



Left Side Elevation



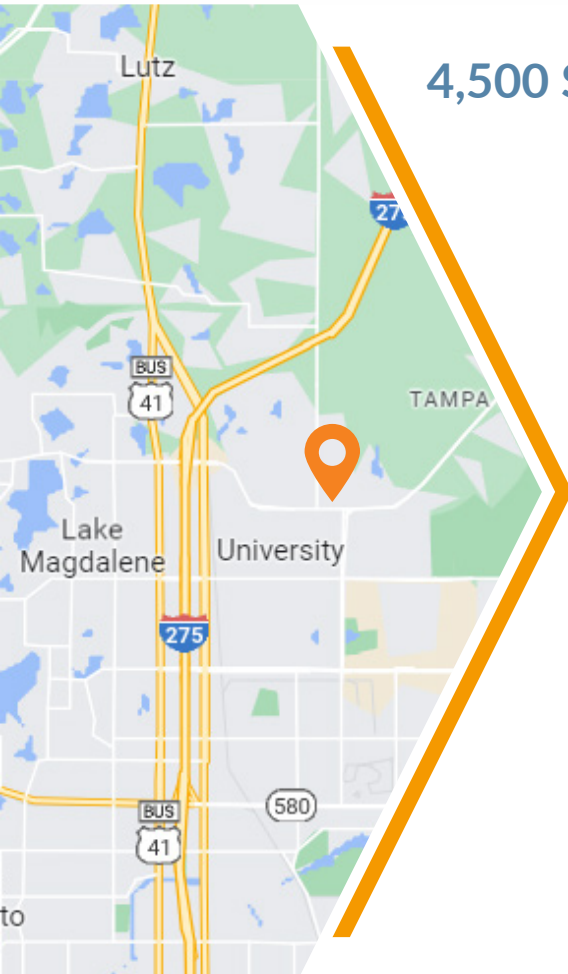
Front Elevation



Right Side Elevation



Rear Elevation



## 4,500 SF AVAILABLE FRONTING BEARSS AVENUE

- » 4,500 SF outparcel available directly in front of Palms Connection, a 32,147 SF neighborhood center
- » Within close proximity to USF with ~50,000 students
- » Located on Bearss Ave, just west of Bruce B. Downs Blvd
- » Minutes from multiple health facilities
- » Easy access to I-75 and I-275
- » 2023 Traffic Counts: 35,500 AADT E Bearss Ave & BBD

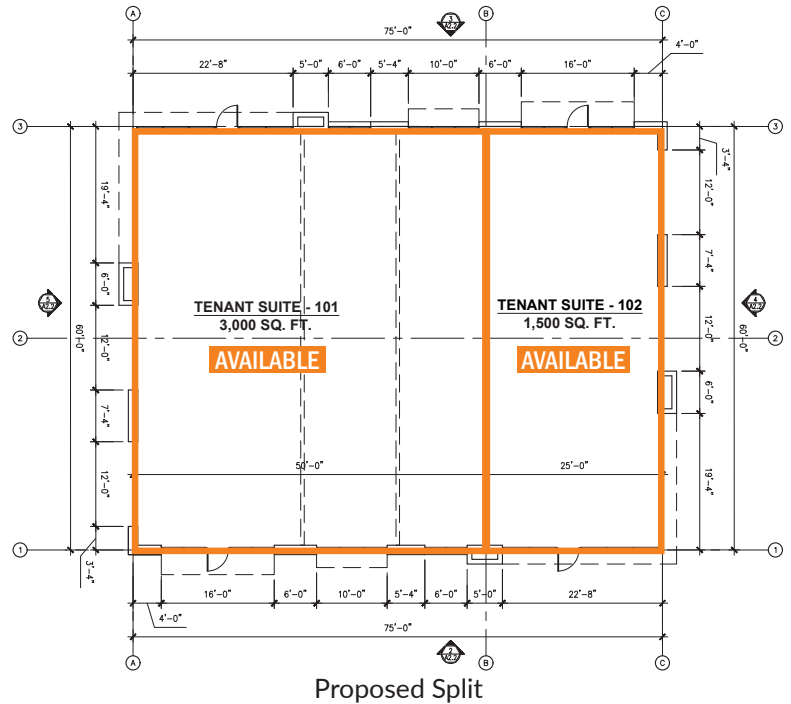
Demographics	1-mile	3-mile	5-mile
2024 Population	26,252	103,900	230,388
Daytime Employment	8,813	65,554	116,138
Average HH Income	\$46,307	\$56,734	\$69,869
Median Age	28.5	32.1	35.3

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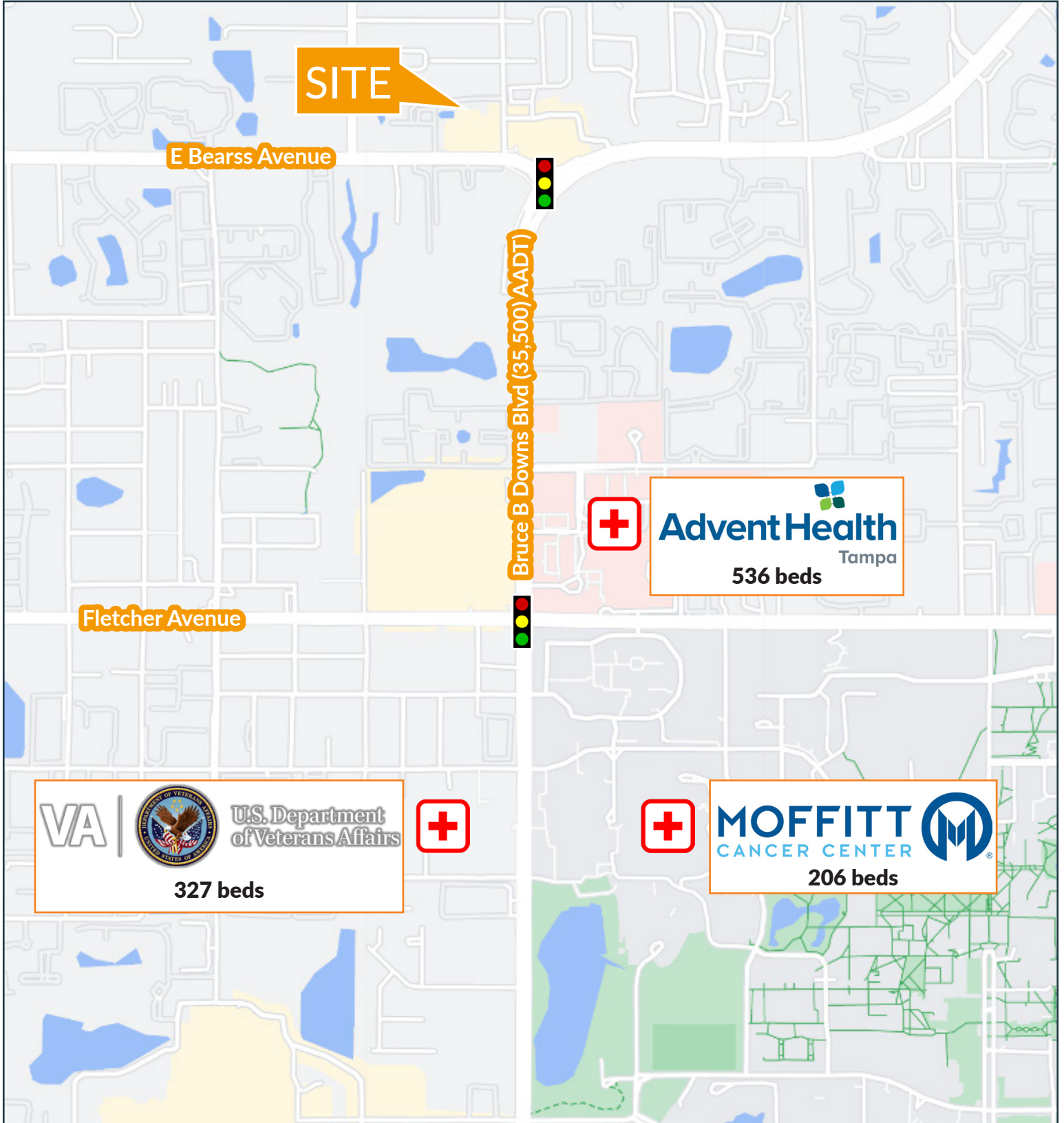


SUITE	TENANT	SF
2802	Don Julio's Mexican	2,452
2806	Jimmy Johns	1,198
2808	Kay's Kitchen	1,198
2810	Steaming Pots West African Cuisine	2,483
2812	Kabs Pharmacy	1,607
2814	Art of Smoke	1,468
2816	Provisions Coffee	1,015
2820	Amerinails	1,362
2822	AVAILABLE	2,016
2824	Truth Bar & Hookah	1,680
2826	Sushi Avenue	1,453
2828	University Boba House	2,260
2830	Gamers Escape	2,265
2832	Balance Salon Spa	1,499
2836	Wexford Irish Pub	8,191



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