



LQ Commercial
REAL ESTATE SERVICES

LQ COMMERCIAL
FLORIDA TENANT
REPRESENTATION

3Q 2024

TENANT REPRESENTATION - ANCHORS



CONCEPT:	Sporting & Outdoor Goods	Grocer	Florida-Based Retailer	Combined Retail Store
PROTOTYPE:	50,000 - 65,000 SF	22,000± SF / 2.0-2.5 AC	18,000 - 22,000 SF	25,000 - 30,000 SF
SITE CRITERIA:	BTS or Reverse BTS New or 2nd Gen Power/Lifestyle/Strip/Pad	End-Cap / Freestanding 2nd Gen Boxes Ground Lease / Purchase	Power/Lifestyle/ Community/Grocery 100' Minimum Frontage	Power/Lifestyle/ Community/Grocery 125' Minimum Frontage
DEMOGRAPHICS:	Inc: >\$50K - \$100K+ Age: 36-45 Years 1+ Children	20,000+ AADT Lee, Collier, Osceola, Orange, Polk Counties	Income: \$50,000+ Population: 50,000 Statewide	Income: \$50,000+ Population: 50,000 Statewide
TRADE AREAS:	Collier, Lee, Charlotte Counties	Tom Heer theer@lqcre.com	Lynda Nagy lnagy@lqcre.com (813) 756-8003	Lynda Nagy lnagy@lqcre.com (813) 756-8003
CONTACT:	John Mounce jmounce@lqcre.com (239) 333-4365 Jessica McEvoy jmcevoy@lqcre.com (239) 333-4374	Eli Dioso edioso@lqcre.com John Mounce jmounce@lqcre.com Jessica McEvoy jmcevoy@lqcre.com		



CONCEPT:	Side-By-Side Retailers	Florida (Rebranded) Retailer	Hospitality / Entertainment	Golf Entertainment
PROTOTYPE:	25,000 - 30,000 SF	25,000 - 50,000 SF	3-10 AC / 6 -12K+ SF	10± AC
SITE CRITERIA:	Power/Lifestyle/ Community/Grocery 135' Minimum Frontage	Power/Lifestyle/ Community/Grocery 120' Minimum Frontage	Purchase or Lease Freestanding or In-Line 170+ Spaces + Bus Drops	36,000 SF Open-Air 15,400 SF Enclosed 52 Bays (836' L / 415'W)
DEMOGRAPHICS:	Income: \$50,000+ Population: 50,000	Income: \$50,000+ Population: 50,000	"Sense of Place" Locations 20,000+ AADT	High-Traffic Areas Dense Population Tourist Markets
TRADE AREAS:	Statewide	Statewide	Central Florida	Greater Orlando, East Coast, Panhandle
CONTACT:	Lynda Nagy lnagy@lqcre.com (813) 756-8003	Lynda Nagy lnagy@lqcre.com (813) 756-8003	Julia Sosa jsosa@lqcre.com (407) 775-4358 Eva Royal eroyal@lqcre.com (407) 705-2217	Julia Sosa jsosa@lqcre.com Eva Royal eroyal@lqcre.com Mike Sheerin msheerin@lqcre.com



TENANT REPRESENTATION - ANCHORS



CONCEPT: Grocer
PROTOTYPE: 10,000 - 20,000 SF
SITE CRITERIA: Second Generation
 10 - 20 Year Terms

DEMOGRAPHICS: Income: 45K+

TRADE AREAS: Orlando MSA

CONTACT: Mike Sheerin
msheerin@lqcre.com
 (407) 392-2498



Infant & Childrens Items

Statewide (Except SE FL)

Kris Kral
kkral@lqcre.com
 (813) 999-1946



Fitness Health Club
 20,000 - 45,000 SF

Orlando MSA
 Tampa MSA

Kris Kral
kkral@lqcre.com
 Julia Sosa
jsosa@lqcre.com
 Eva Royal
eroyal@lqcre.com



Luxury, Boutique Fitness

Central & Southwest
 Florida (No Lee/Collier)

Kris Kral
kkral@lqcre.com
 (813) 999-1946



CONCEPT: Gym & Fitness Club
PROTOTYPE:
SITE CRITERIA:

DEMOGRAPHICS:

TRADE AREAS: Central & Southwest
 Florida (No Lee/Collier)

CONTACT: Kris Kral
kkral@lqcre.com
 (813) 999-1946



Discount Anchor
 33,000± SF (150'x200')
 Regional Centers
 Power Center
 Community Centers

Population: 100K+

Charlotte, Lee, Collier
 Counties

Michael Daly
mdaly@lqcre.com
 (239) 676-6693
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



Crafts, Frames, Decor

Statewide (Except SE FL
 & West of Tallahassee)

Kris Kral
kkral@lqcre.com
 (813) 999-1946



Office Products
 20,000± SF (110'x120')
 Loading Dock
 Power/Community
 Centers/Downtown

Business Centers
 High Income Areas

Southwest Florida

John Mounce
jmounce@lqcre.com
 (239) 333-4365



ANCHOR

TENANT REPRESENTATION - ANCHORS



CONCEPT:	Gym & Fitness Club	Discount Anchor	Crafts, Frames, Decor	Office Products
PROTOTYPE:		33,000± SF (150'x200')		20,000± SF (110'x120')
SITE CRITERIA:		Regional Centers Power Center Community Centers		Loading Dock Power/Community Centers/Downtown
DEMOGRAPHICS:		Population: 100K+		Business Centers High Income Areas
TRADE AREAS:	Central & Southwest Florida (No Lee/Collier)	Charlotte, Lee, Collier Counties	Statewide (Except SE FL & West of Tallahassee)	Southwest Florida
CONTACT:	Kris Kral kkral@lqcre.com (813) 999-1946	Michael Daly mdaly@lqcre.com (239) 676-6693 Jessica McEvoy jmcevoy@lqcre.com (239) 333-4374	Kris Kral kkral@lqcre.com (813) 999-1946	John Mounce jmounce@lqcre.com (239) 333-4365



CONCEPT:	Value Retailer	Department Stores	Discount Department Store	General Merchandise
PROTOTYPE:		18,000 - 20,000± SF	30,000± SF	7 - 25 AC
SITE CRITERIA:		Regional/Community/ Power Centers	Regional/Community/ Power Centers	
DEMOGRAPHICS:		Population: 100K	Population: 100K	
TRADE AREAS:	Southwest Florida	Charlotte, Lee, Collier Counties	Charlotte, Lee, Collier Counties	Charlotte, Lee, Sarasota, Manatee, Hillsborough
CONTACT:	Kris Kral kkral@lqcre.com (813) 999-1946	Jessica McEvoy jmcevoy@lqcre.com (239) 333-4374	Michael Daly mdaly@lqcre.com (239) 676-6693 Jessica McEvoy jmcevoy@lqcre.com (239) 333-4374	Bob Pekol bpekol@lqcre.com (239) 333-4369



HOSPITALITY

TENANT REPRESENTATION - HOSPITALITY



CONCEPT: Hotel & Extended Stays
PROTOTYPE: 2.0 - 3.0 AC
SITE CRITERIA: Hotel Zoning
Strong Visibility
Good Access

DEMOGRAPHICS: Strong Traffic Counts

TRADE AREAS: Florida & Georgia

CONTACT: Julia Sosa
jsosa@lqcre.com
(407) 775-4358
Eva Royal
eroyal@lqcre.com
(407) 705-2217



Comfort

Hotel & Extended Stays
2.0 - 3.0 AC
Hotel Zoning
Strong Visibility
Good Access

Strong Traffic Counts

Florida & Georgia

Julia Sosa
jsosa@lqcre.com
(407) 775-4358
Eva Royal
eroyal@lqcre.com
(407) 705-2217



Hospitality
2.0 - 3.0 AC

Near Interstates
Tourism, Universities

Statewide

Julia Sosa
jsosa@lqcre.com
(407) 775-4358
Eva Royal
eroyal@lqcre.com
(407) 705-2217



Hotel & Extended Stays
2.0 - 3.0 AC
Hotel Zoning
Strong Visibility
Good Access

Strong Traffic Counts

Florida & Georgia

Julia Sosa
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(407) 775-4358
Eva Royal
eroyal@lqcre.com
(407) 705-2217



CONCEPT: Extended Stay Hospitality
PROTOTYPE: 2.5 - 3.5 AC
SITE CRITERIA:

DEMOGRAPHICS: Office-Dense Areas
Close to Amenities

TRADE AREAS: Central Florida

CONTACT: Julia Sosa
jsosa@lqcre.com
(407) 775-4358



FOOD & BEVERAGE

TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Pho
PROTOTYPE: 1,500 - 2,500 SF
SITE CRITERIA: In-Line
 End Caps
 Freestanding

DEMOGRAPHICS: High Traffic / Dense Pop
 Near Schools / Universities

TRADE AREAS: Greater Tampa Bay

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Mexican Fast Casual
PROTOTYPE: 1,400 - 1,600 SF
SITE CRITERIA: Second Generation
 End Cap Preferred
 Drive-Thru Not Needed

DEMOGRAPHICS: Suburban Locations
 High Traffic Areas

TRADE AREAS: Orlando & Tampa

CONTACT: Julia Sosa
jsosa@lqcre.com
 (407) 775-4358



CONCEPT: Italian Carryout
PROTOTYPE: 1,000 - 1,800 SF
SITE CRITERIA: Neighborhood Centers

DEMOGRAPHICS: 35K Residents In 3 Miles
 25K Daytime Population
 \$85,000+ HH Income
 Collier County North To
 Manatee County

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: Four Restaurants & Bars

CONTACT: Paul Fischetti
paullie@lqcre.com
 (321) 243-4937



CONCEPT: QSR Burger
PROTOTYPE: 0.5 - 1.5 AC
SITE CRITERIA: GL or Purchase

DEMOGRAPHICS: High Traffic

TRADE AREAS: Central Florida

CONTACT: Julia Sosa
jsosa@lqcre.com
 (407) 775-4358
 Eva Royal
eroyal@lqcre.com
 (407) 705-2217



CONCEPT: Casual Caribbean Dining
PROTOTYPE: 7,200 SF / 2 AC Pad
SITE CRITERIA: Outdoor Seating
 Parking Spaces:
 175 - 200

DEMOGRAPHICS: Population: 600K+
 Regional Location
 Mid+Income; High Traffic

TRADE AREAS: S. Sarasota, Charlotte
 Lee, Collier Counties

CONTACT: John Mounce
jmounce@lqcre.com
 (239) 333-4365
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: Pizza Restaurant
PROTOTYPE: 4,000 - 5,000 SF
SITE CRITERIA: Freestanding / End Cap
 or In-line
 Ample Parking

DEMOGRAPHICS: 3-Mile Pop: 25,000+
 3-Mile HH Inc: \$50,000+

TRADE AREAS: Manatee, Charlotte, Lee,
 Sarasota, Collier County

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370



CONCEPT: Craft Brewery

TRADE AREAS: Statewide

CONTACT: Kris Kral
kkral@lqcre.com
 (813) 999-1946



FOOD & BEVERAGE

TENANT REPRESENTATION - FOOD & BEVERAGE

BUONA

CHICAGO'S ORIGINAL ITALIAN BEEF

CONCEPT: Full-Service Restaurant

PROTOTYPE: 4,200 - 4,900 SF

SITE CRITERIA: Freestanding / End Caps
Drive Thru Lane

DEMOGRAPHICS: Strong Daytime Pop
30,000+ Daily Traffic

TRADE AREAS: Lee & Collier County

CONTACT: Tom Strauss
tstrauss@lqcre.com
(239) 333-4370
Jessica McEvoy
jmcevoy@lqcre.com
(239) 333-4374



Corporate & Franchisee

1-2 AC (Cor) | 1+ AC (Fra)

Freestanding, Drive-Thru
2nd Gen Considered
Purchase Preferred

Strong Daytime Traffic
Interstate Exchanges
Activity Centers

Central FL, Volusia, Polk
Brevard, Sumpter, SWFL

Wendy Supino, CCIM
wendy@lqcre.com
(407) 775-2267



Modern Butcher Shop

1,250 - 1,750 SF

2nd Generation or
New Construction

Strong Daytime Pop
35,000+ AADT

Statewide

Paul Fischetti
paulie@lqcre.com
(321) 243-4937

THE CAPITAL[®]

G · R · I · L · L · E

Fine Dining Restaurant

8K - 10K SF / 2 AC Pad

Freestanding
Premier In-Line Sites
Two-Story Considered

Above-Average Income
Strong Employment
Dense Hospitality

South Sarasota, Lee,
Charlotte, Collier County

John Mounce
jmounce@lqcre.com
(239) 333-4365
Jessica McEvoy
jmcevoy@lqcre.com
(239) 333-4374

Cheddar's

SCRATCH KITCHEN[®]

CONCEPT: Casual Dining Restaurant

PROTOTYPE: 7,918 SF / 2 AC

SITE CRITERIA: 170+ Parking Spaces

DEMOGRAPHICS: 30-Min Population: 150K+

TRADE AREAS: Lee, Collier Counties

CONTACT: John Mounce
jmounce@lqcre.com
(239) 333-4365
Jessica McEvoy
jmcevoy@lqcre.com
(239) 333-4374

CHUCK LAGER

AMERICA'S TAVERN

Tavern & Unique Fare

5 - 7K SF

Patio or Ability to Build
2nd Gen Restaurant
125 Spaces

5-Mile HH Pop: 150K
5-Mile HH Income: \$65K
AADT: 25K CPD

Atlanta, Orlando, Tampa,
Lee County, Jacksonville

Orlando MSA
jsosa@lqcre.com
eroyal@lqcre.com
Tampa / JAX / Atlanta
paulie@lqcre.com
Southwest FL MSA
jmounce@lqcre.com
jmcevoy@lqcre.com

Colbie's

SOUTHERN KISSED CHICKEN

Southern Kissed Chicken

2,500 - 3,500 SF

2nd Generation or
New Construction

Strong Daytime Pop
40,000+ AADT

Statewide (Florida)
Atlanta

Paul Fischetti
paulie@lqcre.com
(321) 243-4937



crumbl

cookies

Gourmet Cookies

1,400 - 1,800 SF

Grocery-Anchored
Strong Multi-Tenant Pads
Good Ingress/Egress

50K Residents In 3 Miles
\$80,000+ HH Income

Naples, Fort Myers &
Cape Coral

Tom Strauss
tstrauss@lqcre.com
(239) 333-4370
Jessica McEvoy
jmcevoy@lqcre.com
(239) 333-4374



FOOD & BEVERAGE

TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Quick Service Restaurant
PROTOTYPE: 4.5K SF Bldg\45-50K SF Land
SITE CRITERIA: Purchase
 175' Frontage
 30K Cars @ 35MPH or Less

DEMOGRAPHICS:

TRADE AREAS: Leesburg, Ocala, Lakeland

CONTACT: Julia Sosa
jsosa@lqcre.com
 (407) 775-4358
 Eva Royal
eroyal@lqcre.com
 (407) 705-2217



CONCEPT: Casual Dining
PROTOTYPE: 3,500 - 4,000 SF
SITE CRITERIA: Neighborhood Centers
 Strong Visibility/Access
 Freestanding/End Cap

DEMOGRAPHICS: Daytime Workforce: 10K
 Median Income: \$40K+
 2-Mile Pop: 30K+

TRADE AREAS: Greater Tampa Bay, Central Florida

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Ice Cream
PROTOTYPE: 0.7 - 1.0 AC

DEMOGRAPHICS: Near Schools & Sporting / Recreational Facilities

TRADE AREAS: Florida's West Coast

CONTACT: Bob Pekol
bpekol@lqcre.com
 (239) 333-4369



CONCEPT: Asian Noodle Restaurant
PROTOTYPE: 1,800 - 3,000 SF
SITE CRITERIA: In-Line
 End Caps
 Freestanding

DEMOGRAPHICS: High Traffic
 Dense Population
 Near University/Colleges

TRADE AREAS: Greater Tampa Bay

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Buffet Restaurant
PROTOTYPE: 8,000 - 12,000 SF
SITE CRITERIA: Freestanding 2nd Gen or 500-1,500 SF + Drive-Thru For To-Go Concept

DEMOGRAPHICS: High Traffic Areas
 Average Incomes

TRADE AREAS: Hillsborough, Pasco, Hernando County

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Baked Goods/Coffee
PROTOTYPE: 1,200 - 2,600 SF
SITE CRITERIA: Drive-Thru
 Morning Drive-Side
 Freestanding/Pad/End Cap

DEMOGRAPHICS: 3-Min Population: 15K
 Median Income: \$30K+

TRADE AREAS: Charlotte, Sarasota, Collier Counties

CONTACT: Bob Pekol
bpekol@lqcre.com
 (239) 333-4369



CONCEPT: Fine Dining Restaurant
PROTOTYPE: 8.5K - 10K SF / 2 AC Pad
SITE CRITERIA: Freestanding
 Premier In-Line Sites
 Two-Story Considered

DEMOGRAPHICS: Above-Average Incomes
 Strong Employment Base
 Dense Hospitality

TRADE AREAS: S. Sarasota, Charlotte, Lee, Collier Counties

CONTACT: John Mounce
jmounce@lqcre.com
 (239) 333-4365
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: 9 Restaurant Concepts
PROTOTYPE: 1,500 - 4,500 SF
SITE CRITERIA: End Cap & In-Line
 Activity Generators
 Downtown Locations

DEMOGRAPHICS: High Traffic
 Day & Night Foot Traffic

TRADE AREAS: Statewide Tampa Bay-Centric

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



FOOD & BEVERAGE

TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Philly Cheesesteaks
PROTOTYPE: 1,500 - 2,200 SF
SITE CRITERIA: 2nd Gen Restaurants Preferred, Not Required

DEMOGRAPHICS:

TRADE AREAS: Central Florida

CONTACT: Julia Sosa
jsosa@lqcre.com
 Eva Royal
eroyal@lqcre.com
 Wendy Supino, CCIM
wendy@lqcre.com



Restaurants/Bars/Events
 5,000 - 7,500 SF
 2nd Generation or New Construction with High Tenant Allowance

High Traffic Areas
 45K+ Population (3-Miles)

Statewide

Paul Fischetti
paulie@lqcre.com
 (321) 243-4937



Quick Service Fast Food
 2,500 - 3,000 SF
 Freestanding
 End Caps
 In/Outdoor Seating
 5-Mile Population: 90K+

Brevard, Volusia, South Orange, Osceola County

Tom Heer
theer@lqcre.com
 (407) 775-4361



Korean BBQ

Statewide (Except SE FL)

Kris Kral
kkral@lqcre.com
 (813) 999-1946



CONCEPT: Italian Pizzeria & Kitchen
PROTOTYPE: 3,500 SF
SITE CRITERIA:

DEMOGRAPHICS:

TRADE AREAS: Central/West/North Florida

CONTACT: Julia Sosa
jsosa@lqcre.com
 Eva Royal
eroyal@lqcre.com
 Wendy Supino, CCIM
wendy@lqcre.com



Dine In Asian-Fusion
 6,000 - 13,000 SF
 Sale or Lease
 Freestanding, End Cap
 Second Gen Preferred

High Traffic
 Dense Population

Orlando & Tampa MSA's

Eli Dioso
edioso@lqcre.com
 (813) 999-1947



Fried Seafood & Chicken
 1,000 - 3,000 SF
 Freestanding
 End Caps
 Purchase or Lease

50K Residents (3-Miles)
 \$45K Income (3-Miles)

Florida (Statewide) Plus Dallas, Nashville, Atlanta

Bruce Micciche, CCIM
brucem@lqcre.com
 (239) 333-2518



Casual Restaurant
 4,500 SF
 Freestanding/End Caps
 Existing Units Preferred
 Retail/Highway Locations

Retail/Office/Medical
 3-Mile Pop: 25-50K+

Charlotte, Lee, Collier Counties

Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



FOOD & BEVERAGE

TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Sub Sandwiches
PROTOTYPE: 1,200 - 1,400 SF
SITE CRITERIA: Strong Road Frontage
 Visibility High Traffic Counts

DEMOGRAPHICS: Strong Daytime Pop
 Retail & Business Districts

TRADE AREAS: Charlotte, Lee, Collier
 Counties

CONTACT: Bob Pekol
bpekol@lqcre.com
 (239) 333-4369



CONCEPT: Sandwich Shop
PROTOTYPE: 600 - 1,800 SF
SITE CRITERIA: Drive-Thru
 Pad/End Cap Sites

DEMOGRAPHICS: Strong Daytime Pop
 Business Districts
 Colleges/Medical

TRADE AREAS: Lee, Collier Counties

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: Best Burgers
PROTOTYPE: 1,200 - 2,000 SF
SITE CRITERIA: Freestanding
 Strip Centers

DEMOGRAPHICS: 50K Residents (3-Miles)
 \$55K Income (3-Miles)

TRADE AREAS: Collier, Lee, Charlotte,
 Sarasota Counties

CONTACT: Bruce Micciche, CCIM
brucem@lqcre.com
 (239) 333-2518



CONCEPT: Pizza
PROTOTYPE: 1,400 - 1,800 SF
SITE CRITERIA: Freestanding
 End Caps

DEMOGRAPHICS: \$45K-\$90K HH Incomes
 25K+ People in Trade Area
 High % of Young Families

TRADE AREAS: Central Florida West
 Florida / Tampa Bay

CONTACT: Julia Sosa
jsosa@lqcre.com
 (407) 775-4358
 Eva Royal
eroyal@lqcre.com
 (407) 705-2217



CONCEPT: Greek Restaurant
PROTOTYPE: 1,200 - 1,800 SF
SITE CRITERIA: 2nd Gen Restaurant
 Freestanding, Pad Sites

DEMOGRAPHICS: Class-A Locations
 High Daytime Population

TRADE AREAS: Charlotte, Lee & Collier
 Counties

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: Fast-Casual Mexican
PROTOTYPE: 1,200 - 1,500 SF
SITE CRITERIA: Neighborhood/Lifestyle
 Strip/Activity Generator
 In-Line or End Cap

DEMOGRAPHICS: Average Income +\$70K
 40K+ CPD

TRADE AREAS: Tampa Bay
 Orlando Considered

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Casual Steakhouse
PROTOTYPE: 5,550 SF / 1.38+ AC
SITE CRITERIA: 116+ Parking Spaces
 Regional Sites

DEMOGRAPHICS: 15-Min Population: 75K+
 High Traffic Areas

TRADE AREAS: S. Sarasota, Charlotte,
 Lee, Collier Counties

CONTACT: John Mounce
jmounce@lqcre.com
 (239) 333-4365
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



SWEETS AND THINGS
 by Fabio Viviani

CONCEPT: Jarred Sweets
PROTOTYPE: 1,000 - 1,500 SF

CONTACT: Paul Fischetti
paulie@lqcre.com
 (321) 243-4937



FOOD & BEVERAGE

TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Motorcycle BBQ
PROTOTYPE: 5,000 SF + 1,200 SF Patio
SITE CRITERIA: Freestanding
 Activity Generators
 Outdoor Area (Not Patio)

DEMOGRAPHICS: \$40,000 Median Income

TRADE AREAS: Greater Tampa Bay

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Quick Service Restaurant
PROTOTYPE: 1.25 AC Outparcel
SITE CRITERIA: Freestanding
 Drive-Thru
 Excellent Ingress/Egress

DEMOGRAPHICS: High Traffic Areas

TRADE AREAS: Greater Tampa Bay
 Collier County

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947
 John Mounce
jmounce@lqcre.com
 (239) 333-4365



CONCEPT: Japanese Ramen
PROTOTYPE: 2,200 - 3,000 SF

TRADE AREAS: Hillsborough, Pinellas,
 Pasco County

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Specialty Bakery
PROTOTYPE: 1,200 - 1,800 SF
SITE CRITERIA: Neighborhood/Lifestyle
 Strip Centers, In-Line or
 End Cap, 2nd Gen

DEMOGRAPHICS: Min Avg Income: \$50K
 Min AADT: 30K CPD

TRADE AREAS: Sarasota MSA

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Cajun + Asian Seafood
PROTOTYPE: 5,000 - 8,000 SF
SITE CRITERIA: 2nd Gen Restaurant
 30+ Parking Spaces
 Freestanding + End Caps

DEMOGRAPHICS: Dense Retail Corridors

TRADE AREAS: Florida

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Craft Beer & Burgers
PROTOTYPE: 2,800 - 3,800 SF
SITE CRITERIA: End Caps
 Patio Seating
 2nd Gen Restaurant

DEMOGRAPHICS: Upscale Neighborhoods
 High Visibility

TRADE AREAS: Orlando, Tampa,
 Sarasota, Venice, Fort
 Myers, Naples

CONTACT: Orlando
jsosa@lqcre.com
eroyal@lqcre.com
 Tampa - Naples
tstrauss@lqcre.com



CONCEPT: Casual Dining
PROTOTYPE: 7.5 - 8.5K SF / 1.7 - 2.4 AC
SITE CRITERIA: 125-145 Parking Spaces
 High Traffic Volumes
 Prime Regional Locations
 15-Min Population: 100K

TRADE AREAS: S. Sarasota, Charlotte,
 Lee, Collier Counties

CONTACT: John Mounce
jmounce@lqcre.com
 (239) 333-4365
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: Go-To-Pretzels
PROTOTYPE: 800 - 1,600 SF

TRADE AREAS: Clermont, Ocoee, Winter
 Garden (Orlando MSA)

CONTACT: Julia Sosa
jsosa@lqcre.com
 (407) 775-4358
 Eva Royal
eroyal@lqcre.com
 (407) 705-2217



FOOD & BEVERAGE

TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Bowls/Smoothies/Juices
PROTOTYPE: 1,300 - 2,000 SF
SITE CRITERIA: Quality Activity Generator
 In-Line Space
 Grocer/Strip/Destination

DEMOGRAPHICS: \$75K+ Incomes

TRADE AREAS: Tampa, St Petersburg,
 Clearwater, Wesley Chapel

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Quick Service Poke
PROTOTYPE: 1,500 - 2,000 SF
SITE CRITERIA: Neighborhood Centers
 20' Wide In-Line
 Activity Generators

DEMOGRAPHICS: Strong Daytime Population

TRADE AREAS: Lee, Collier Counties

CONTACT: Bob Pekol
bpekol@lqcre.com
 (239) 333-4369



CONCEPT: Steak House
PROTOTYPE: 5,000 - 6,000 SF
SITE CRITERIA: Freestanding/Endcap/
 In-line space
 Ample parking

DEMOGRAPHICS: 3-Mile Pop: 25,000+
 3-Mile HH Inc: \$65,000+

TRADE AREAS: Southwest Florida

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370



CONCEPT: Secret Cocktail Bar
PROTOTYPE: 5,500 - 8,500 SF
SITE CRITERIA: 2nd Generation or
 New Construction
 Downtown CBD's

TRADE AREAS: Statewide

CONTACT: Paul Fischetti
paulie@lqcre.com
 (321) 243-4937



CONCEPT: Gourmet Chocolate
PROTOTYPE: 1,000 - 1,500 SF
SITE CRITERIA: Malls, Mixed-Use, Outlet,
 Entertainment, Tourist &
 Specialty Centers

DEMOGRAPHICS: High Foot Traffic Areas

TRADE AREAS: Central Florida

CONTACT: Julia Sosa
jsosa@lqcre.com
 (407) 775-4358



CONCEPT: Brazilian Steakhouse
PROTOTYPE: 7,500 - 10,000 SF
SITE CRITERIA: High Traffic Areas
 Restaurant Rows

DEMOGRAPHICS: 45K+ Population (3-Miles)

TRADE AREAS: Statewide

CONTACT: Paul Fischetti
paulie@lqcre.com
 (321) 243-4937



CONCEPT: Carryout Pizza
PROTOTYPE: 1,200 - 1,800 SF
SITE CRITERIA: 2nd Gen Pizza
 Good Visibility
 Easy Access

DEMOGRAPHICS: Average Incomes
 High Traffic Areas

TRADE AREAS: Collier to Manatee

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: Steakhouse
PROTOTYPE: 1,750 - 2,000 SF
SITE CRITERIA: Outdoor Seating
 Parking Spaces:
 175 - 200

DEMOGRAPHICS: Population: 600K+
 Regional Location
 Mid+Income; High Traffic
 South Sarasota, Charlotte
 Lee, Collier Counties

CONTACT: John Mounce
jmounce@lqcre.com
 (239) 333-4365
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



FOOD & BEVERAGE

TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Drive-Thru Coffeehouse
PROTOTYPE: 0.5 AC / 660 - 1,000 SF
SITE CRITERIA:

DEMOGRAPHICS:

TRADE AREAS: Central Florida
Charlotte County

CONTACT: Julia Sosa
jsosa@lqcre.com
Eva Royal
eroyal@lqcre.com
Tom Heer
theer@lqcre.com
Bob Pekol
bpekol@lqcre.com



Fresh Grill and Wine Bar
7,000 - 8,500 SF / 2± AC
120 - 150 Parking Spaces

High Traffic & Education
Affluent Trade Areas
Population: 150K+
S. Sarasota, Charlotte,
Lee & Collier Counties

John Mounce
jmounce@lqcre.com
(239) 333-4365
Jessica McEvoy
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BBQ Restaurant
4,200 - 5,000 SF

Central Florida, Ocala
Jacksonville, Gainesville

Julia Sosa
jsosa@lqcre.com
(407) 775-4358
Eva Royal
eroyal@lqcre.com
(407) 705-2217



Smoothies & Wraps
1 AC or 1,600 SF End Cap
Drive-Thru & Easy Access
End Cap
Health Hubs

Strong Daytime Population

Lee, Collier, Charlotte
Counties

Bob Pekol
bpekol@lqcre.com
(239) 333-4369



CONCEPT: Gourmet Mexican
PROTOTYPE: 1,200 - 1,800 SF + Patio
SITE CRITERIA: Lifestyle/Power/Strip
Centers, Outparcels
or In-Line w/ Patio

DEMOGRAPHICS: High Average HH
Income Advanced
Education, Dense Traffic Areas

TRADE AREAS: Tampa - Marco Island

CONTACT: Tom Strauss
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(239) 333-4370
Jessica McEvoy
jmcevoy@lqcre.com
(239) 333-4374



Casual & Express Italian
5-6K SF (Cas) | 2-2.5K (Exp)
Freestanding, 2nd Gen
& End Caps (50+ Spaces)
Purchase & Lease Retail

50K Residents (3-Miles)
\$50K Income (3-Miles)

Collier, Lee, Charlotte,
Sarasota Counties

Bruce Micciche, CCIM
brucem@lqcre.com
(239) 333-2518



Fine Dining Restaurant
8.5K - 10K SF / 1.5-2 AC
1.5K SF Patio + 175 Spaces
In-Line/End Cap/Freestanding
Urban/Entertainment

Suburban Trade Area
25-Min Pop: 500K
AADT: 30K

South Sarasota, Carlotte,
Lee, Collier Counties

John Mounce
jmounce@lqcre.com
(239) 333-4365
Jessica McEvoy
jmcevoy@lqcre.com
(239) 333-4374



Fast Casual Restaurant
2.4K - 3.9K / 0.80 - 1.25 AC
Corner Pads; 40+ Spaces;
Drive Thru; 50-90 Seats;
Interstate Visibility

Income: \$45K
AADT: 20K (Going Home)

Lee County

Bob Pekol
bpekol@lqcre.com
(239) 333-4369



HEALTH & BEAUTY

TENANT REPRESENTATION - HEALTH & BEAUTY



CONCEPT: Nail Salon
PROTOTYPE: 1,200 - 3,000 SF
SITE CRITERIA: Neighborhood/Power Grocery-Anchored Preferred

DEMOGRAPHICS:

TRADE AREAS: Statewide

CONTACT: Bob Pekol
bpekol@lqcre.com
 (239) 333-4369



CONCEPT: Waxing / Beauty
PROTOTYPE: 1,200 - 1,600 SF
SITE CRITERIA: Female-Driven Retail

DEMOGRAPHICS: Daily Need Center Regional Center HH Income \$75,000

TRADE AREAS: Lee, Collier, Charlotte Counties

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374

FACE FOUNDRIÉ®

CONCEPT: Facial Bar
PROTOTYPE: 1,500 - 2,200 SF
SITE CRITERIA: In-Line & End Caps 20' Minimum Frontage By Health-Forward Dining

DEMOGRAPHICS: Female-Driven Retail Heavy Traffic Corridors Upper-Middle Incomes

TRADE AREAS: Lee & Collier County

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: Hair Cut & Color
PROTOTYPE: 1,300 SF
SITE CRITERIA: In-Line Sites Grocery-Anchored Good Visibility

DEMOGRAPHICS: High Traffic Areas Average Incomes

TRADE AREAS: Charlotte, Lee & Collier Counties

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: Massage & Facials
PROTOTYPE: 3,000 - 3,500 SF
SITE CRITERIA: High Visibility Strips Regional Centers

DEMOGRAPHICS: 3-Mile Population: 60K+ Income: \$60K+

TRADE AREAS: Lee, Collier Counties

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370



CONCEPT: Salon
PROTOTYPE: 4,000 - 8,000 SF
SITE CRITERIA: Corner/Caps/Standalone Lease or Purchase 30+ Spaces, 40'W, 12'H

DEMOGRAPHICS: High Density Residential Retail Corridors

TRADE AREAS: Lee, Collier, Central FL

CONTACT: Central Florida
jsosa@lqcre.com
eroyal@lqcre.com
 Southwest Florida
brucem@lqcre.com



CONCEPT: Children's Hair Studio
PROTOTYPE: 1,200 - 1,500 SF
SITE CRITERIA: Neighborhood Centers In-Line With 20'+ Width Activity Generators

DEMOGRAPHICS: 7,500+ < 9 Years in 15-Min 70K+ Population (15-Min) \$75K+ Income (15-Min)

TRADE AREAS: Tampa, Riverview, Apollo Beach, Brandon

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Tanning & Fitness
PROTOTYPE: 800 - 4,000 SF
SITE CRITERIA: 20' - 60' Frontage Front & Forward In-Line Easy Access Parking

DEMOGRAPHICS: In Retail Corridors or Near High Schools / Universities

TRADE AREAS: Orlando, Lakeland, Sarasota - Manatee, Southwest FL

CONTACT: Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



AUTOMOTIVE

TENANT REPRESENTATION - AUTOMOTIVE



CONCEPT:	Grease Monkey & SpeedDee Oil	Full-Service Oil Change	Auto Repair	Full-Service Oil Change
PROTOTYPE:			5,546 SF / 0.7 - 1 AC	
SITE CRITERIA:			Main Commuter Roads	
DEMOGRAPHICS:			Income: \$50K+ Population: 100K+	
TRADE AREAS:	Statewide (Except SE FL)	Statewide (Except SE FL)	Charlotte, Lee, Collier Counties	Statewide (Except SE FL)
CONTACT:	Kris Kral kkral@lqcre.com (813) 999-1946	Kris Kral kkral@lqcre.com	Tom Strauss tstrauss@lqcre.com (239) 333-4370	Kris Kral kkral@lqcre.com



CONCEPT:	Car Wash	Automotive Detailing
PROTOTYPE:	1 - 1.5 AC	5,000 - 7,000 SF
SITE CRITERIA:	Main & Main Corridors Retail Generators	
DEMOGRAPHICS:	High-Traffic Areas Average Incomes	
TRADE AREAS:	Lee, Collier, Charlotte, Sarasota Counties	Manatee, Hillsborough, Polk Counties
CONTACT:	Bob Pekol bpekol@lqcre.com (239) 333-4369	Julia Sosa jsosa@lqcre.com (407) 775-4358 Carson Baird cbaird@lqcre.com (239) 333-4368



TENANT REPRESENTATION - SPECIALTY



CONCEPT:	Moving & Storage	Batteries & Device Repairs	Swim School	Wireless Retailer
PROTOTYPE:	3.0-5.0 AC 60,000 SF	1,400 - 1,800 SF		1,200 - 2,000 SF
SITE CRITERIA:	Prominent Locations	20-25' Frontage Pylon / Monument Signage Near AutoZone / O'Reilly		Strong Visibility Retail Synergy
DEMOGRAPHICS:	40,000+ CPD 150K+ Population (5-Miles) \$60K+ Income (5-Miles)	High Traffic		
TRADE AREAS:	Charlotte, Lee, Collier, Dade, Miami, Broward	Apopka, Oviedo, S. Orlando East/West of US 192 - Hwy 27	Statewide (Except SE FL)	Central Florida
CONTACT:	Mike Concilla mconcilla@lqcre.com (239) 676-6706	Wendy Supino CCIM wendy@lqcre.com (407) 775-2267	Kris Kral kkral@lqcre.com (813) 999-1946	Eva Royal eroyal@lqcre.com (407) 705-2217



CONCEPT:	Childhood Education	Pet Care	Mattress Retail	Custom Fit Golf Clubs
PROTOTYPE:	9,000 - 11,000 SF	6-8K SF Indoor/2.5K+ Outdoor	8,000 - 10,000 SF	2,400 - 3,000 SF
SITE CRITERIA:	Freestanding or End Cap Business Park, Office, Flex, Outdoor Play Area	Going To Side Retail, Light Industrial Freestanding + Parking Well Lit, Street Exposure	Freestanding Along Thoroughfares	Minimum 30' Frontage Multi-Tenant Strip Centers Power/Regional Centers
DEMOGRAPHICS:	3-Mile Population: 45K Elementary Schools: 3 Avg HH Income: \$80K+		40,000+ CPD 125K+ Population (5-Miles) \$75K+ Income (5-Miles)	High Visibility 5-Mile Population: 100K+
TRADE AREAS:	Tampa & Southwest FL	Osceola County	Charlotte, Lee, Collier Counties	The Villages to Naples
CONTACT:	Eli Dioso edioso@lqcre.com (813) 999-1947 Jessica McEvoy jmcevoy@lqcre.com (239) 333-4374	Eva Royal eroyal@lqcre.com (407) 705-2217	Mike Concilla mconcilla@lqcre.com (239) 676-6706	Tom Strauss tstrauss@lqcre.com (239) 333-4370 Jessica McEvoy jmcevoy@lqcre.com (239) 333-4374



TENANT REPRESENTATION - SPECIALTY



CONCEPT: Group Fitness & Boxing
PROTOTYPE: 3,000 - 5,000 SF
SITE CRITERIA: Neighborhood or Strips
 Freestanding + End Caps
 High Activity Generators

DEMOGRAPHICS: Median Age: Mid-30's
 Avg Income: \$75,000

TRADE AREAS: Tampa Bay

CONTACT: Eli Dioso
edioso@lqcre.com
 (813) 999-1947



CONCEPT: Pet Food
PROTOTYPE: 3,000 - 4,000 SF
SITE CRITERIA: Grocery Anchor

DEMOGRAPHICS: Population: 50K+
 Median Income: \$75K+

TRADE AREAS: Charlotte, Lee, Sarasota
 Counties

CONTACT: Tom Strauss
tstrauss@lqcre.com
 (239) 333-4370
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



CONCEPT: Golf Lessons & Fittings
PROTOTYPE: 2,500 - 3,200 SF
SITE CRITERIA: 2nd Generation or
 New Construction

DEMOGRAPHICS: High Net Worth Areas

TRADE AREAS: Statewide

CONTACT: Paul Fischetti
paulie@lqcre.com
 (321) 243-4937



CONCEPT: Furniture
PROTOTYPE: 14,000 SF
SITE CRITERIA: Freestanding

DEMOGRAPHICS: 40,000+ CPD
 150K+ Population (5-Miles)
 \$65K+ Income (5-Miles)

TRADE AREAS: Tampa to Collier County

CONTACT: Mike Concilla
mconcilla@lqcre.com
 (239) 676-6706



CONCEPT: Doors, Windows, Screens
PROTOTYPE: 2,000 - 3,000 SF
SITE CRITERIA: Lifestyle Centers
 Power Centers
 Regional Centers

DEMOGRAPHICS: 5-Mile Population:
 100,000+

TRADE AREAS: Sarasota to Naples

CONTACT: Stephanie Ferreras
sferreras@lqcre.com
 (239) 333-4359



CONCEPT: Children & Adult Resale
PROTOTYPE: 15,000 - 20,000 SF
SITE CRITERIA: Freestanding, End Cap or
 In-Line, Grocery-Anchored

DEMOGRAPHICS: High Visibility
 Strong Traffic & Income

TRADE AREAS: Tampa Bay, Central FL,
 Space Coast

CONTACT: Eva Royal
eroyal@lqcre.com
 (407) 705-2217
 Julia Sosa
jsosa@lqcre.com
 (407) 775-4358



CONCEPT: Thrift Store
PROTOTYPE: 7 - 11K SF + 4K Storage
SITE CRITERIA: Existing Developments Only

DEMOGRAPHICS: High-Traffic Areas
 Average Incomes

TRADE AREAS: Statewide

CONTACT: Julia Sosa
jsosa@lqcre.com
 (407) 775-4358



DRY CLEANERS

CONCEPT: Dry Cleaners
PROTOTYPE: 1,500 - 3,000 SF / 0.75 AC
SITE CRITERIA: Outparcel or End Cap
 Strong Grocery Anchors
 Abundant Traffic

DEMOGRAPHICS: 6-Min Income: \$100K
 AADT: 25K+

TRADE AREAS: Lee County

CONTACT: Michael Daly
mdaly@lqcre.com
 (239) 676-6693
 Jessica McEvoy
jmcevoy@lqcre.com
 (239) 333-4374



TENANT REPRESENTATION - SPECIALTY



CONCEPT:	Cell Service Retailer	Wireless Retailer	Cell Service Retailer
PROTOTYPE:	1,500 - 3,500 SF	1,200 - 2,000 SF	1,500 - 3,000 SF
SITE CRITERIA:	Prominent End-Caps Prominent Outparcels In-Lines Considered	Strong Visibility Retail Synergy	2,500 SF Preferred End Cap or Freestanding
DEMOGRAPHICS:	Population: 75K AADT: 25-50K		Dense Trade Areas Street Visibility
TRADE AREAS:	Charlotte, Lee, Collier Counties	Central Florida Tampa	Central FL, Southwest FL, Polk County & Leon County
CONTACT:	Michelle Hoffmann mhoffmann@lqcre.com (239) 333-2508 Michael Daly mdaly@lqcre.com (239) 676-6693	Julia Sosa jsosa@lqcre.com Eva Royal eroyal@lqcre.com Eli Dioso edioso@lqcre.com	Julia Sosa jsosa@lqcre.com Eva Royal eroyal@lqcre.com Bruce Micciche, CCIM brucem@lqcre.com



TENANT REPRESENTATION SERVICES

SIX PROVEN STEPS TO TENANT REP SUCCESS



HOW BROKERS CAN PROTECT YOUR INTERESTS

EXPEDITE SITE SELECTION	Screen / eliminate options that don't fit or are unwanted locations.
CREATE COMPETITION	Show properties meeting requirements; notify landlords of opportunity.
PREDICT POSSIBLE ISSUES	Navigate pitfalls that arise in lease negotiations
NEUTRAL THIRD PARTIES	Impartial representation restricts emotions for favorable outcomes.
EXAMINE PRICING	Ensure landlord maximizes tenant build-outs.
MAINTAIN DOCUMENTS	Tenant information is always available after lease is in effect.
FREE YOUR TIME	Deals require constant attention - free up time for your core business!

WHY?

LANDLORDS HAVE STRONG NEGOTIATING POSITIONS

- Tracking market activity could aid owners.
- Monitoring similar listings creates leverage.
- They know tenant approval processes.
- LL's gain from inefficient tenant decisions.

WHERE?

LANDQWEST MAXIMIZES VALUE THROUGH TENANT RENEWALS

- This is our core business - it's what we do!
- We are out in the field everyday.
- Relevant transactions support your case.
- Market intel creates strategies & timelines.
- Comps drive negotiation terms.
- Capitalize on renewal vs initial deal terms.

HOW?

TENANTS CAN WIN & GAIN VALUE FROM LEASE RENEWALS

- Give time to show owners you can wait.
- Define all objectives & drive discussions.
- Know owner positions (vacancy rates...).
- Present credible relocations as alternatives.
- Shift risk so LL's find replacement costs.



CONTACT LQ



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(407) 660-7500



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Tampa, FL 33609

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Fort Myers, FL 33907

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