivery in mixed-use development
- 254 multi-family units on site
- Strong visibility from Adamo Drive - 26,500 AADT
- Above average surrounding and residential population
- 57 surface and garage parking spaces available for retail
- Neighbors retail destinations include Ikea and Coppertail Brewing Co

Join These Retailers



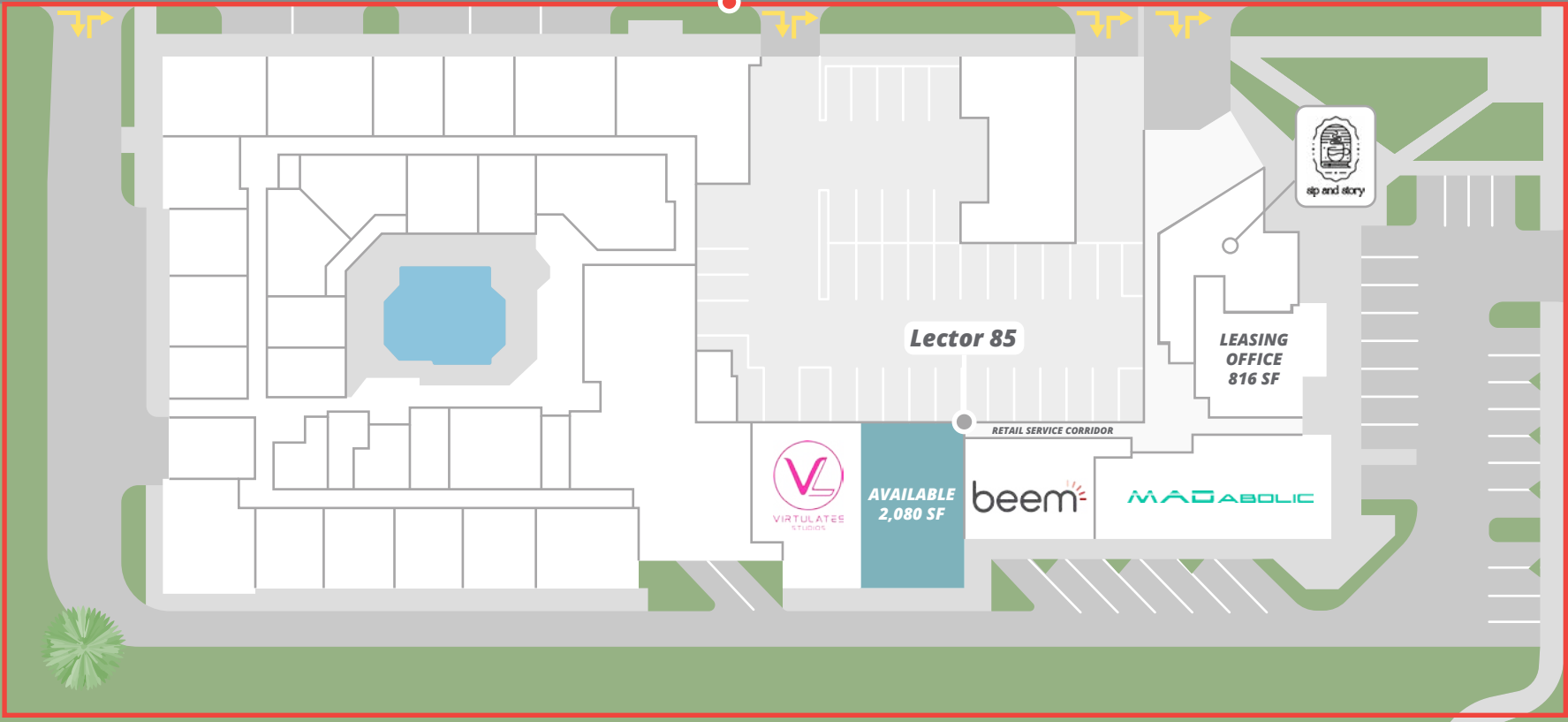
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N 24TH STREET

E 2ND AVENUE

SITE



N 26TH STREET



E ADAMO DRIVE



Ideal Retail Partner

Dynamic tenant that adds value to the multi-family component and also caters to the immediate surrounding community. Businesses that elevate daily life and wellness and that also create a vibrant, walkable hub that seamlessly connects residents with the neighborhood.



COFFEE



LOCAL SHOPS



BOUTIQUE FITNESS



SWEETS & TREATS



RESTAURANTS

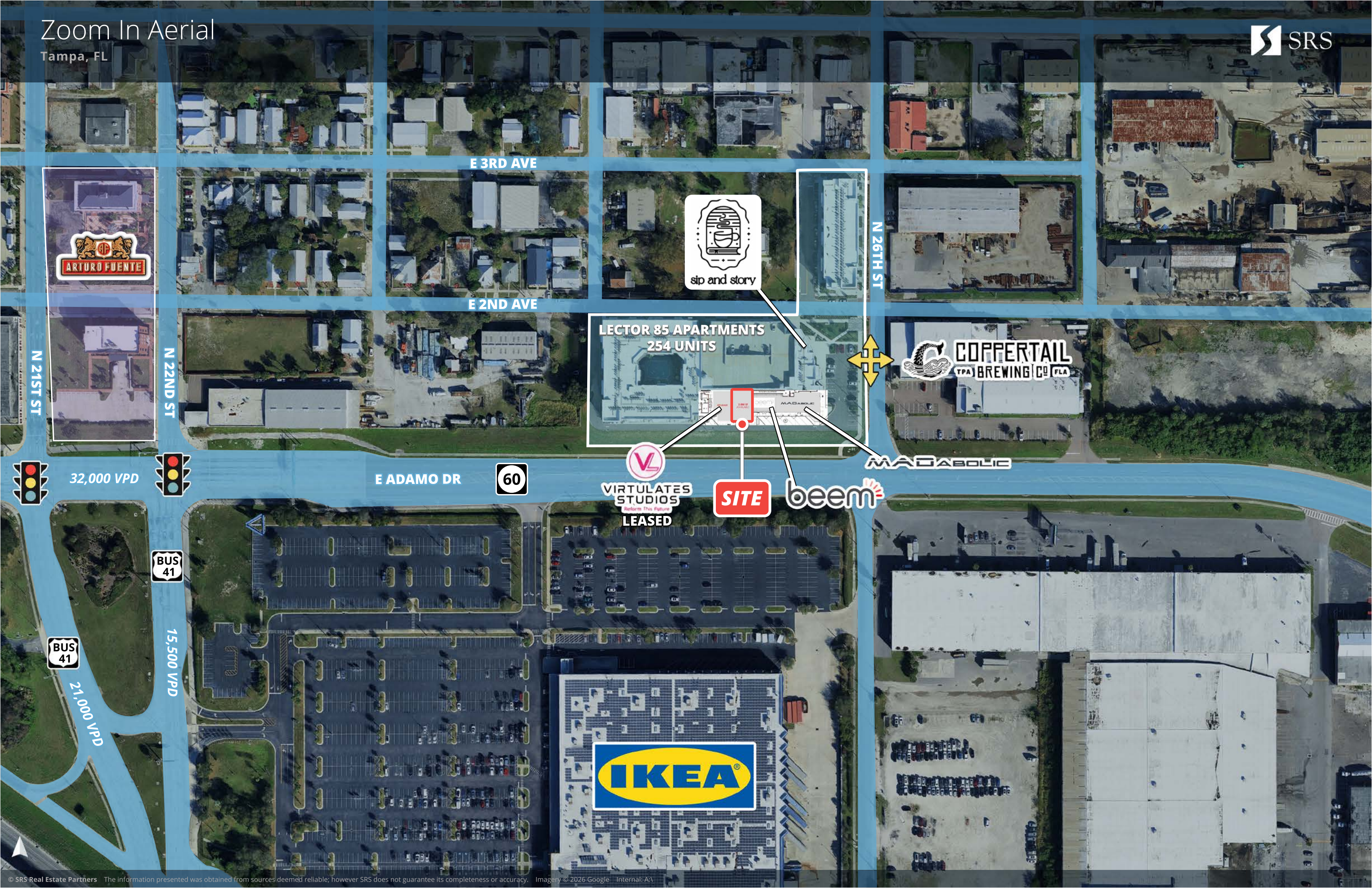


BEAUTY SERVICE



Zoom In Aerial

Tampa, FL



E 3RD AVE

E 2ND AVE

N 26TH ST

N 22ND ST

N 21ST ST

E ADAMO DR



32,000 VPD



15,500 VPD



21,000 VPD



LECTOR 85 APARTMENTS
254 UNITS



MADABOLIC



4 400 184,000 VPD

8,400 VPD

E 10TH AVE



585

18,800 VPD

5,300 VPD



E 7TH AVE



E 4TH AVE

GASWORX
106K SF OFFICE
643 UNITS
28K SF RETAIL UNDERWAY

32,000 VPD

74,000 VPD



SELMON EXPY



E ADAMO DR



N 21ST ST

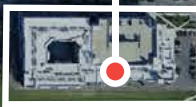
N 22ND ST

21,000 VPD

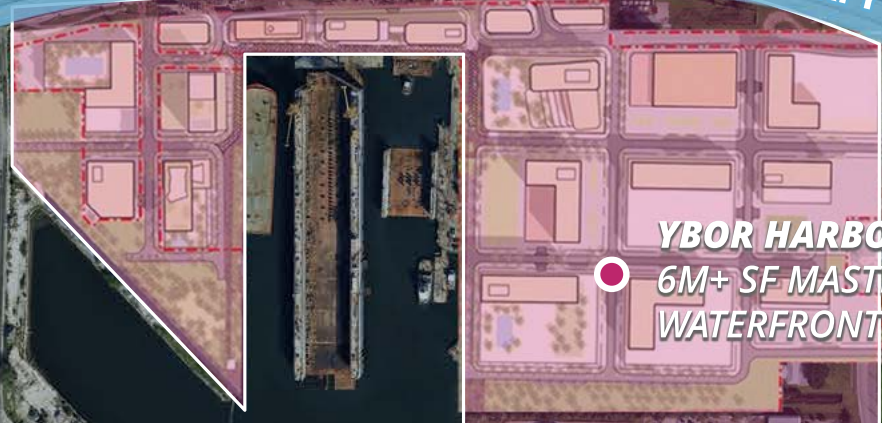
15,500 VPD

43,500 VPD

SITE



26,500 VPD

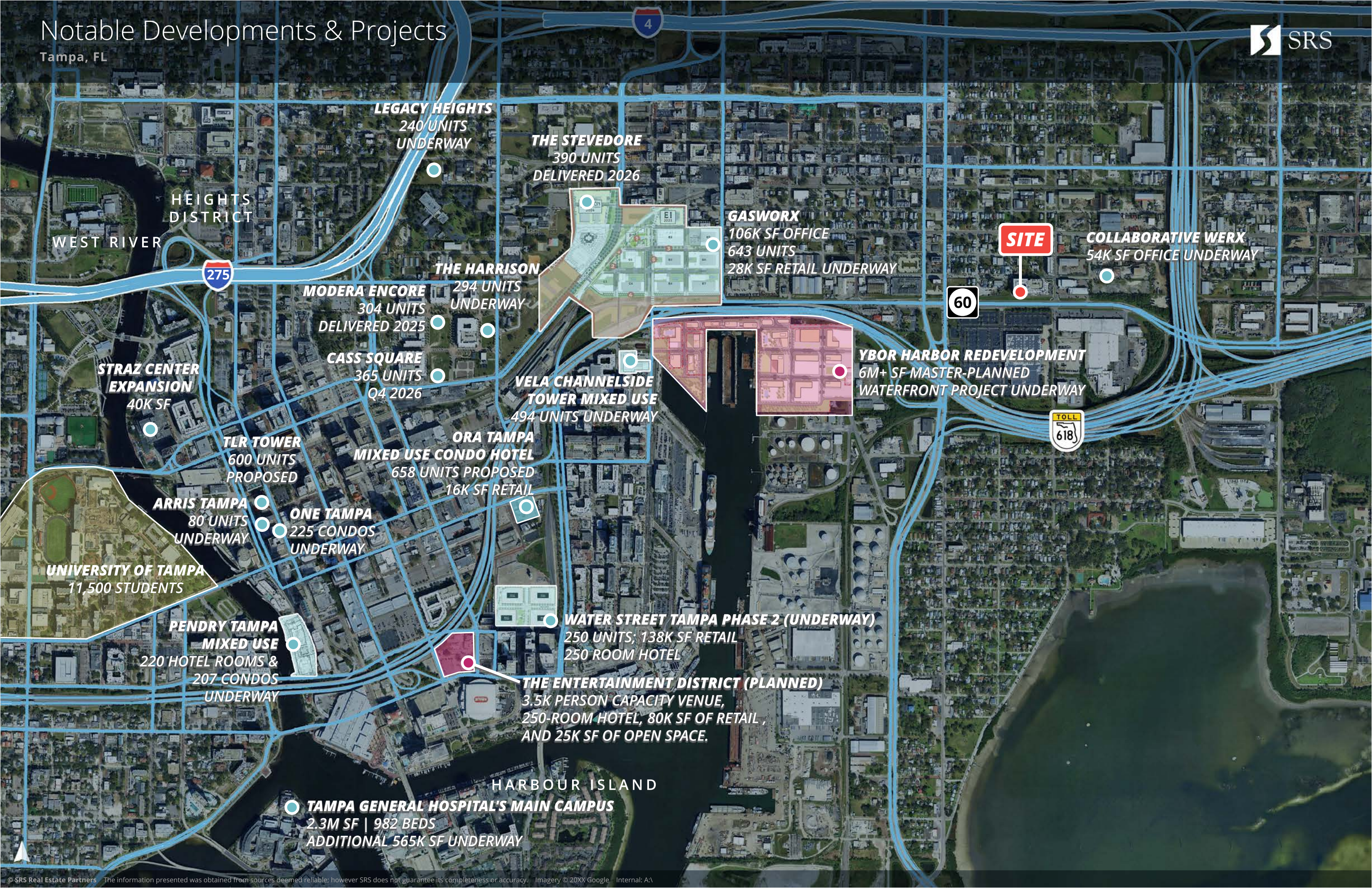


YBOR HARBOR REDEVELOPMENT
6M+ SF MASTER-PLANNED
WATERFRONT PROJECT UNDERWAY



Notable Developments & Projects

Tampa, FL



HEIGHTS DISTRICT

WEST RIVER

LEGACY HEIGHTS
240 UNITS
UNDERWAY

THE STEVEDORE
390 UNITS
DELIVERED 2026

GASWORX
106K SF OFFICE
643 UNITS
28K SF RETAIL UNDERWAY

SITE

COLLABORATIVE WERX
54K SF OFFICE UNDERWAY

275

MODERA ENCORE
304 UNITS
DELIVERED 2025

THE HARRISON
294 UNITS
UNDERWAY

60

STRAZ CENTER EXPANSION
40K SF

CASS SQUARE
365 UNITS
Q4 2026

VELA CHANNELSIDE TOWER MIXED USE
494 UNITS UNDERWAY

YBOR HARBOR REDEVELOPMENT
6M+ SF MASTER-PLANNED
WATERFRONT PROJECT UNDERWAY

TOLL
618

TLR TOWER
600 UNITS
PROPOSED

ORA TAMPA MIXED USE CONDO HOTEL
658 UNITS PROPOSED
16K SF RETAIL

ARRIS TAMPA
80 UNITS
UNDERWAY

ONE TAMPA
225 CONDOS
UNDERWAY

UNIVERSITY OF TAMPA
11,500 STUDENTS

PENDRY TAMPA MIXED USE
220 HOTEL ROOMS &
207 CONDOS
UNDERWAY

WATER STREET TAMPA PHASE 2 (UNDERWAY)
250 UNITS; 138K SF RETAIL
250 ROOM HOTEL

THE ENTERTAINMENT DISTRICT (PLANNED)
3.5K PERSON CAPACITY VENUE,
250-ROOM HOTEL, 80K SF OF RETAIL,
AND 25K SF OF OPEN SPACE.

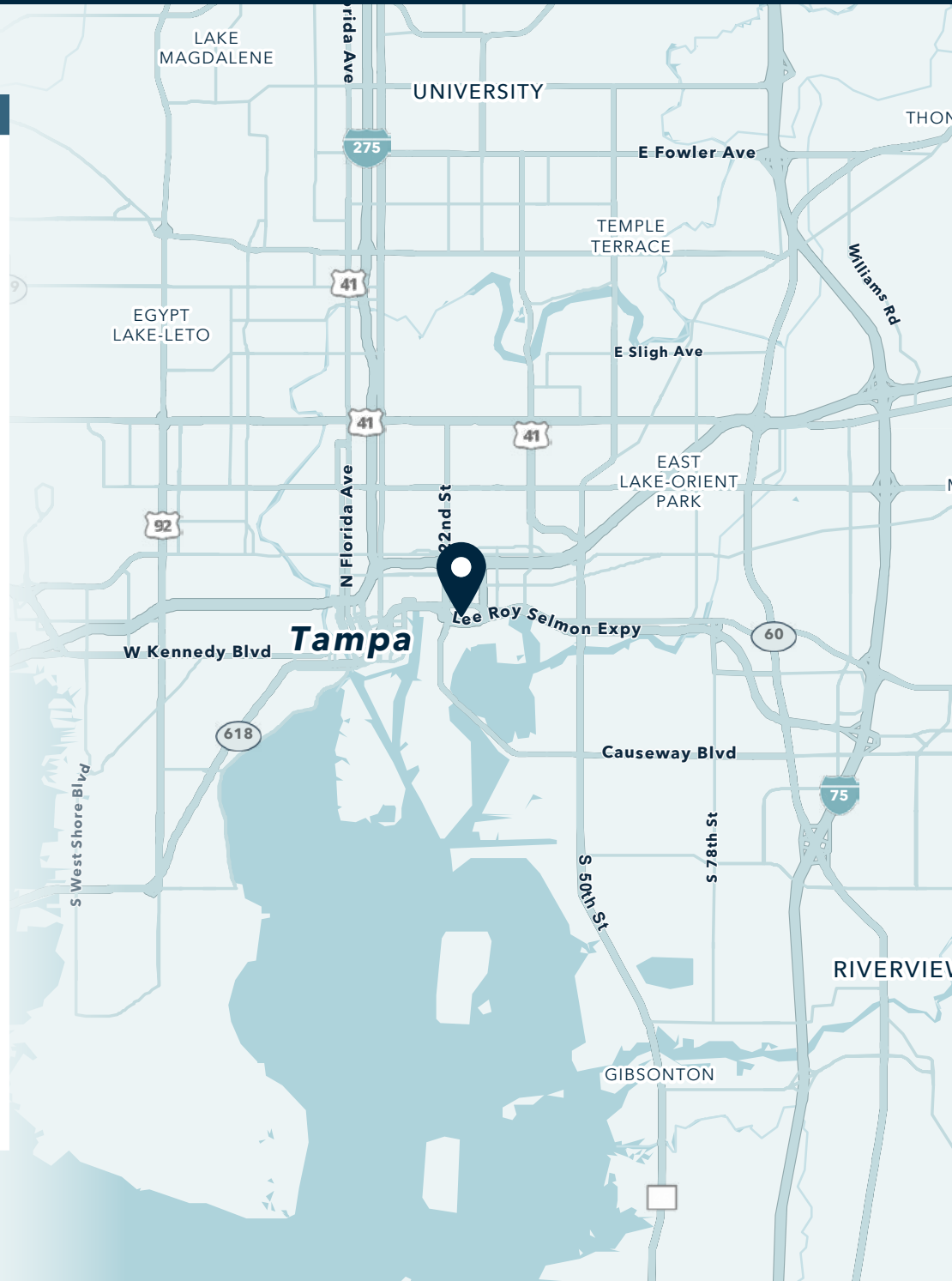
HARBOUR ISLAND

TAMPA GENERAL HOSPITAL'S MAIN CAMPUS
2.3M SF | 982 BEDS
ADDITIONAL 565K SF UNDERWAY



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	8,738	99,124	236,881
2030 Projected Population	9,897	107,842	251,323
Projected Annual Growth 2025 to 2030	2.52%	1.70%	1.19%
Daytime Population			
2025 Daytime Population	18,000	171,852	351,147
Workers	14,193	122,033	234,412
Residents	3,807	49,819	116,735
Income			
2025 Est. Average Household Income	\$88,845	\$104,774	\$110,387
2025 Est. Median Household Income	\$67,434	\$66,639	\$69,211
Households & Growth			
2025 Estimated Households	4,392	42,962	99,817
2030 Projected Households	5,099	47,927	107,449
Projected Annual Growth 2025 to 2030	3.03%	2.21%	1.48%
Race & Ethnicity			
2025 Est. White	41%	41%	42%
2025 Est. Black or African American	32%	36%	29%
2025 Est. Asian or Pacific Islander	3%	3%	3%
2025 Est. American Indian or Native Alaskan	1%	0%	0%
2025 Est. Other Races	24%	19%	26%
2025 Est. Hispanic	27%	22%	31%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

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