



LQ COMMERCIAL

**FLORIDA TENANT
REPRESENTATION**

4Q 2024



TENANT REPRESENTATION - ANCHORS



CONCEPT: Sporting & Outdoor Goods

PROTOTYPE: 50,000 - 65,000 SF

SITE CRITERIA: BTS or Reverse BTS
New or 2nd Gen
Power/Lifestyle/Strip/Pad

DEMOGRAPHICS: Inc: >\$50K - \$100K+
Age: 36-45 Years
1+ Children

TRADE AREAS: Collier, Lee, Charlotte Counties

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



CONCEPT: Grocer

PROTOTYPE: 22,000± SF / 2.0-2.5 AC

SITE CRITERIA: End-Cap / Freestanding
2nd Gen Boxes
Ground Lease / Purchase

DEMOGRAPHICS: 20,000+ AADT
Lee, Collier, Osceola,
Orange, Polk Counties

TRADE AREAS: Tom Heer
theer@lqcre.com
Eli Dioso
edioso@lqcre.com
John Mounce
jmounce@lqcre.com
Jessica McEvoy
jmcevoy@lqcre.com



CONCEPT: Florida-Based Retailer

PROTOTYPE: 18,000 - 22,000 SF

SITE CRITERIA: Power/Lifestyle/
Community/Grocery
100' Minimum Frontage

DEMOGRAPHICS: Income: \$50,000+
Population: 50,000

TRADE AREAS: Statewide

CONTACT: Lynda Nagy
lnagy@lqcre.com
(813) 756-8003



CONCEPT: Combined Retail Store

PROTOTYPE: 25,000 - 30,000 SF

SITE CRITERIA: Power/Lifestyle/
Community/Grocery
125' Minimum Frontage

DEMOGRAPHICS: Income: \$50,000+
Population: 50,000

TRADE AREAS: Statewide

CONTACT: Lynda Nagy
lnagy@lqcre.com
(813) 756-8003



CONCEPT: Side-By-Side Retailers

PROTOTYPE: 25,000 - 30,000 SF

SITE CRITERIA: Power/Lifestyle/
Community/Grocery
135' Minimum Frontage

DEMOGRAPHICS: Income: \$50,000+
Population: 50,000

TRADE AREAS: Statewide

CONTACT: Lynda Nagy
lnagy@lqcre.com
(813) 756-8003



CONCEPT: Florida (Rebranded) Retailer

PROTOTYPE: 25,000 - 50,000 SF

SITE CRITERIA: Power/Lifestyle/
Community/Grocery
120' Minimum Frontage

DEMOGRAPHICS: Income: \$50,000+
Population: 50,000

TRADE AREAS: Statewide

CONTACT: Lynda Nagy
lnagy@lqcre.com
(813) 756-8003



CONCEPT: Hospitality / Entertainment

PROTOTYPE: 3-10 AC / 6 -12K+ SF

SITE CRITERIA: Purchase or Lease
Freestanding or In-Line
170+ Spaces + Bus Drops

DEMOGRAPHICS: "Sense of Place" Locations
20,000+ AADT

TRADE AREAS: Central Florida

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



CONCEPT: Golf Entertainment

PROTOTYPE: 10± AC

SITE CRITERIA: 36,000 SF Open-Air
15,400 SF Enclosed
52 Bays (836' L / 415' W)

DEMOGRAPHICS: High-Traffic Areas
Dense Population
Tourist Markets

TRADE AREAS: Greater Orlando,
East Coast, Panhandle

CONTACT: 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)

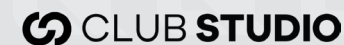
Kris Kral
kkral@lqcre.com
(813) 999-1946



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



TENANT REPRESENTATION - ANCHORS



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



CONCEPT: Value Retailer
PROTOTYPE:
SITE CRITERIA:

DEMOGRAPHICS:

TRADE AREAS: Southwest Florida
CONTACT: Kris Kral
kkral@lqcre.com
(813) 999-1946



Department Stores
18,000 - 20,000± SF
Regional/Community/
Power Centers

Population: 100K

Charlotte, Lee, Collier Counties
Jessica McEvoy
jmcevoy@lqcre.com
(239) 333-4374



Discount Department Store
30,000± SF
Regional/Community/
Power Centers

Population: 100K

Charlotte, Lee, Collier Counties
Michael Daly
mdaly@lqcre.com
(239) 676-6693
Jessica McEvoy
jmcevoy@lqcre.com
(239) 333-4374



General Merchandise
7 - 25 AC

Charlotte, Lee, Sarasota,
Manatee, Hillsborough
Bob Pekol
bpekol@lqcre.com
(239) 333-4369



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@lacre.com
 (407) 775-4358
 Eva Royal
eroyal@lacre.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@lacre.com
 (407) 775-4358
 Eva Royal
eroyal@lacre.com
 (407) 705-2217



Hospitality
 2.0 - 3.0 AC

Near Interstates
 Tourism, Universities

Statewide

Julia Sosa
jsosa@lacre.com
 (407) 775-4358
 Eva Royal
eroyal@lacre.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
jsosa@lacre.com
 (407) 775-4358
 Eva Royal
eroyal@lacre.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@lacre.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



Mexican Fast Casual
1,400 - 1,600 SF
Second Generation
End Cap Preferred
Drive-Thru Not Needed

Suburban Locations
High Traffic Areas

Orlando & Tampa

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



Italian Carryout
1,000 - 1,800 SF
Neighborhood Centers

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

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



Four Restaurants & Bars

Paul Fischetti
paulie@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



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

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

S. Sarasota, Charlotte
Lee, Collier Counties

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



Pizza Restaurant
4,000 - 5,000 SF
Freestanding / End Cap
or In-line
Ample Parking

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

Manatee, Charlotte, Lee,
Sarasota, Collier County

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



Craft Brewery

Statewide

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



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



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



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



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



CONCEPT: Jarred Sweets
PROTOTYPE: 1,000 - 1,500 SF
SITE CRITERIA: Freestanding
End Caps

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: Outdoor Seating
Parking Spaces:
175 - 200
SITE CRITERIA: 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
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(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
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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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(239) 333-4374



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



TENANT REPRESENTATION - HEALTH & BEAUTY

LE NAILS & SPA

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

EUROPEAN WAX CENTER®

Waxing / Beauty
1,200 - 1,600 SF
Female-Driven Retail

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

Lee, Collier, Charlotte Counties

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

FACE FOUNDRIE®

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

Female-Driven Retail
Heavy Traffic Corridors
Upper-Middle Incomes

Lee & Collier County

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



Hair Cut & Color
1,300 SF
In-Line Sites
Grocery-Anchored
Good Visibility

High Traffic Areas
Average Incomes

Charlotte, Lee & Collier Counties

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



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

High Density Residential
Retail Corridors

Lee, Collier, Central FL

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



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

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

Tampa, Riverview,
Apollo Beach, Brandon

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



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

In Retail Corridors or Near
High Schools / Universities

Orlando, Lakeland, Sarasota
- Manatee, Southwest FL

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

TENANT REPRESENTATION - AUTOMOTIVE



CONCEPT: Grease Monkey & Speedee 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
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(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
PROTOTYPE: 3.0-5.0 AC | 60,000 SF
SITE CRITERIA: Prominent Locations

DEMOGRAPHICS: 40,000+ CPD
150K+ Population (5-Miles)
\$60K+ Income (5-Miles)

TRADE AREAS: Charlotte, Lee, Collier, Dade, Miami, Broward

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



CONCEPT: Batteries & Device Repairs
PROTOTYPE: 1,400 - 1,800 SF
SITE CRITERIA: 20-25' Frontage
Pylon / Monument Signage
Near AutoZone / O'Reilly

DEMOGRAPHICS: High Traffic

TRADE AREAS: Apopka, Oviedo, S. Orlando
East/West of US 192 - Hwy 27

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



CONCEPT: Swim School

TRADE AREAS: Statewide (Except SE FL)

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



CONCEPT: Wireless Retailer
PROTOTYPE: 1,200 - 2,000 SF
SITE CRITERIA: Strong Visibility
Retail Synergy

TRADE AREAS: Central Florida

CONTACT: Eva Royal
eroyal@lqcre.com
(407) 705-2217



CONCEPT: Childhood Education
PROTOTYPE: 9,000 - 11,000 SF
SITE CRITERIA: Freestanding or End Cap
Business Park, Office,
Flex, Outdoor Play Area

DEMOGRAPHICS: 3-Mile Population: 45K
Elementary Schools: 3
Avg HH Income: \$80K+

TRADE AREAS: Tampa & Southwest FL

CONTACT: Eli Dioso
edioso@lqcre.com
(813) 999-1947
Jessica McEvoy
jmcevoy@lqcre.com
(239) 333-4374



CONCEPT: Pet Care
PROTOTYPE: 6-8K SF Indoor/2.5K+ Outdoor
SITE CRITERIA: Going To Side
Retail, Light Industrial
Freestanding + Parking
Well Lit, Street Exposure

TRADE AREAS: Osceola County

CONTACT: Eva Royal
eroyal@lqcre.com
(407) 705-2217



CONCEPT: Mattress Retail
PROTOTYPE: 8,000 - 10,000 SF
SITE CRITERIA: Freestanding
Along Thoroughfares

DEMOGRAPHICS: 40,000+ CPD
125K+ Population (5-Miles)
\$75K+ Income (5-Miles)

TRADE AREAS: Charlotte, Lee,
Collier Counties

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



CONCEPT: Custom Fit Golf Clubs
PROTOTYPE: 2,400 - 3,000 SF
SITE CRITERIA: Minimum 30' Frontage
Multi-Tenant Strip Centers
Power/Regional Centers
High Visibility
5-Mile Population: 100K+

TRADE AREAS: The Villages to Naples

CONTACT: 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

SPECIALTY RETAIL



TENANT REPRESENTATION - SPECIALTY

T Mobile™

total by verizon✓

verizon✓

CONCEPT: Cell Service Retailer
PROTOTYPE: 1,500 - 3,500 SF
SITE CRITERIA: Prominent End-Caps
Prominent Outparcels
In-Lines Considered

Wireless Retailer
1,200 - 2,000 SF
Strong Visibility
Retail Synergy

Cell Service Retailer
1,500 - 3,000 SF
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

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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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TAMPA

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Tampa, FL 33609

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FORT MYERS

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Fort Myers, FL 33907

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NAPLES

3555 Kraft Road #260
Naples, FL 34105

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LQCRE.com

