

BTS FOR LEASE



BUILD TO SUIT LEASE 7010 E FOWLER AVE, TAMPA, FL, 33617



EAST FOWLER AVENUE
DAILY TRAFFIC COUNT: 55,739

New Neighbor
Anticipated Construction
Completion December 2022



NEXT GREAT THING(S) GOES HERE

FULL MEDIAN CUT
INGRESS/EGRESS
ACCESS ALL DIRECTIONS
RIGHT IN/OUT, LEFT IN/OUT



PROPERTY HIGHLIGHTS

- Potential Developable Building Size: 5,400 SF +/-
- Land Size: 0.54 Muni: Hillsborough Cty
- Zoning: CG FLU: R-6
- Frontage E Fowler Ave: 215 Linear Foot +/-
- Depth of Parcel: 130 Linear Foot +/-
- Close to: I-75, University of South Florida, Busch Gardens, I-4, Seminole Hard Rock Casino, I-275, Tampa Zoo, Tampa International Airport ++
- Lease Rate: *\$44.99 - \$39.99 PSF NNN (1,250 -3,750 SF +)
- Lease with BTS (QSR): **\$69.99 PSF NNN
- * \$2M Cap Construction Cost for 5,000 SF of RBA
- **\$1.7M Cap Construction Cost for 2,500 SF of RBA

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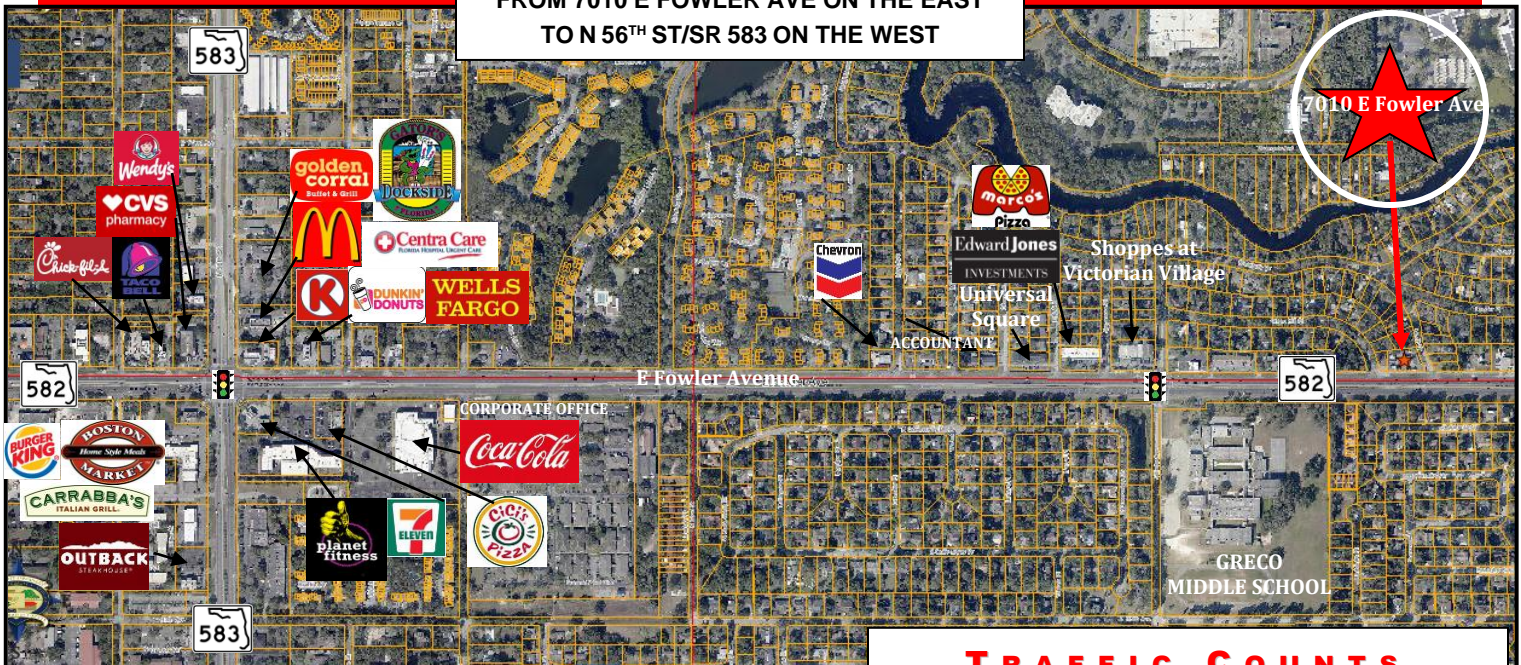
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RETAIL OVERVIEW FROM I-75 ON THE EAST TO 7010 E FOWLER AVE ON THE WEST



RETAIL OVERVIEW FROM 7010 E FOWLER AVE ON THE EAST TO N 56TH ST/SR 583 ON THE WEST



TRAFFIC COUNTS

E Fowler Ave @ Gillette Av 55,739 vpd

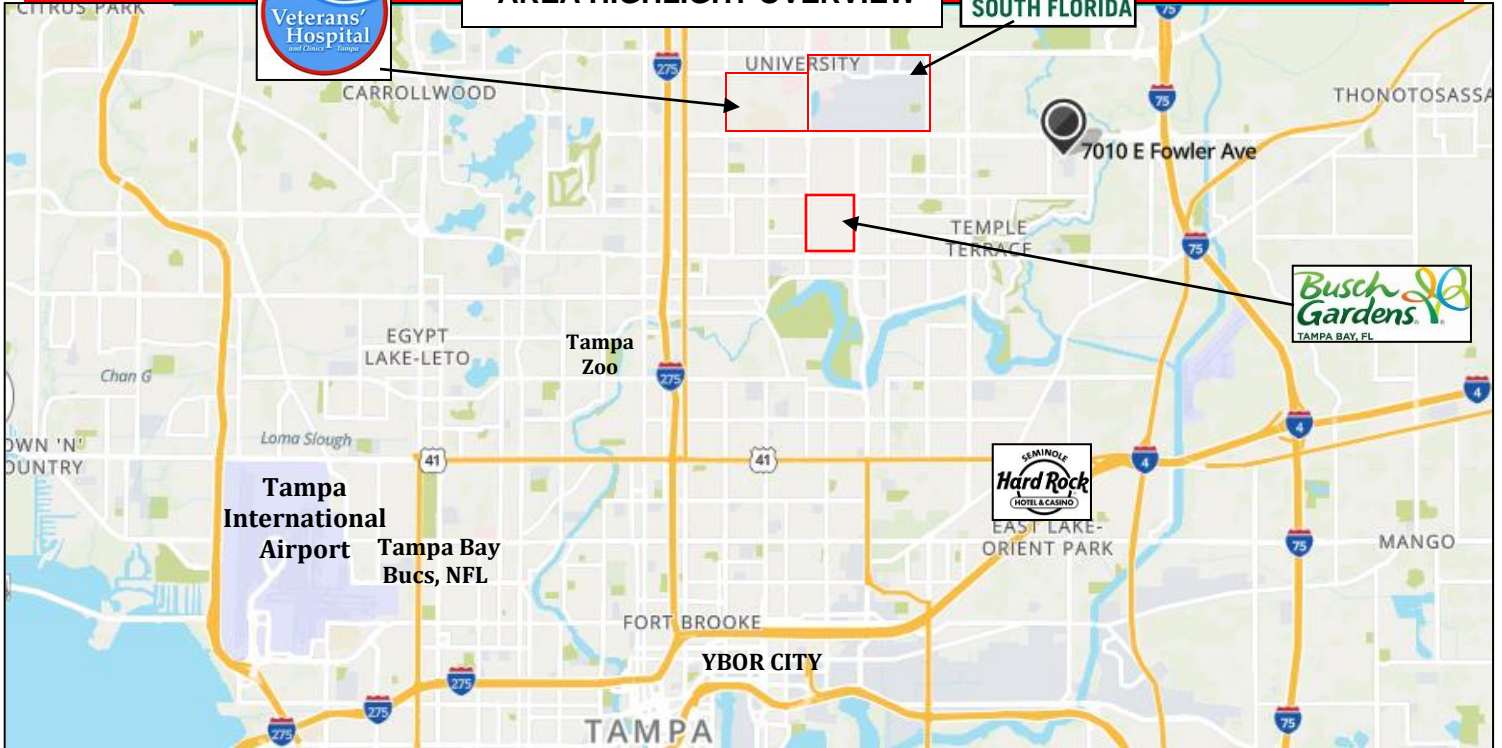
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	11,165	73,506	195,152
Households:	4,723	30,747	77,907
Avg Income:	\$86,462	\$66,231	\$58,916

This information is from sources we deem reliable and is subject to prior sales rates, or conditions. No representation is made as to the accuracy of the information.

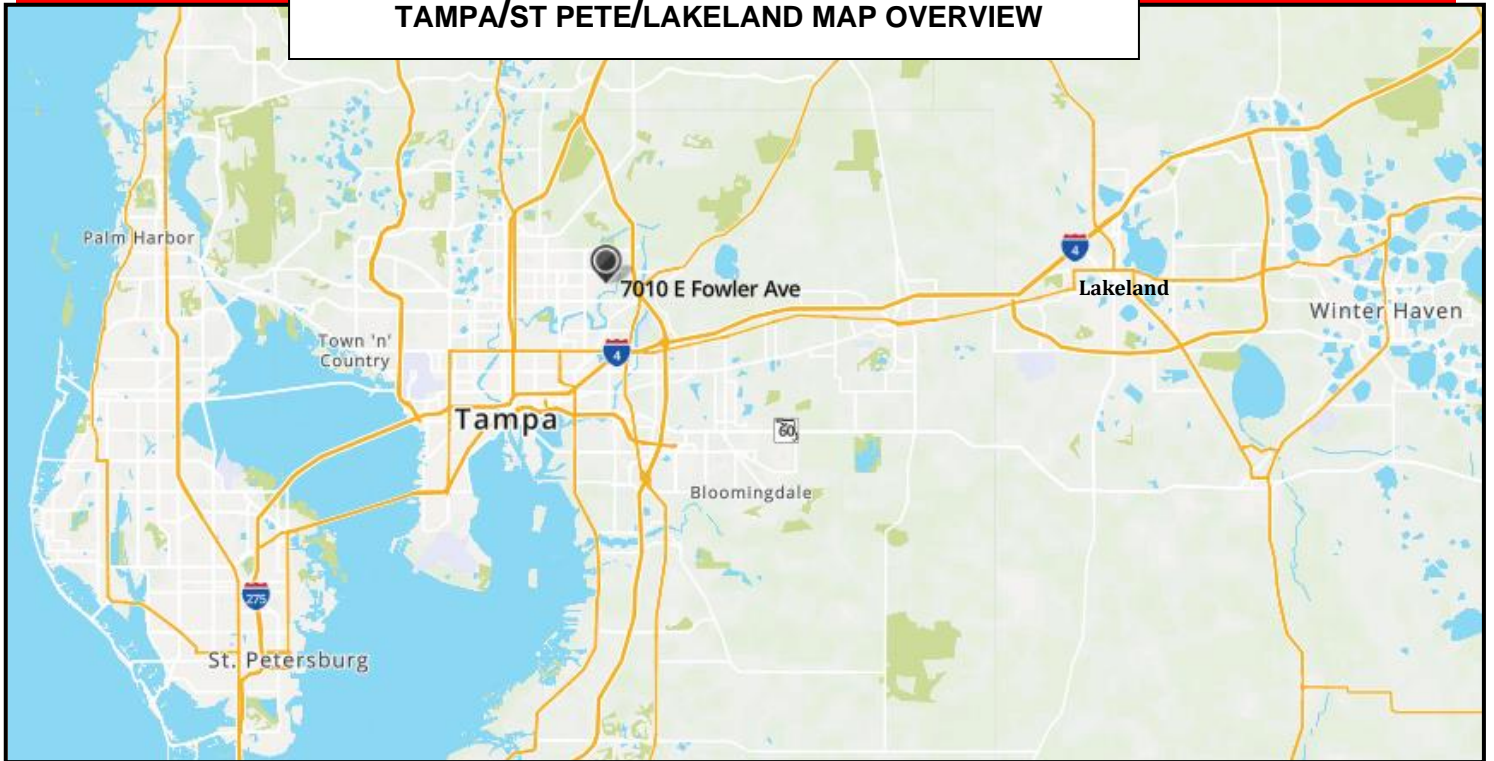
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AREA HIGHLIGHT OVERVIEW



TAMPA/ST PETE/LAKELAND MAP OVERVIEW



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