

The background of the slide is a photograph of a modern commercial building at night. The building has large glass windows and is illuminated from within. Several tall palm trees are in the foreground, and the sky is dark with some clouds. The overall scene is a vibrant urban setting.

LQ COMMERCIAL

FLORIDA TENANT REPRESENTATION

2Q 2025



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
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Eva Royal
eroyal@lqcre.com
Mike Sheerin
msheerin@lqcre.com

TENANT REPRESENTATION - ANCHORS



CONCEPT: Infant & Childrens Items
PROTOTYPE:
SITE CRITERIA:



Fitness Health Club
 20,000 - 45,000 SF



Decor & Furnishings
 25,000 SF



Decor & Furnishings
 25,000 SF

DEMOGRAPHICS:

TRADE AREAS: Statewide (Except SE FL)

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

Orlando MSA
 Tampa MSA

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

Charlotte, Lee & Collier
 Counties

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

Charlotte, Lee & Collier
 Counties

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



CONCEPT: Discount Anchor
PROTOTYPE: 33,000± SF (150'x200')
SITE CRITERIA: Regional Centers
 Power Center
 Community Centers

DEMOGRAPHICS: Population: 100K+

TRADE AREAS: Charlotte, Lee, Collier
 Counties

CONTACT: 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



Value Retailer

Southwest Florida

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



TENANT REPRESENTATION - ANCHORS



CONCEPT:	Furniture Retailer	Department Stores	Discount Department Store	General Merchandise
PROTOTYPE:	40,000± SF	18,000 - 20,000± SF	30,000± SF	7 - 25 AC
SITE CRITERIA:	Freestanding	Regional/Community/ Power Centers	Regional/Community/ Power Centers	
DEMOGRAPHICS:	Regional Trade Area	Population: 100K	Population: 100K	
TRADE AREAS:	Southwest Florida, Bradenton, Naples	Charlotte, Lee, Collier Counties	Charlotte, Lee, Collier Counties	Charlotte, Lee, Sarasota, Manatee, Hillsborough
CONTACT:	Jessica McEvoy jmcevoy@lqcre.com (239) 333-4374 John Mounce jmounce@lqcre.com (239) 333-4365	Jessica McEvoy jmcevoy@lqcre.com (239) 333-4374	Jessica McEvoy jmcevoy@lqcre.com (239) 333-4374	Bob Pekol bpekol@lqcre.com (239) 333-4369



Customizing **YOUR** growth strategy
to shape **FLORIDA** retail landscapes.
by evaluating every **RETAIL** requirement
as your site selection **PARTNER**.

- 📍 Tenant Rollouts
- 📍 Entertainment Sites
- 📍 Off-Market Spaces
- 📍 GIS Map Studies
- 📍 Developer Relationships
- 📍 Speed-To-Close

RETAIL & TENANT REPRESENTATION

Every retail relationship receives
a personally crafted formula for
long-term profitability, ranging
from site selection, development
recommendations, new concept
rollouts, re-tenanting strategies,
and/or valuation analysis.

ORLANDO | TAMPA
FORT MYERS | NAPLES

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FLORIDA RETAILERS

LQCRE.COM/BROKERAGE/RETAIL



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



Hospitality
 2.0 - 3.0 AC

Near Interstates
 Tourism, Universities

Statewide

Julia Sosa
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 (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

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 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



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
paulie@lqcre.com
 (321) 243-4937



CONCEPT: Ice Cream
PROTOTYPE: 1,200 - 1,400 SF
SITE CRITERIA: Prominent End Caps
 Prominent Outparcels
 In-Lines Considered

DEMOGRAPHICS: Population: 75K
 AADT: 25-50K

TRADE AREAS: Collier County

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



CONCEPT: QSR Burger
PROTOTYPE: 0.5 - 1.5 AC
 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: 5,000 - 6,000 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



TENANT REPRESENTATION - FOOD & BEVERAGE



BREWDOG

CONCEPT: Craft Brewery

PROTOTYPE:

SITE CRITERIA:

DEMOGRAPHICS:

TRADE AREAS: Statewide

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

BUONA

CHICAGO'S ORIGINAL ITALIAN BEEF

Full-Service Restaurant

4,200 - 4,900 SF

Freestanding / End Caps
Drive Thru Lane

Strong Daytime Pop
30,000+ Daily Traffic

Lee & Collier County

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

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



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



CONCEPT: Fast Casual Breakfast

PROTOTYPE: 2,400 - 2,800 SF

SITE CRITERIA: 2nd Gen Preferred
Vibrant Retail Co-Tenants
Full Access, Going-To Side

DEMOGRAPHICS: Population: 100K+
Incomes: \$75K+
AADT: 25K

TRADE AREAS: Central Florida

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



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



Casual Dining Restaurant

7,918 SF / 2 AC

170+ Parking Spaces

30-Min Population: 150K+

Lee, Collier Counties

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



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



TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Southern Kissed Chicken
PROTOTYPE: 2,500 - 3,500 SF
SITE CRITERIA: 2nd Generation or New Construction

DEMOGRAPHICS: Strong Daytime Pop
40,000+ AADT

TRADE AREAS: Statewide (Florida)
Atlanta

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



CONCEPT: Gourmet Cookies
PROTOTYPE: 1,400 - 1,800 SF
SITE CRITERIA: Grocery-Anchored
Strong Multi-Tenant Pads
Good Ingress/Egress

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

TRADE AREAS: Lee & Collier Counties

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



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

TRADE AREAS: Leesburg, Ocala,
Lakeland

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



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: 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: 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: Collier County

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



TENANT REPRESENTATION - FOOD & BEVERAGE



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



9 Restaurant Concepts

1,500 - 4,500 SF

End Cap & In-Line
Activity Generators
Downtown Locations

High Traffic
Day & Night Foot Traffic

Statewide Tampa
Bay-Centric

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



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



Philly Cheesesteaks

1,500 - 2,200 SF

2nd Gen Restaurants
Preferred, Not Required

Central Florida

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



CONCEPT: Quick Service Fast Food

PROTOTYPE: 2,500 - 3,000 SF

SITE CRITERIA: Freestanding
End Caps
In/Outdoor Seating
5-Mile Population: 90K+

DEMOGRAPHICS:

TRADE AREAS: Brevard, Volusia, South
Orange, Osceola County

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



Korean BBQ

Statewide (Except SE FL)

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



Italian Pizzeria & Kitchen

3,500 SF

Central/West/North Florida

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



TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Fried Seafood & Chicken
PROTOTYPE: 1,000 - 3,000 SF
SITE CRITERIA: Freestanding
 End Caps
 Purchase or Lease

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

TRADE AREAS: Florida (Statewide) Plus
 Dallas, Nashville, Atlanta

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



CONCEPT: Casual Restaurant
PROTOTYPE: 4,500 SF
SITE CRITERIA: Freestanding/End Caps
 Existing Units Preferred
 Retail/Highway Locations

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

TRADE AREAS: Charlotte, Lee, Collier
 Counties

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



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

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



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+Strip+Pads

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



TENANT REPRESENTATION - FOOD & BEVERAGE



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



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
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(813) 999-1947
John Mounce
jmounce@lqcre.com
(239) 333-4365



CONCEPT: Japanese Ramen

PROTOTYPE: 2,200 - 3,000 SF

SITE CRITERIA:

DEMOGRAPHICS:

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



TENANT REPRESENTATION - FOOD & BEVERAGE



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

DEMOGRAPHICS:

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
SITE CRITERIA: 125-145 Parking Spaces
High Traffic Volumes
Prime Regional Locations
15-Min Population: 100K
DEMOGRAPHICS:
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



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: 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

DEMOGRAPHICS:

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

TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Steakhouse

PROTOTYPE:

SITE CRITERIA: Outdoor Seating
Parking Spaces:
175 - 200

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

TRADE AREAS: South Sarasota, Charlotte
Lee, Collier Counties

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



Drive-Thru Coffeehouse
0.5 AC / 660 - 1,000 SF

Central Florida
Charlotte County

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
jmcevoy@lqcre.com
(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



CONCEPT: QSR

PROTOTYPE:

SITE CRITERIA:

DEMOGRAPHICS:

TRADE AREAS:

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



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



Gourmet Mexican
1,400 - 1,800 SF + Patio
Lifestyle/Power/Strip
Centers, Outparcels
or In-Line w/ Patio

High Average HH
Income Advanced
Education, Dense Traffic Areas

Central & Southwest FL

Julia Sosa
jsosa@lqcre.com
Eva Royal
eroyal@lqcre.com
Mike Concilla
mconcilla@lqcre.com



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



FOOD & BEVERAGE



TENANT REPRESENTATION - FOOD & BEVERAGE



CONCEPT: Healthy QSR
PROTOTYPE: 1,800 – 2,300 SF
SITE CRITERIA: Visible End-Cap+Patio
 Will Entertain In-Line

DEMOGRAPHICS: High Traffic Areas
 Strong Visibility
 Retail Synergy

TRADE AREAS: Central Florida

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



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, Charlotte,
 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 FOUNDRIÉ®

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

Sarasota - Manatee County,
Southwest Florida

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

TENANT REPRESENTATION - AUTOMOTIVE



CONCEPT: Grease Monkey & SpeedDee Oil
PROTOTYPE:
SITE CRITERIA:



Full-Service Oil Change



Auto Repair
 5,546 SF / 0.7 - 1 AC
 Main Commuter Roads



Full-Service Oil Change

DEMOGRAPHICS:

TRADE AREAS: Statewide (Except SE FL)

Statewide (Except SE FL)

Income: \$50K+
 Population: 100K+

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: Automotive Detailing
PROTOTYPE: 5,000 - 7,000 SF
SITE CRITERIA:

DEMOGRAPHICS:

TRADE AREAS: Manatee, Hillsborough,
 Polk Counties

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





TENANT REPRESENTATION - SPECIALTY



CONCEPT: Urgent Care
PROTOTYPE: 2,500 - 3,500 SF
SITE CRITERIA: Freestanding, End Cap, or Anchor (No In-Line)
High Visibility+Density

DEMOGRAPHICS: Heavy Traffic Roadways

TRADE AREAS: Central Florida

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



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: Southwest Florida
CONTACT: 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
West Coast of Florida

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

DEMOGRAPHICS: Population: 75K
 AADT: 25-50K

TRADE AREAS: Charlotte, Lee, Collier
 Counties

CONTACT: Michelle Hoffmann
mhoffmann@lqcre.com
 (239) 333-2508
 Michael Daly
mdaly@lqcre.com
 (239) 676-6693



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

TENANT REPRESENTATION - SPECIALTY



CONCEPT: Childhood Education

PROTOTYPE: 9,000 - 14,000 SF / 2 AC

SITE CRITERIA: Land Purchase
35 Spaces
4K+ Playground
1 & 2-Story Options

DEMOGRAPHICS:

TRADE AREAS: Central Florida

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



DRY CLEANERS

Dry Cleaners + Laundromat

1,500 - 3,000 SF / 0.75 AC

Outparcel or End Cap
Strong Grocery Anchors
Abundant Traffic

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

Lee County

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



Wireless Retailer

1,200 - 2,000 SF

Strong Visibility
Retail Synergy

Central Florida Tampa

Julia Sosa
jsosa@lqcre.com
Eva Royal
eroyal@lqcre.com
Eli Dioso
edioso@lqcre.com



Cell Service Retailer

1,200 - 3,000 SF

1,200 - 1,500 SF Preferred
End Cap or Freestanding

Dense Trade Areas
Street Visibility

Central FL, Southwest FL,
Polk County & Leon County

Julia Sosa
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Eva Royal
eroyal@lqcre.com
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brucem@lqcre.com

SIX PROVEN STEPS TO "TENANT REP" SUCCESS

1 DEFINE GOALS /
EVALUATE STRENGTHS
& CHALLENGES

2 CRAFT STRATEGY
TO MEET
TIME LIMITATIONS

3 CREATE
MARKETPLACE
LEVERAGE

4 INITIATE
NEGOTIATIONS

5 SECURE
ADVANTAGEOUS
OUTCOME

6 FACILITATE LEASE
ADMINISTRATION
OVER LEASE TERM

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?

LQ MAXIMIZES VALUE THROUGH TENANT RENEWALS

- This is our core business - it's what we do!
- We are 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



ORLANDO

500 Winderley Place #104
Maitland, FL 32751

(407) 660-7500



TAMPA

5601 Mariner Street #220
Tampa, FL 33609

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FORT MYERS

1614 Colonial Boulevard #101
Fort Myers, FL 33907

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NAPLES

3555 Kraft Road #260
Naples, FL 34105

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