



University Collection For Lease

**2702-2798 E. Fowler Avenue
Tampa, FL 33612**

- Prime location at the northwest corner of Fowler Ave. & Bruce B Downs Blvd.
- Adjacent to the University of South Florida with over 45,000 students
- Great opportunity for retail, medical or office
- Join: Winn Dixie, Pet Supermarket, Dollar Tree, Jason's Deli, Tijuana Flats, Five Guys Burgers and Fries, Chili's, First Watch, Orange Theory Fitness & many more
- Four major hospitals within a one mile radius
- Strong daytime population of 166,198 within 3-miles
- Excellent visibility from E. Fowler Ave. with a high traffic count of 55,901 cars per day

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University Square Drive



30th Street (Bruce B Downs

46,500 AADT



E Fowler Avenue

55,901 AADT

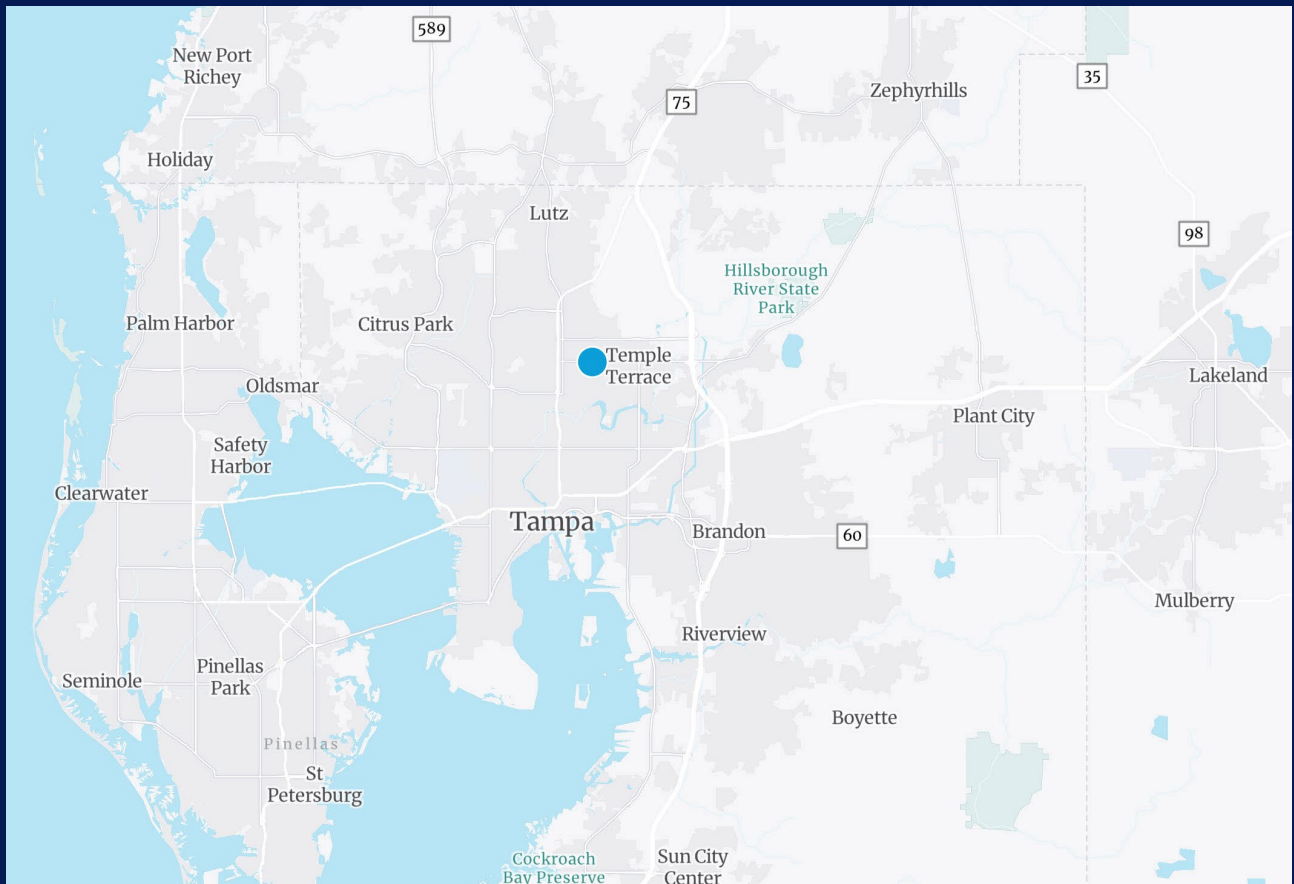


Suite #	Tenant	SF
100-120	Landmark	3,645
130	Available	1,670
140	Tijani's Barber Shop	1,670
150	Dice Pizza	1,336
160	Paddywagon Irish Pub	2,309
200	Five Guys Burger & Fries	4,000
205	Jason's Deli	4,500
210	R U Game	1,060
215	Firehouse Subs	1,800
220	Liquor Store	1,875
225	Ramen Noodle House	2,116
230	Nothing Bundt Cakes	1,400
235	Dapper Donuts	1,036
240	First Watch Restaurant	4,000
250	Boba Cup Tea Cafe	1,120

Suite #	Tenant	SF
255	Hub Tampa	1,400
260A	Taj Indian Cuisine	1,810
260B	Pokeworks	1,272
265	H&R Block	1,190
270	Pho Quyen	4,054
300	Pet Supermarket	7,149
325A	LifeSouth Community Blood Centers	2,309
325B	Select Medical	3,357
350	Dollar Tree	10,696
400	So Fresh	2,450
405	China 1	1,043
410	Cold Stone Creamery	1,575
415	Wing Stop	1,400
420	Zaky Zak's Authentic Shawarma	1,520

Suite #	Tenant	SF
425	Supercuts	1,155
430	PakMail	1,400
435-440	Tijuana Flats	2,946
450	Grain and Berry	2,648
460	Nail Image	1,852
470	Pepper Lunch	2,100
480	Sweet Buns Bakery	3,398
490	Chicken Salad Chick	3,555
900	Chili's	6,000
940	Visionworks	2,475
950	FedEx Kinko's	4,798
960	Orange Theory Fitness	2,574
990	Winn Dixie	40,143
OP1	Chase Bank	3,600
Total GLA		151,141

	1-Mile	3-Mile	5-Mile
Total Population	18,043	150,880	297,590
Daytime Population	20,973	166,198	307,324
Avg. Household Income	\$47,564	\$61,575	\$82,501
Median Age	29.9	30.9	34.7



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