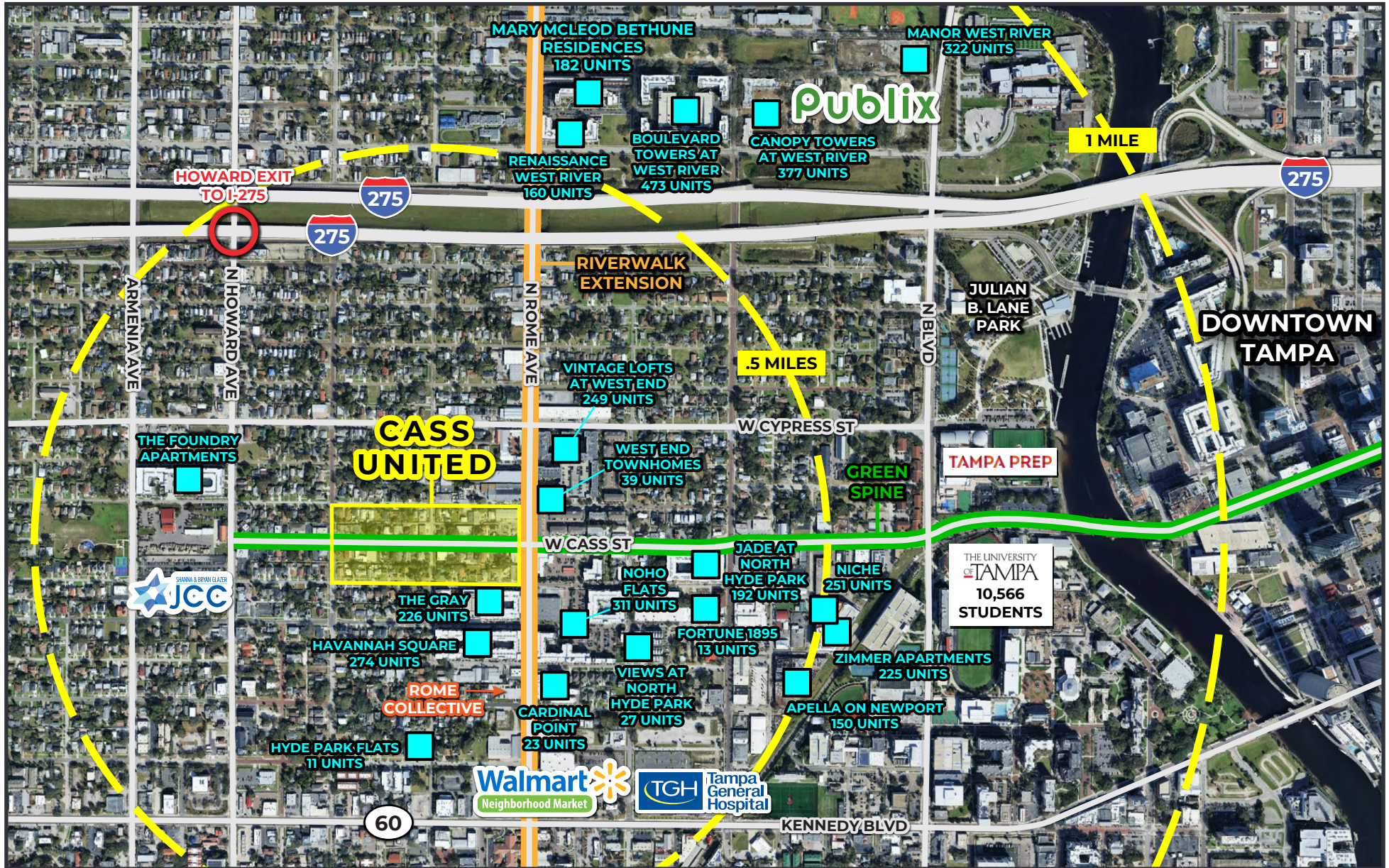


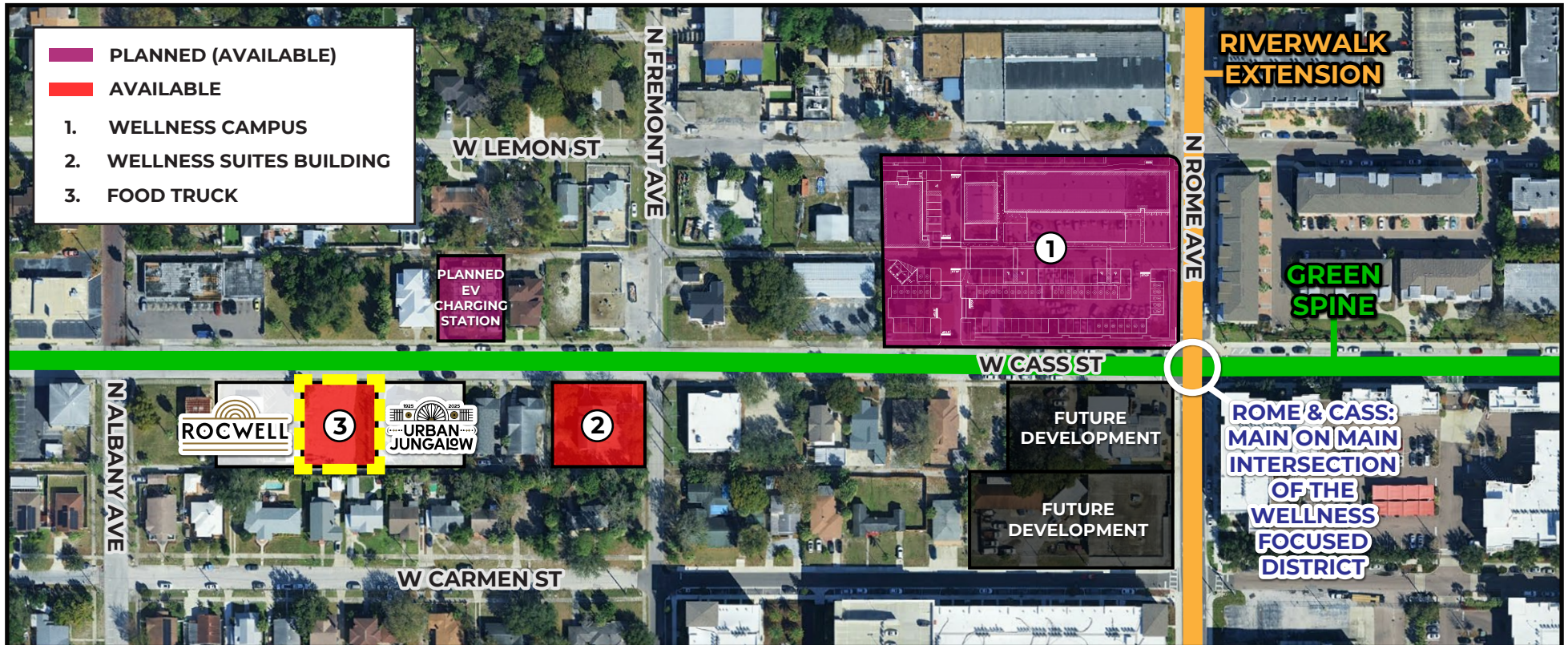


CASS UNITED - DISTRICT OVERVIEW

- Seeking a range of synergistic uses including retail, food, beverage, wellness, office, and medical.
- Growing surrounding mix of F&B uses serves North Hyde Park residents and students from the adjacent University of Tampa and Tampa Preparatory School.
- Future extensions of Tampa Riverwalk (N Rome Ave) and Green Spine Cycle Track (W Cass St) will run alongside the project.
- Dense, infill neighborhood with over 4,300 multifamily units within walking distance of the property.



FOOD TRUCK AVAILABLE



- Seeking operator for existing food truck.
- Parking and signage available.



2025 DEMOGRAPHICS

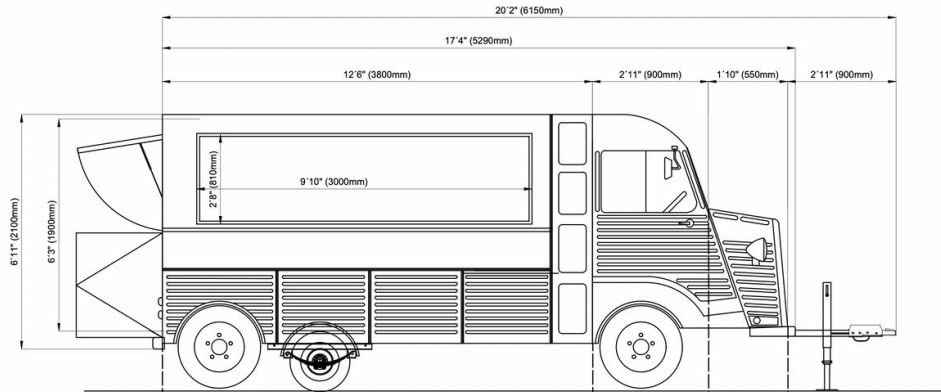
| Population | .5 Miles | 1 Mile | 2 Miles |
|------------|----------|--------|---------|
| | 6,267 | 28,913 | 86,220 |

| Average Household Income | .5 Miles | 1 Mile | 2 Miles |
|--------------------------|-----------|-----------|-----------|
| | \$101,541 | \$120,548 | \$153,768 |

| Employees | .5 Miles | 1 Mile | 2 Miles |
|-----------|----------|--------|---------|
| | 3,703 | 18,796 | 85,886 |

| Median Age | .5 Miles | 1 Mile | 2 Miles |
|------------|----------|--------|---------|
| | 31.6 | 29.5 | 34.9 |

EXTERIOR LAYOUT



INTERIOR LAYOUT

