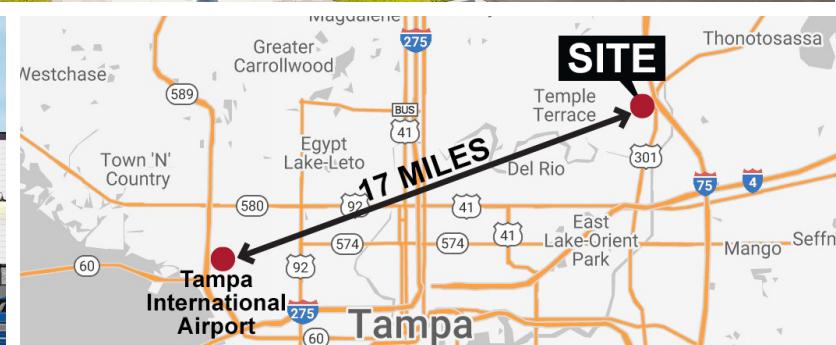


Temple Terrace Outparcel

Temple Terrace Highway & Davis Road, Tampa, FL



PROJECT OVERVIEW

Highly visible outparcel centrally located near traffic generators that include: University of South Florida, Busch Gardens, Winn-Dixie, CVS and Anytime Fitness.

- Anchored by 150,000 SF Tampa VA Mental Health Clinic that began seeing patients in December 2023
- Located at traffic signal on Temple Terrace Highway with over 25,200 VPD passing the site
- 35,000 VPD three-quarters of a mile east on US Hwy 301
- Adjacent to 633,000 SF Amazon Distribution Center with 750 employees
- Commercially zoned parcel with utilities in right-of-way

SITE FEATURES

AVAILABLE:

- OUTLOT: .94 AC
- FOR SALE OR BUILD TO SUIT



Kathleen Brill
O: 630.286.0179
kbrill@cullprop.com

Eric Okleshen
O: 630.601.6821 Ext. 178
eokleshen@cullprop.com

DEMOGRAPHICS

5 Mile Radius

POPULATION	AVG. INCOME	DAYTIME POPULATION
175 K	\$69.2 K	274.9 K

10 Mile Radius

POPULATION	AVG. INCOME	DAYTIME POPULATION
741.5 K	\$86.3 K	952.8 K

5 Mile Radius

POPULATION	AVG. INCOME	DAYTIME POPULATION
1.4 M	\$101.7 K	1.6 M