

FREESTANDING BUILDING FOR LEASE OR SALE

15302 AMBERLY DRIVE

NEC OF AMBERLY DRIVE AND BRUCE B DOWNS BOULEVARD

TAMPA | FLORIDA 33657

±3,762 SF



SPACE DETAILS

BUILDING SIZE LOT SIZE

±3,762 SF ±1.29 AC

NEIGHBORS

Regus, Select Physical Therapy, Bank of America, Crunch Fitness, Club Pilates, Publix, Truist, Bealls, Great Clips, The UPS Store, Beltone

COMMENTS

- Former Bank branch with 4 drive-thru lanes; ideal for financial institutions, medical or professional services users
- Located just 2 miles from University of South Florida (49,000 total enrollment)
- Bank vault still in place, ideal for securing high-value inventory
- High traffic location at Amberly Drive and Bruce B Downs Blvd with a combined traffic count of 65,400 AADT
- Located less than 1 mile from USF's planned Fletcher District, which will be comprised of 700 student housing beds, 150 multifamily apartments, a 150-room hotel + conference center, 60,000 SF of retail/ restaurants, and a new +/- 350,000 sf academic research facility

DEMOGRAPHICS

POPULATION

1 Mile	8,728
3 Miles	91,961
5 Miles	210,028

DAYTIME POPULATION

1 Mile	5,677
3 Miles	115,695
5 Miles	222,936

TOTAL HOUSEHOLDS

1 Mile	3,702
3 Miles	36,032
5 Miles	81,482

AVERAGE HH INCOME

1 Mile	\$80,905
3 Miles	\$77,919
5 Miles	\$86,568

TOTAL BUSINESSES

1 Mile	227
3 Miles	3,196
5 Miles	7,202

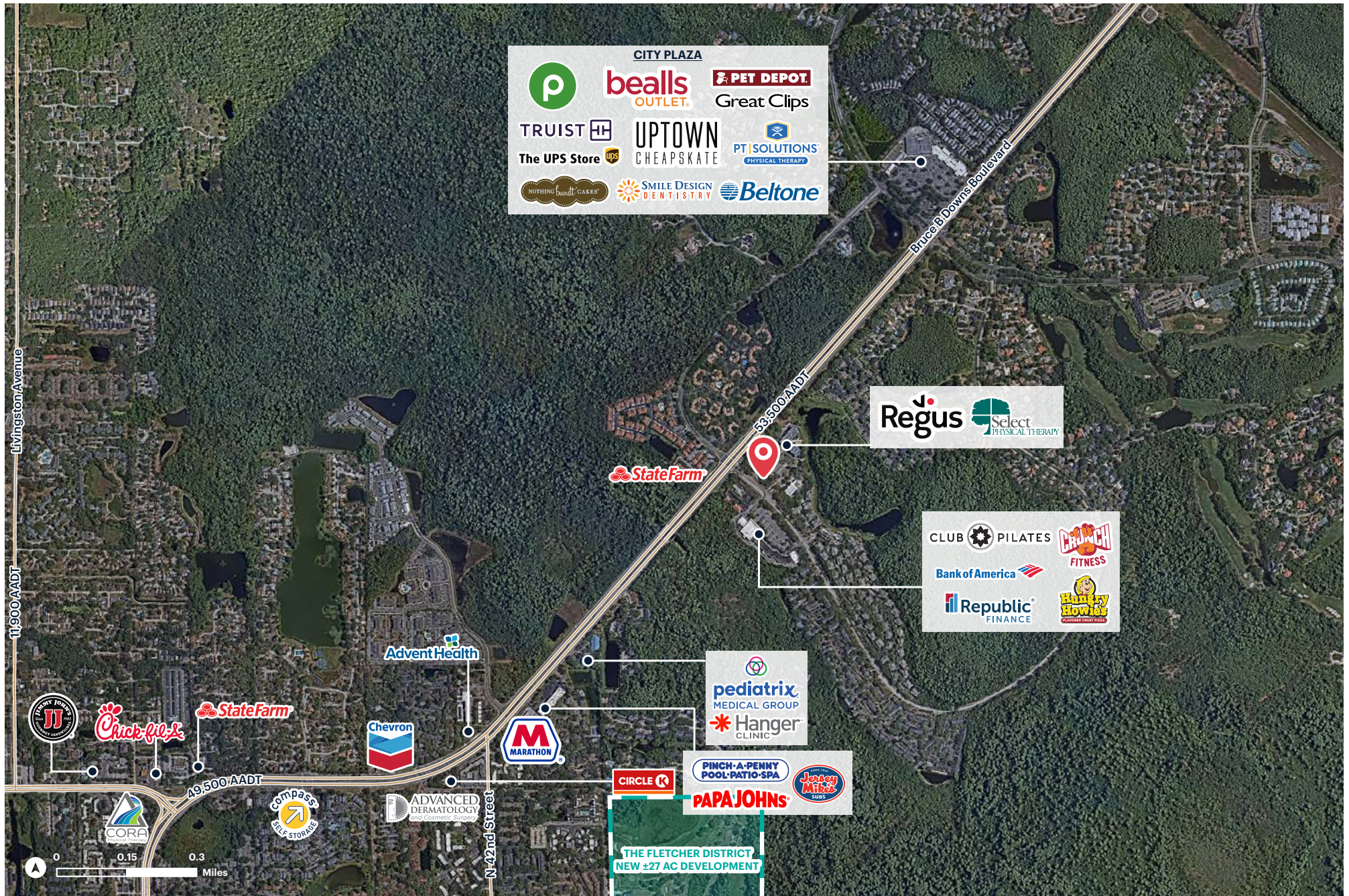
TOTAL EMPLOYEES

1 Mile	2,165
3 Miles	68,824
5 Miles	113,174

SITE PLAN



RETAIL CORRIDOR



NEW DEVELOPMENT

THE FLETCHER DISTRICT

The University of South Florida has unveiled plans to redevelop its former 138-acre golf course (known as The Claw) into a mixed-use district dubbed the Fletcher District. The first phase will occupy about 27 acres and will include student housing, multifamily units, retail, restaurants, a hotel/conference center, an academic research building, and green/recreational space. The project will be executed via a public-private partnership, with USF retaining land ownership and entering ground leases with private developers. Pending regulatory approvals, construction could begin in spring 2026, with opening targeted for 2028. The district is envisioned as a hub where people can live, work, learn, and play, and is strategically located within walking distance of the planned on-campus stadium. USF anticipates that the development will help drive economic development in the Tampa Bay region while expanding the university's academic and residential footprint.

PLANNED DEVELOPMENT DETAILS subject to change as project is finalized

STUDENT HOUSING

±700 beds, ±335,000 SF; boosts USF's residential capacity

MULTI-FAMILY HOUSING

±150 units, ±160,000 SF; geared to grad students, staff, and community

HOTEL & CONFERENCE

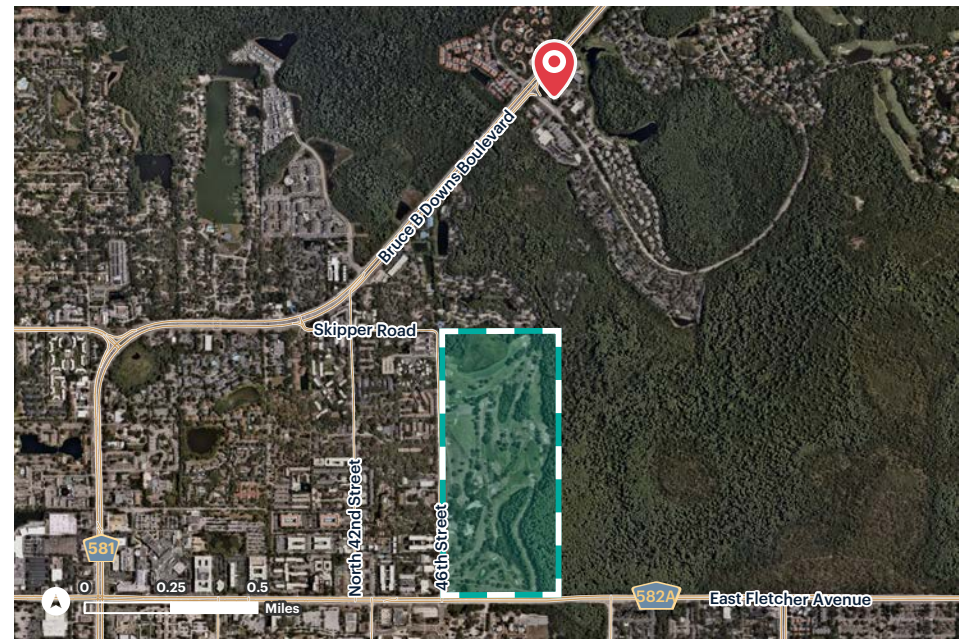
±150 rooms, ±78,000 SF; includes ±5,000 SF conference space plus fitness/lounge

RETAIL & DINING

±60,000 SF, 4–6 restaurants

ACADEMIC RESEARCH BUILDING

±350,000 SF, supports research/teaching, expands campus north of Fletcher; USF-funded under master lease



This map illustrates the University Plaza area in Tampa, Florida, highlighting its strategic location and extensive commercial development. Major roads shown include Interstate 75 (I-75), Interstate 275 (I-275), and various local boulevards and roads. Traffic volume data (AADT) is provided for several key corridors: 13,500 AADT on Commerce Park Boulevard, 11,900 AADT on Livingston Avenue, 76,500 AADT on North Nebraska Avenue, 112,000 AADT on Sinclair Hills Road, 14,300 AADT on Morris Bridge Road, and 43,000 AADT on East Fletcher Avenue. The map is densely packed with logos for a wide variety of businesses, including retail giants like Walmart, Target, and Ross; grocery stores like Publix and Aldi; fast-food chains such as McDonald's, Chick-fil-A, and Dunkin'; and other commercial entities like Home Depot, Lowe's, and various fitness centers. The map also shows the proximity to the University of South Florida (USF) and the presence of several hotels, including the Hilton Garden Inn and Fairfield by Marriott. A scale bar at the bottom left indicates distances up to 0.5 miles, and a north arrow is located in the bottom left corner.