

# RETAIL/MEDICAL SPACE FOR LEASE

## 2001 E FOWLER AVE, TAMPA, FL



Take advantage of this rare retail/medical opportunity along one of Tampa's busiest commercial corridors. 2001 E Fowler Ave offers +4,000 SF of built-out space previously occupied by Visionworks, ideally suited for retail, optical, or medical users. Situated near the University of South Florida (USF), this property offers high visibility, excellent demographics, and heavy daily traffic.

## FEATURES

- **Built-Out Medical Space:** Includes exam rooms, reception area, and lab/storage—ready for immediate occupancy.
- **Excellent Visibility:** Monument signage directly on Fowler Ave for strong street presence.
- **High Traffic Volume:** Over 45,000 vehicles per day (AADT), ensuring continuous exposure.
- **Prime Location:** In a dense commercial corridor near USF, Busch Gardens, and national retailers.
- **Zoning Flexibility:** CG (Commercial General) zoning allows a wide variety of commercial uses.

## PROPERTY DETAILS

### SIZE

+4,000 SQ. FT

### TYPE

Retail / Medical

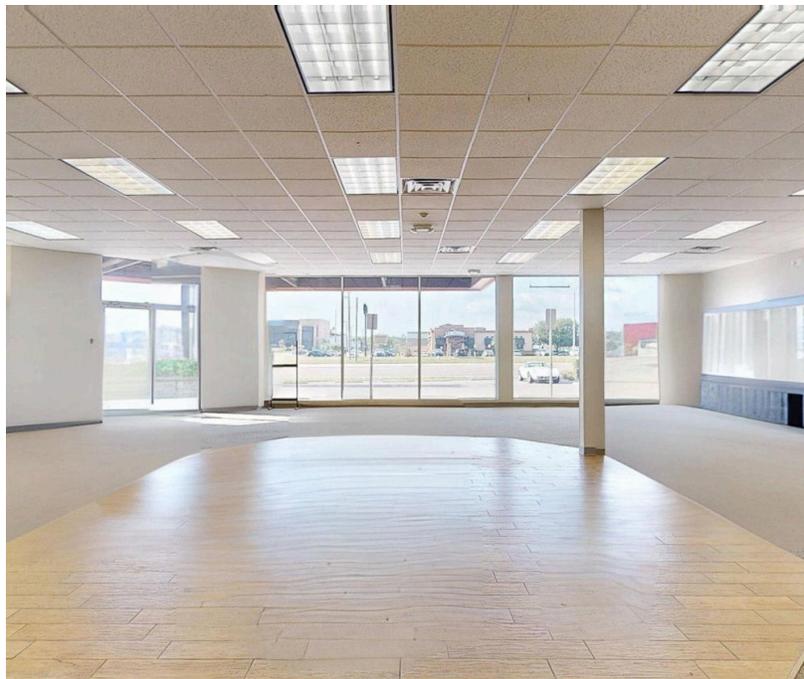
### LAYOUT

Functional floor plan with dedicated patient/customer areas and back-end support zones

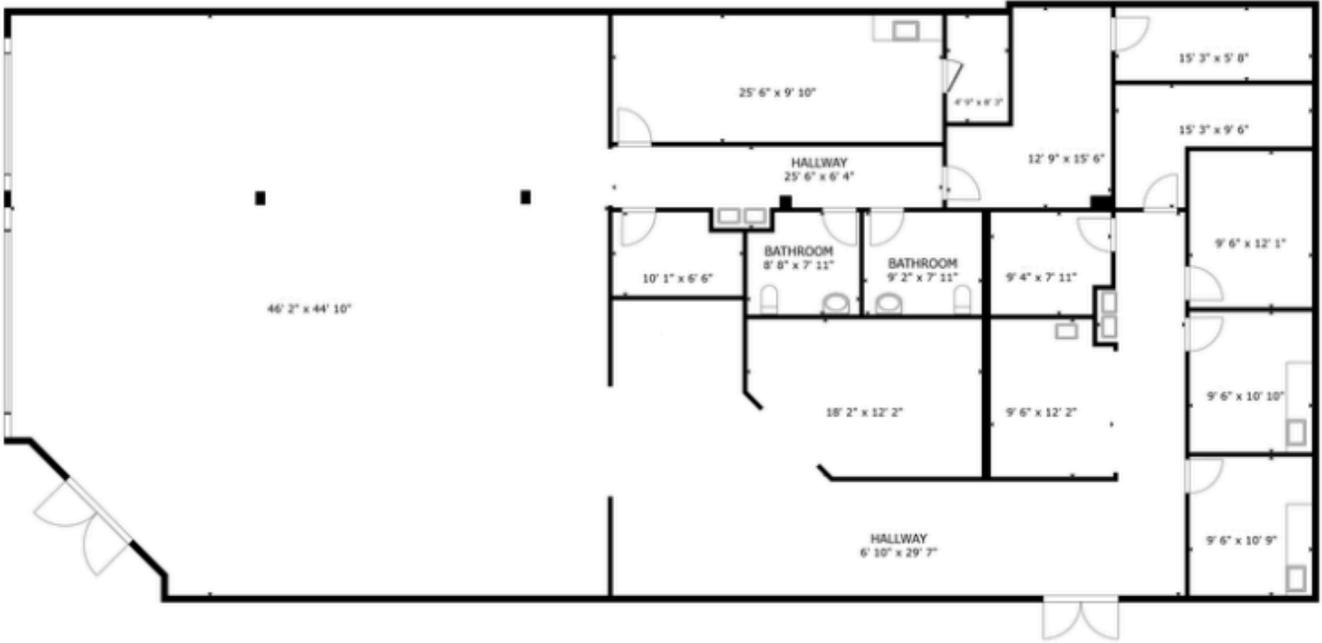
### PARKING

Ample shared parking lot

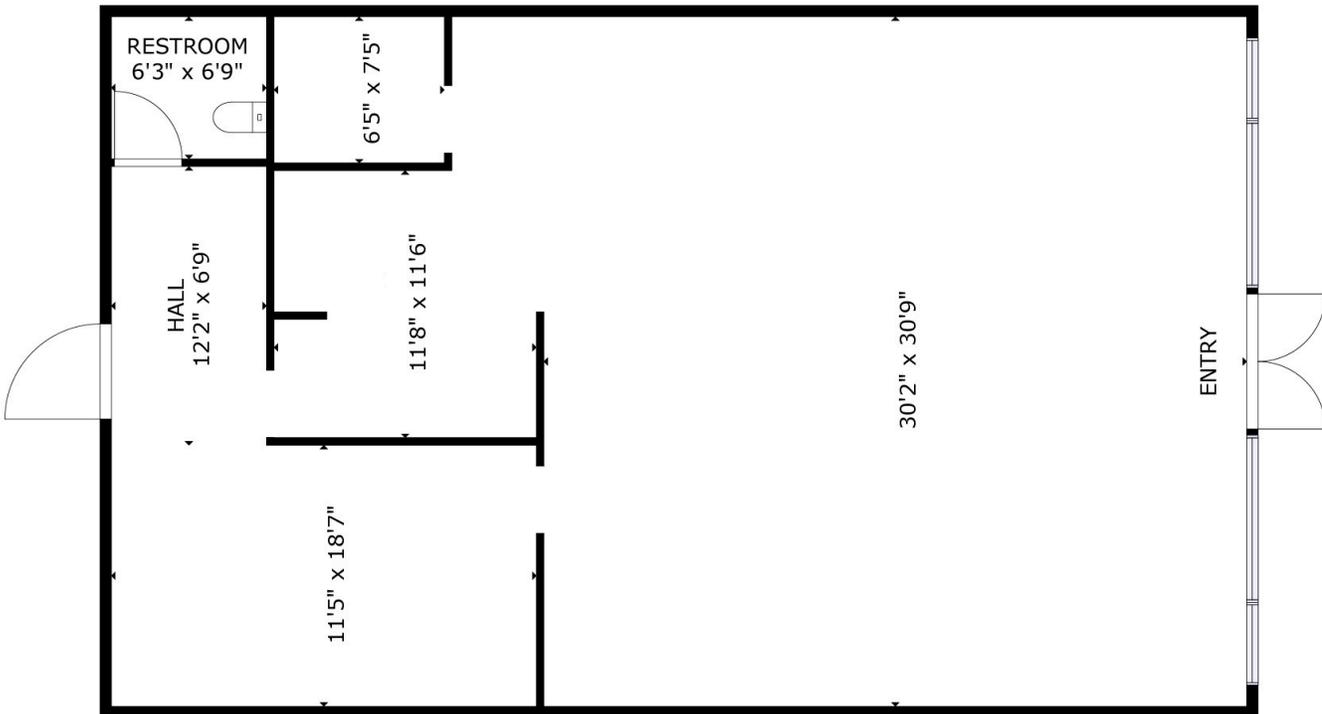
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# FLOOR PLAN LAYOUT



FLOOR PLAN  
**2001 East Fowler Ave Tampa, FL 33612**  
 GROSS INTERNAL AREA  
 FLOOR PLAN 4,436 sq.ft.  
 TOTAL : 4,436 sq.ft.



FLOOR PLAN  
**2001 East Fowler Ave Tampa, FL 33612**  
**Unit 2035**  
 GROSS INTERNAL AREA  
 TOTAL: 1498 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.