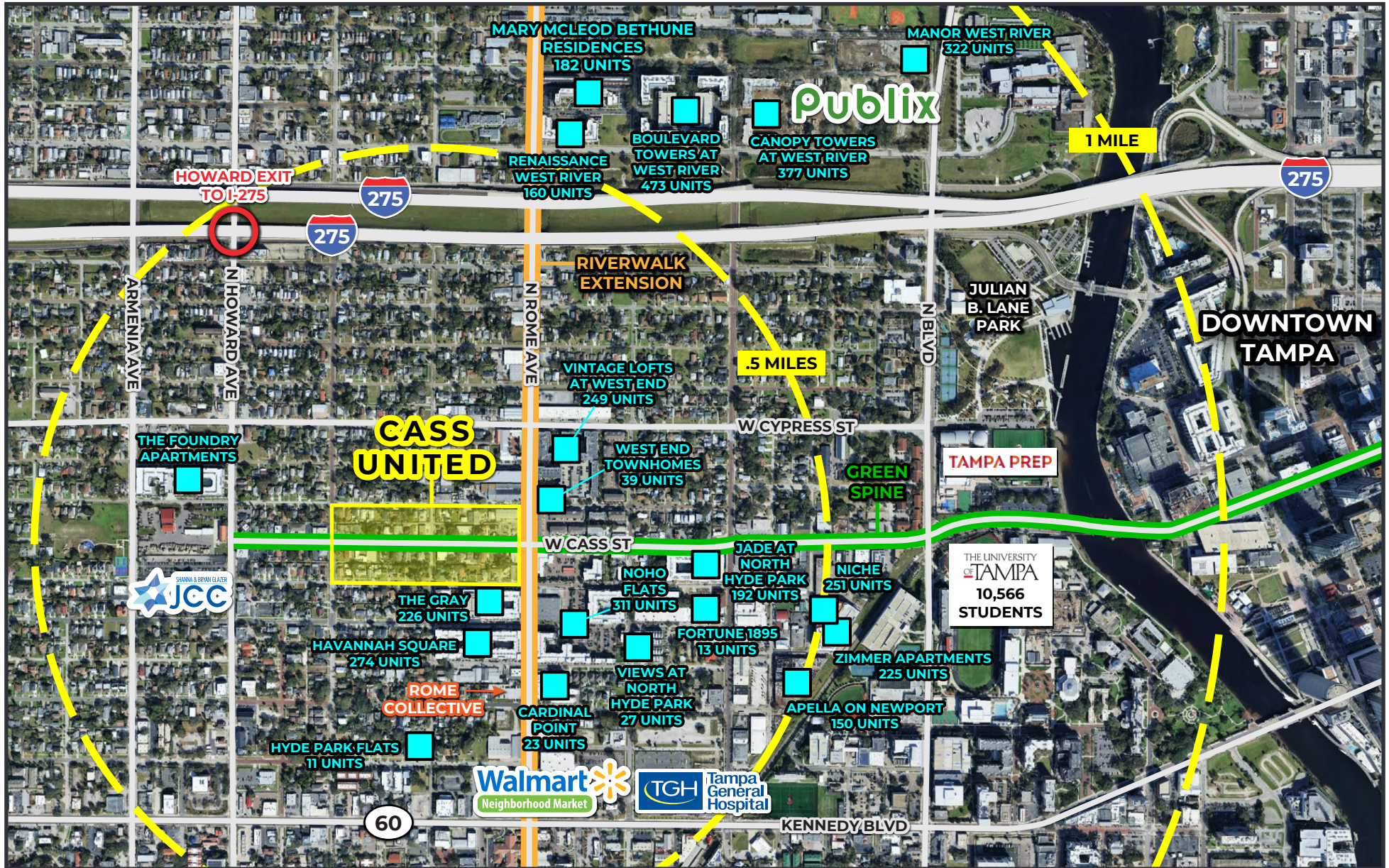




CASS UNITED - DISTRICT OVERVIEW

- 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.



WELLNESS SUITES BUILDING AVAILABLE



WELLNESS SUITES BUILDING OVERVIEW

- **Entire building (2,950 SF) including outdoor space available for a qualified tenant.**
- Build-out based on tenant needs and credit.
- Individual wellness suites available ranging from 100 SF - 1,200 SF.

2025 DEMOGRAPHICS



Population

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



Average Household Income

.5 Miles	\$101,541
1 Mile	\$120,548
2 Miles	\$153,768



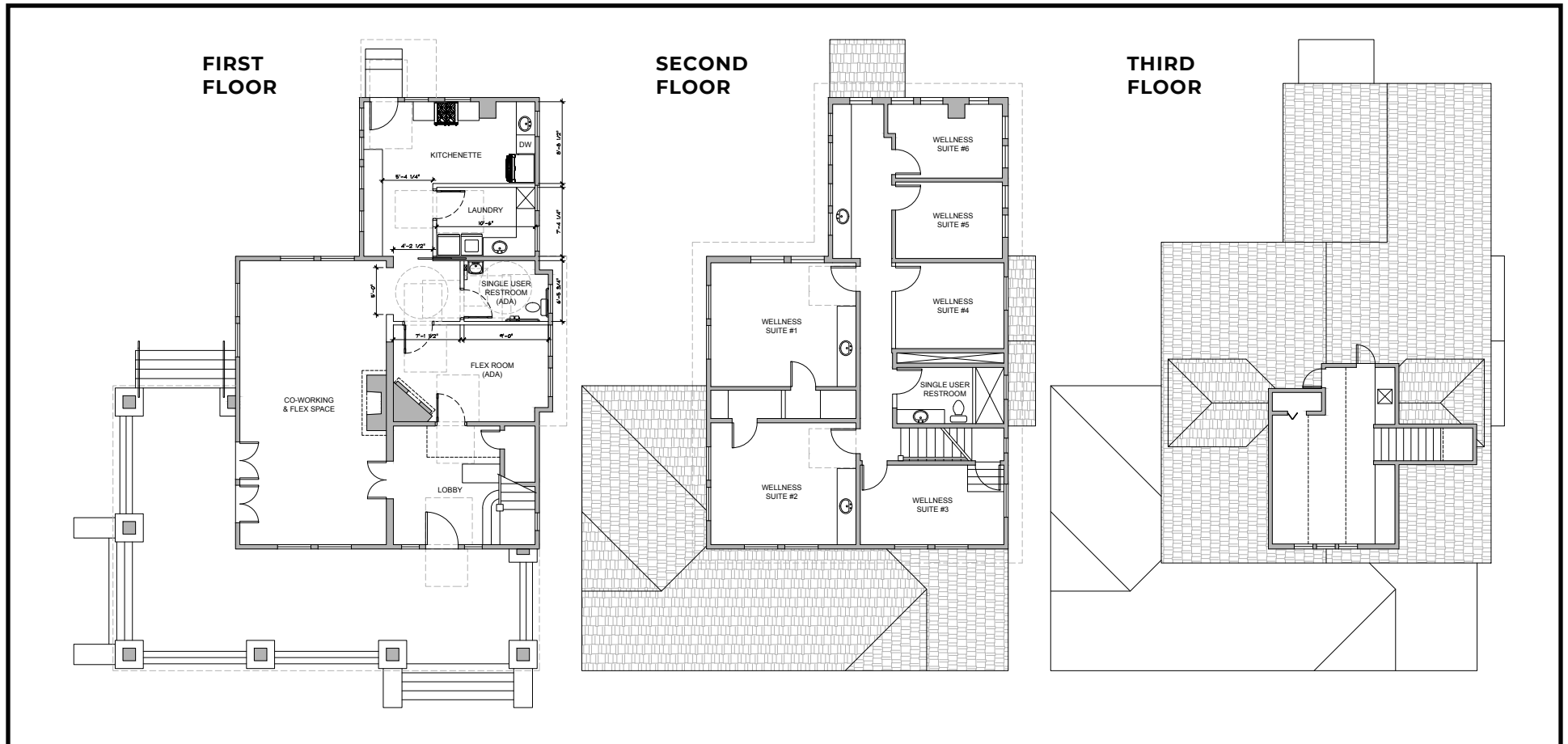
Employees

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



Median Age

.5 Miles	31.6
1 Mile	29.5
2 Miles	34.9



**Build-out can be custom to tenant usage if needed.*

PROSPECTIVE EXTERIOR RENDERINGS



PROSPECTIVE INTERIOR RENDERINGS



**Build-out can be custom to tenant usage if needed.*