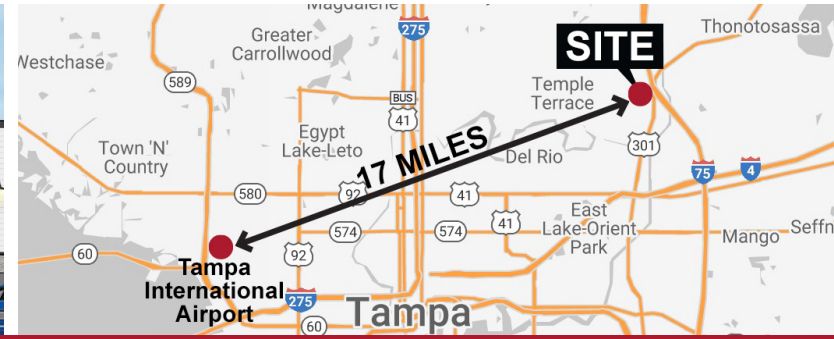


# Temple Terrace Outparcel

Temple Terrace Highway & Davis Road, Tampa, FL



## PROJECT OVERVIEW

Highly visible outparcel centrally located near traffic generators that include: University of South Florida, Busch Gardens, Winn-Dixie, CVS and Anytime Fitness.

- Anchored by 150,000 SF Tampa VA Mental Health Clinic that began seeing patients in December 2023
- Located at future traffic signal on Temple Terrace Highway with over 25,200 VPD passing the site
- 35,000 VPD three-quarters of a mile east on US Hwy 301
- Adjacent to 633,000 SF Amazon Distribution Center with 750 employees
- Commercially zoned parcel with utilities in right-of-way

## SITE FEATURES

AVAILABLE:

- OUTLOT: .94 AC
- FOR SALE OR BUILD TO SUIT



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## DEMOGRAPHICS

### 5 Mile Radius

POPULATION AVG. INCOME DAYTIME POPULATION



57,935



\$63,533



44,686

### 10 Mile Radius

POPULATION AVG. INCOME DAYTIME POPULATION



165,718



\$55,888



140,860

### 5 Mile Radius

POPULATION AVG. INCOME DAYTIME POPULATION



718,535



\$73,815



616,791

\*2023 figures

Cullinan Properties has a direct or indirect interest in some portions of this project and as provided by state law cannot be the agent for any buyer or tenant or prospective buyer or tenant. Cullinan Properties and its agents will only provide ministerial acts in showing or providing information to any buyer or tenant or prospective buyer or tenant concerning this property.

