

UNIVERSITY EAST SHOPPING CENTER

9501 – 9555 E Fowler Ave | Thonotosassa, FL 33592



PROPERTY HIGHLIGHTS:

- Anchored by Winn-Dixie and Dollar Tree
- Easy access to I-75 and proximate to the University of South Florida, with a current enrollment of 51,000 ±
- New development located a 1/2 mile from the center coming soon that includes 292 multi-family units, 4,000 SF of fast food, 5,000 SF of banking and 5,000 SF of office space coming soon
- Tampa Commerce Center business park (over 176,000 SF) is located directly across the street
- Demographics include a population of over 113,000 with an average household income more than \$65,000 within a 5-mile radius
- Shopping center total GLA: 82,420 SF (MOL)

KEY DEMOS	3 MILES	5 MILES	7 MILES
POPULATION			
2023 Estimated Population	31,118	119,194	5.2 M
2023 Estimated Households	12,456	45,682	2.2 M
INCOME			
2023 Estimated Avg HH Income	\$64,939	\$62,236	\$76,251
AGE			
Median Age	37	34	43
DAYTIME DEMOS			
Number of Businesses	1,710	5,607	303,933
Number of Employees	13,682	46,252	2.24 M
Total Daytime Population	23,750	85,422	4.15 M
TRAFFIC COUNTS			
E Fowler Ave (E/W)	19,900 AADT		
US Hwy 301 N (N/S)	14,800 AADT		



FOR LEASING INFORMATION:

Erica Nelson
813.712.3055
enelson@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

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UNIT	TENANT	SF
9501-9511	Contagious Church	6,843
9513	Subway	1,291
9515	The UPS Store	1,249
9517	Hungry Howie's	1,268
9519	Metro by T-Mobile	1,238
9535	Winn-Dixie	43,750

UNIT	TENANT	SF
9537	Dollar Tree	10,500
9539A	Direct General	1,600
9539	AVAILABLE	2,175
9541	301 Smoke Shop	1,500
9543	Osmay House	1,500
9545-9547	Mystikal Scents	2,900

UNIT	TENANT	SF
9549	VIP Nails	1,500
9551	Laundromat	1,500
9553	Tax Starz of Tampa Bay	1,500
9555	Suncoast Community Health	2,106

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