



35,000 SF ENDCAP AVAILABLE FOR LEASE

Site Features

- Close proximity to USF - 4th largest university in Florida with over 50,000 students
- Just east of I-275
- Located within 1 mile of the redevelopment of the 100 acre University Mall- "Rithm at Uptown," an urban neighborhood development featuring 400 hotel rooms, 1,000 apartments, & 100,000 SF of medical specialties, entertainment, corporate offices, retail, fitness & restaurants owned by NY based RD Management, LLC, with 150 properties throughout the US.
- Traffic Counts: 55,970 AADT E Fowler Avenue
- Large concentration of major retailers in the immediate vicinity



Demographics	1-mile	3-mile	5-mile
Population	23,870	143,366	315,360
Avg. HH Income	\$35,490	\$50,164	\$62,738
Average Age	34.1	35.6	36.9

Leasing Contact:

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1251 E Fowler Ave.
Tampa, Florida 33612



The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



1251 E Fowler Ave.

Tampa, Florida 33612

UNIT	TENANT	SF
A	AVAILABLE	35,000
B1	Planet Wireless	2,400
B2	Godavari Indian Restaurant	2,400
C	Metro by T-Mobile	4,950
G	LED & C. Store Supplier	2,400

UNIT	TENANT	SF
E	Beauty Salon	1,200
D3	Mr. & Mrs. Crab	6,370
F	Patel Brothers Grocery	7,035
I	Prerana's Beauty & Boutique	2,400



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