

For Lease:

UNIVERSITY COMMERCIAL CENTER

1809 - 1835 E. Fowler Ave, Tampa, FL 33612



THE
ROSS REALTY
GROUP, INC.
COMMERCIAL SALES AND LEASING

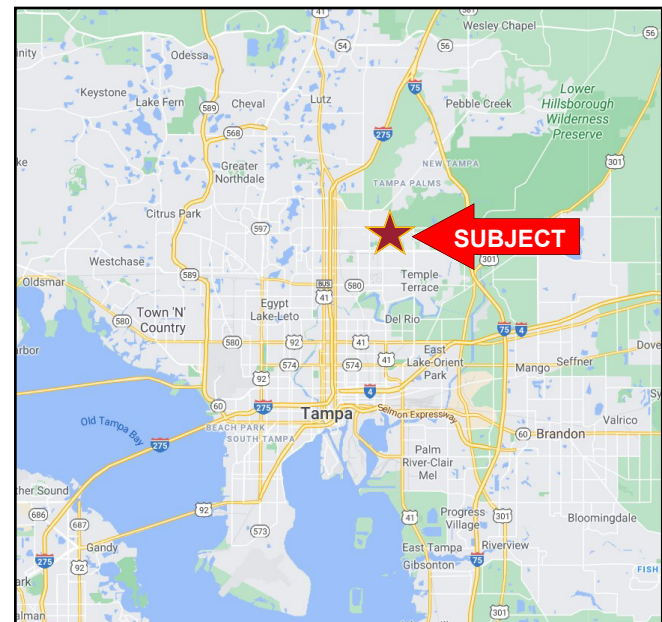
2,126 SF Available Now
2,400 SF Avail. 7-1-25



FEATURES

- 2,400 SF Retail End-Cap Unit - Available 7-1-25 and 2,126 SF - Available NOW
- Directly across from "RITHM At Uptown" – Under construction multi-story, neighborhood development showcasing life sciences and technology research institutes and complexes; recreational opportunities and entertainment; education; medical specialties, clinics, and pavilions; offices and co-working spaces; residential, fitness and other related uses
- Highly visible commercial strip center near the University of South Florida with current enrollment of 50,000±, VA Hospital and Moffitt Cancer Center
- Join National tenants Sherwin Williams, Jiffy Lube, Party City, Checkers, Wendy's, Taco Bell, Dunkin', Sonic, Long John Silvers and Starbucks
- Shopping Center total GLA: 30,226 SF (MOL)
- Pass-through Expenses: \$6.53/SF
- Lease Rate: \$24.00/SF/NNN

LOCATION MAP



Demographics (2023)	1-Mile	3-Miles	5-Miles
Total Population	25,028	148,171	303,230
Total Households	9,326	56,694	119,891
Average HH Income	\$31,053	\$38,557	\$50,352

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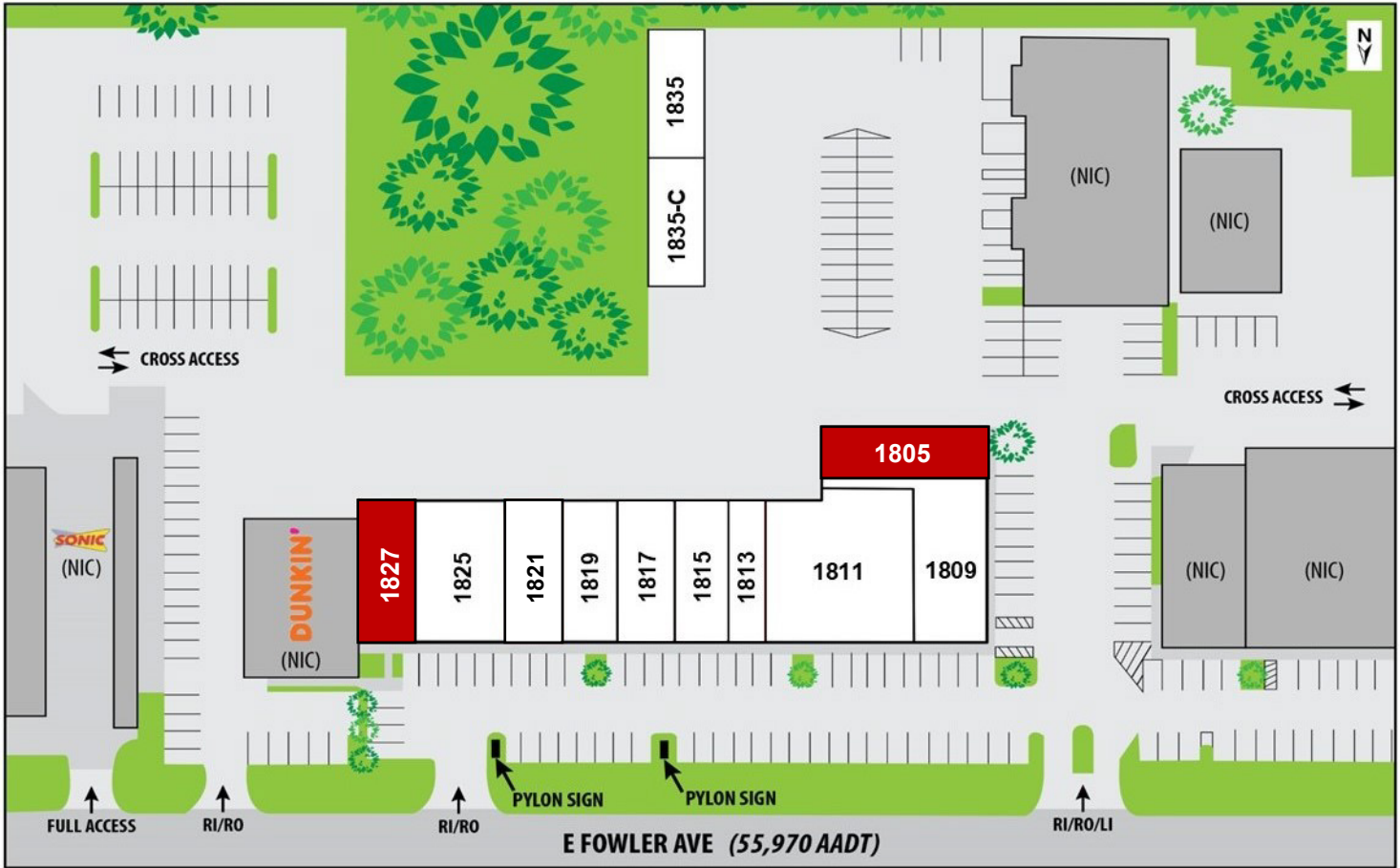


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PRIME LOCATION DIRECTLY ACROSS FROM "RITHM AT UPTOWN"

Once complete, will be one of the largest, mixed-use innovation communities in the state with capacity for over 7 million square feet of development, including several thousand residential units.



UNIT	TENANT	SF
1805	Available NOW	2,126
1809	Urban Apparel	3,100
1811	Super International Foods	4,400
1813	Superior - Juice Bar	1,600
1815	Naz's Halal	2,400
1817	Marley's Smoke Shop	2,400

UNIT	TENANT	SF
1819	Talkin Tacos	2,400
1821	Rose Petals	2,400
1825	Sherwin Williams	4,800
1827	Retail—Avail 7-1-25	2,400
1835	Warehouse	1,800
1835-C	Warehouse	1,000

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