

MSC
UNIVERSITY



THE VILLAGE AT USF

PALM DRIVE & HOLLY DRIVE, TAMPA, FLORIDA

±6,400 SF SECOND GENERATION RESTAURANT SPACE FOR LEASE

DEMOGRAPHICS

EST. POPULATION

1 mi: 14,143
3 mi: 127,060

EST. AVERAGE HH INCOME

1 mi: \$47,296
3 mi: \$60,019

EST. MEDIAN AGE

1 mi: 26.5
3 mi: 31.6

DAYTIME EMPLOYEES

1 mi: 31,280
3 mi: 67,905

UNIVERSITY OF SOUTH FLORIDA

Undergraduate Students	35,517
Graduate Students	10,314
Non-Degree Seeking Students	2,044
Faculty/Staff	16,410

TRAFFIC

43,231 VPD ON E FLETCHER AVE



THE VILLAGE AT USF

PROPERTY DETAILS

- ▶ Mixed use, purpose-built student housing development on University of South Florida's main campus.
- ▶ Second generation built-out restaurant space
- ▶ Comprised of ±2,000 beds and ±6,400 SF of divisible ground floor retail
- ▶ Rare location in the heart of campus with tremendous foot traffic and incredible visibility
- ▶ Immediate delivery

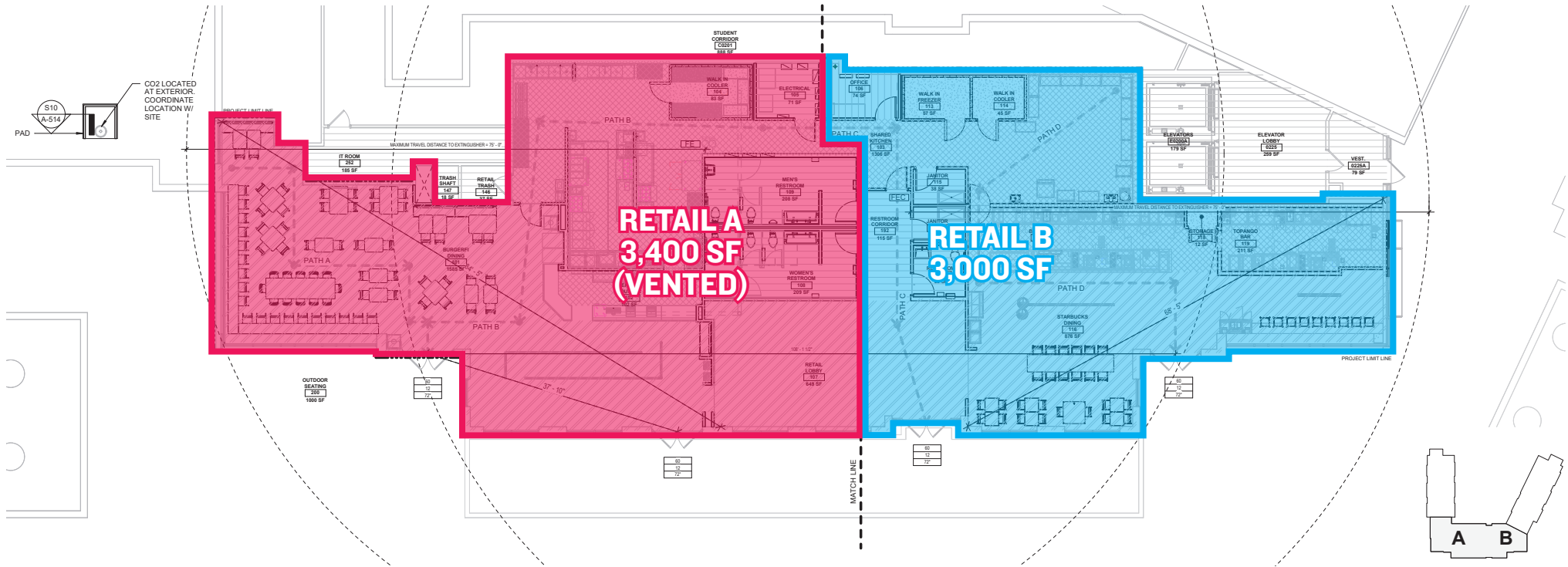
JOIN THESE AREA TENANTS

Publix. Chick-fil-A



FIRST WATCH

SITE PLAN



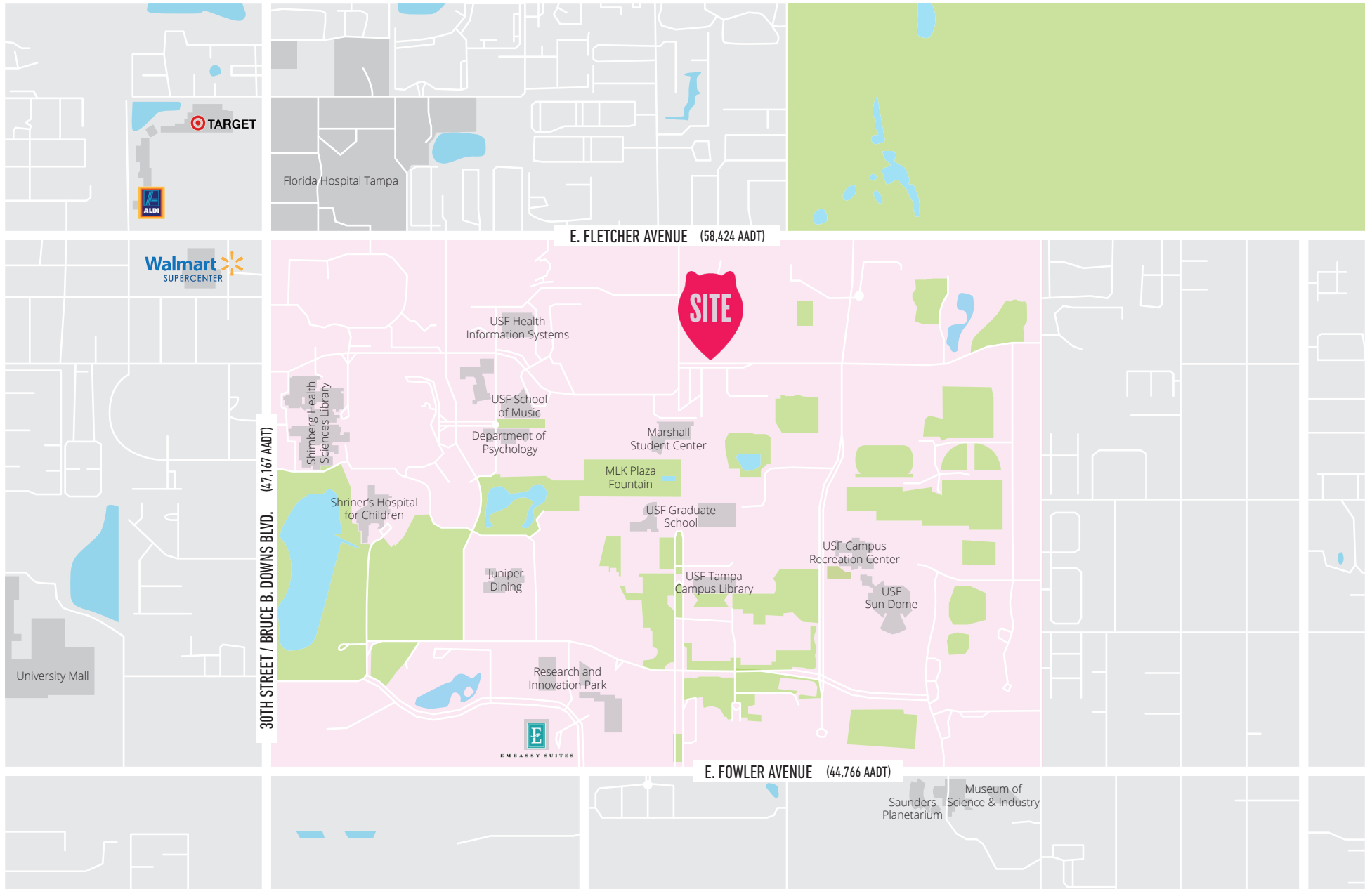
DEVELOPMENT OVERVIEW AREA



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SURROUNDING AREA INSTITUTIONS



AERIAL



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