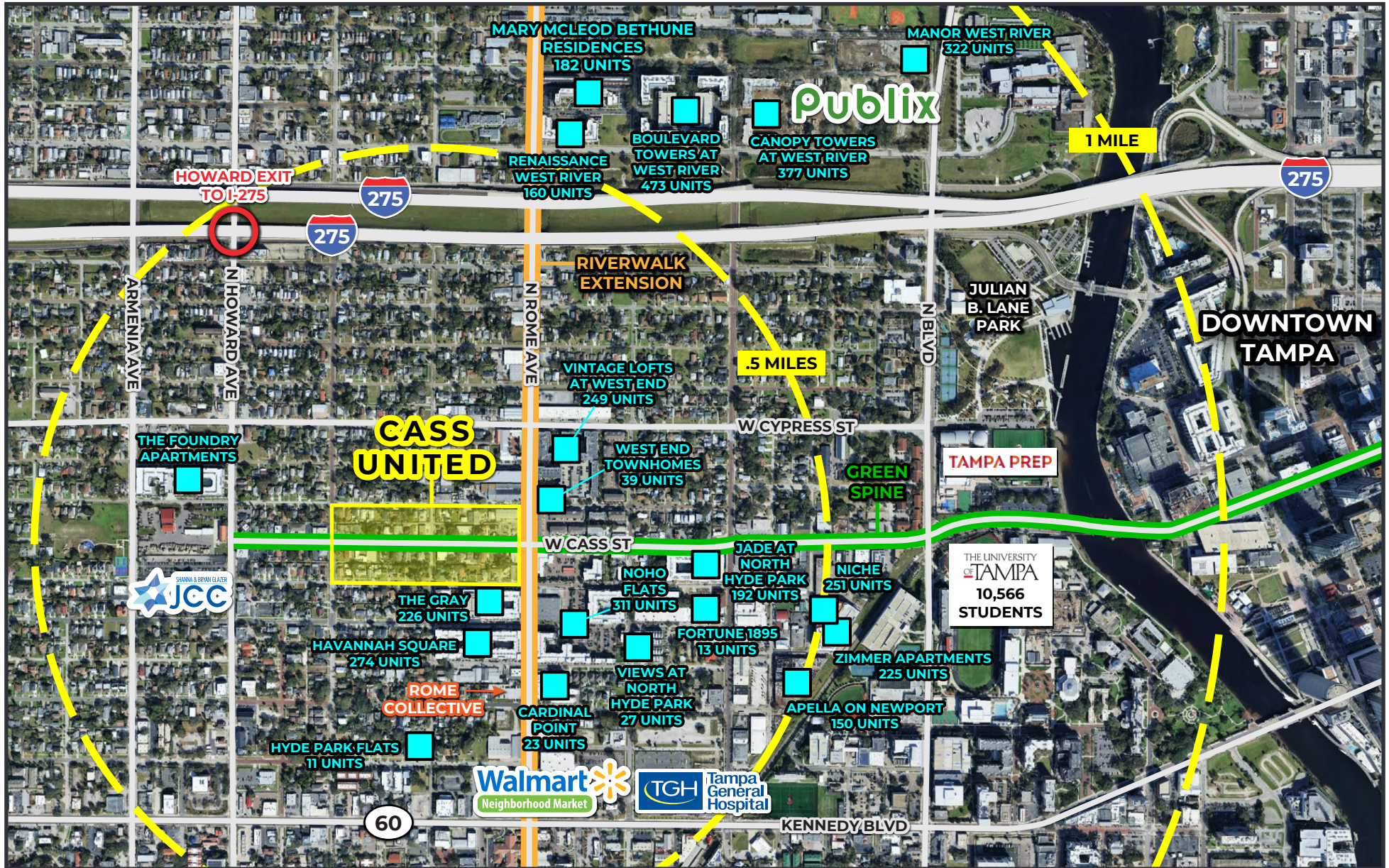


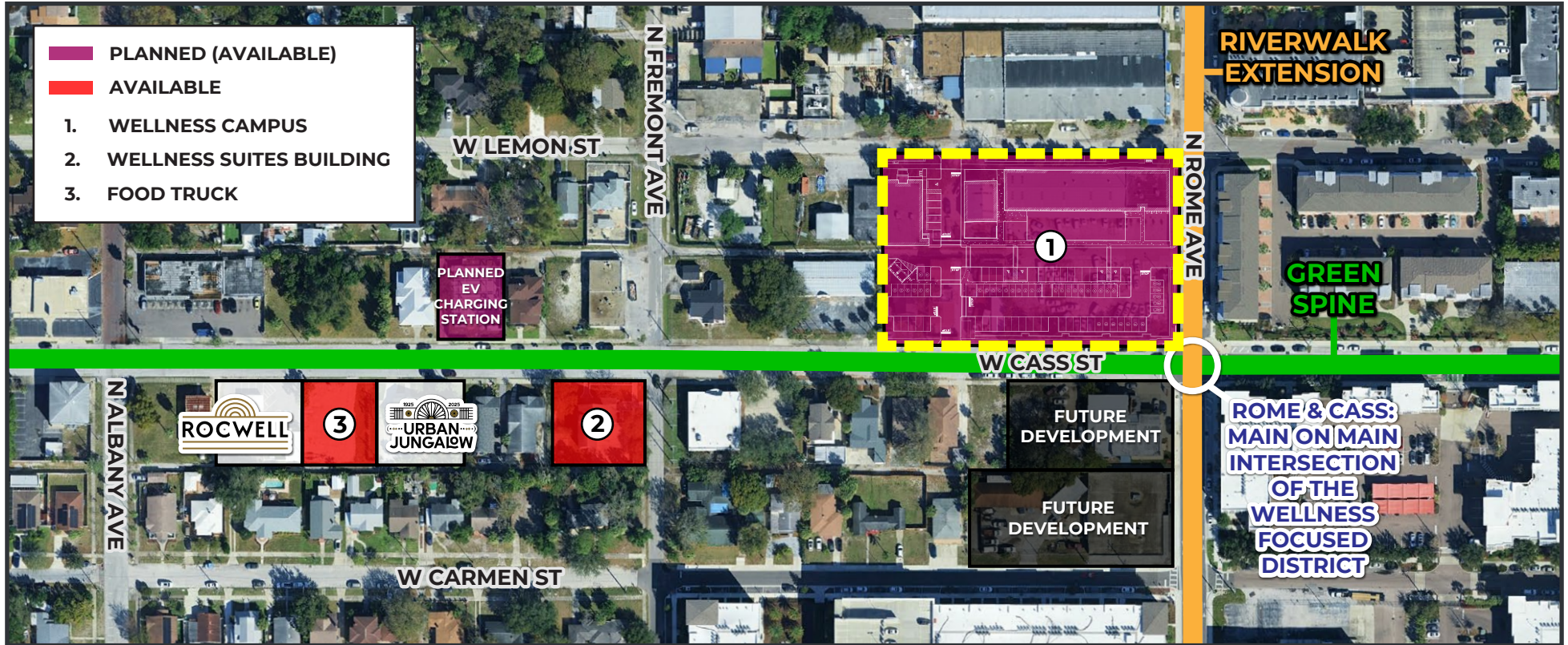


CASS UNITED - DISTRICT OVERVIEW

- 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 CAMPUS DEVELOPMENT OPPORTUNITY



FLAGSHIP LEASE OPPORTUNITY

Opportunity for a flagship anchor tenant or full-campus occupancy within a curated wellness district environment.

2025 DEMOGRAPHICS

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

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

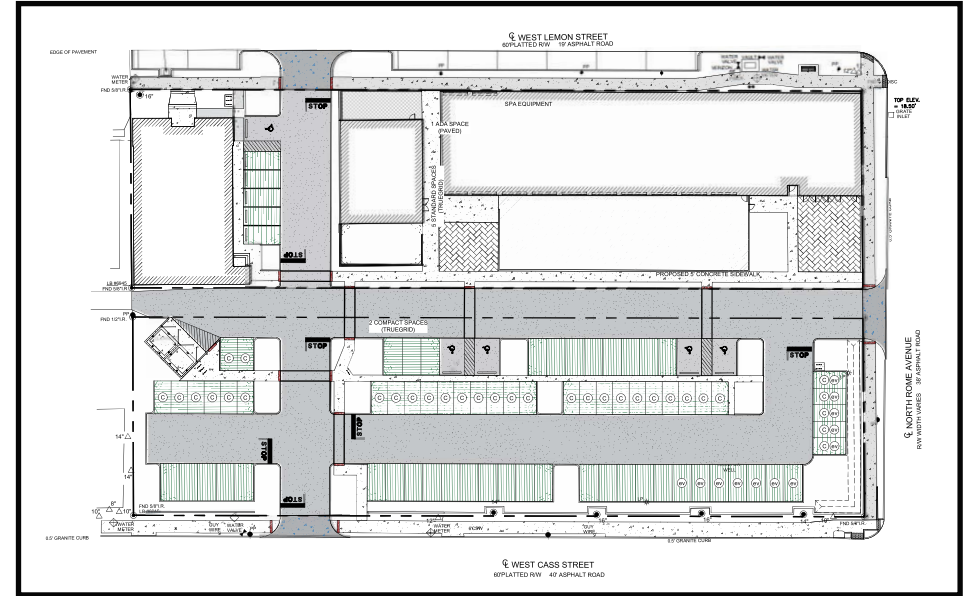
Average Household Income	.5 Miles	1 Mile	2 Miles
	\$101,541	\$120,548	\$153,768

Median Age	.5 Miles	1 Mile	2 Miles
	31.6	29.5	34.9

MAIN RENDERING



SITE PLAN



Wellness development opportunity in the Cass United / North Hyde Park corridor of South Tampa, Florida.

Cass United is a wellness-centered mixed-use district currently under development along Cass Street between Albany Avenue and Rome Avenue. The flagship wellness campus is located at the northwest corner of Cass Street and Rome Avenue — the primary intersection within North Hyde Park.

PROJECT OVERVIEW

- 21,000+ SF indoor space.
- 8,400+ SF private outdoor space.
- Three-building campus configuration.
- 20+ foot ceilings in primary structure.
- Indoor-outdoor integration.
- 81 exclusive on-site parking spaces.

THIS IS NOT A SPECULATIVE PROJECT

- Site plan approval is complete.
- Site work permits are ready to issue.
- This development is a purpose-built wellness campus designed specifically for experiential wellness, longevity, recovery, and membership-based concepts.

