

For Lease:

UNIVERSITY COMMERCIAL CENTER

1809 - 1835 E. Fowler Ave, Tampa, FL 33612



THE
ROSS REALTY
GROUP, INC.
COMMERCIAL SALES AND LEASING



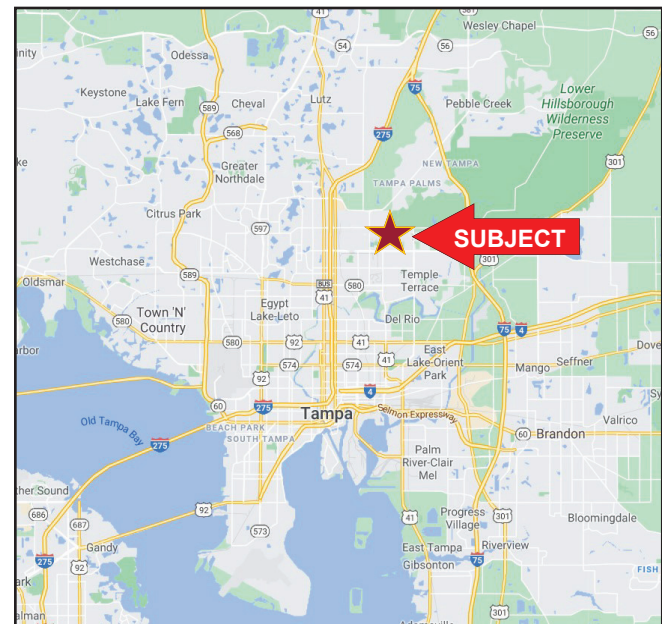
**Two Units Available –
2,400 SF and 2,126 SF**



FEATURES

- 2,400 SF Retail End-Cap Unit – AVAILABLE NOW and 2,126 SF available 1-1-25
- Directly across from “RITHM At Uptown” – Under construction multi-story, neighborhood development showcasing life sciences and technology research institutes and complexes; recreational opportunities and entertainment; education; medical specialties, clinics, and pavilions; offices and co-working spaces; residential, fitness and other related uses
- Highly visible commercial strip center near the University of South Florida with current enrollment of 50,000±, VA Hospital and Moffitt Cancer Center
- Join National tenants Sherwin Williams, Jiffy Lube, Party City, Checkers, Wendy’s, Taco Bell, Dunkin’, Sonic, Long John Silvers and Starbucks
- Shopping Center total GLA: 30,226 SF (MOL)
- Pass-through Expenses: \$6.53/SF
- Lease Rate: \$24.00/SF/NNN

LOCATION MAP



Demographics (2023)	1-Mile	3-Miles	5-Miles
Total Population	25,028	148,171	303,230
Total Households	9,326	56,694	119,891
Average HH Income	\$31,053	\$38,557	\$50,352

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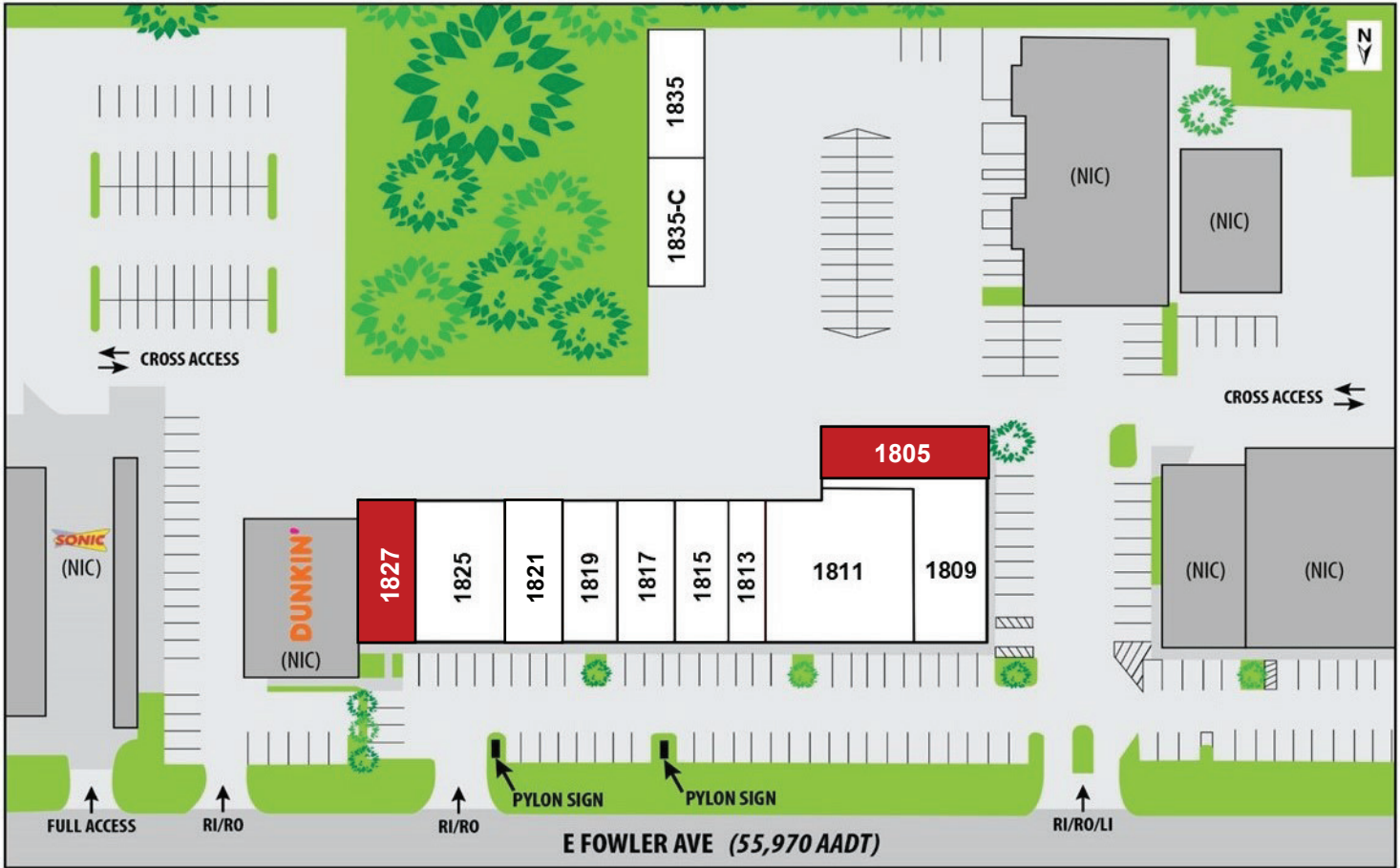


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PRIME LOCATION DIRECTLY ACROSS FROM "RITHM AT UPTOWN"

Once complete, will be one of the largest, mixed-use innovation communities in the state with capacity for over 7 million square feet of development, including several thousand residential units.



UNIT	TENANT	SF
1805	Available 1-1-25	2,126
1809	Urban Apparel	3,100
1811	Super International Foods	4,400
1813	Superior - Juice Bar	1,600
1815	Naz's Halal	2,400
1817	Marley's Smoke Shop	2,400

UNIT	TENANT	SF
1819	Talkin Tacos	2,400
1821	Rose Petals	2,400
1825	Sherwin Williams	4,800
1827	Retail—End Cap	2,400
1835	Warehouse	1,800
1835-C	Warehouse	1,000

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