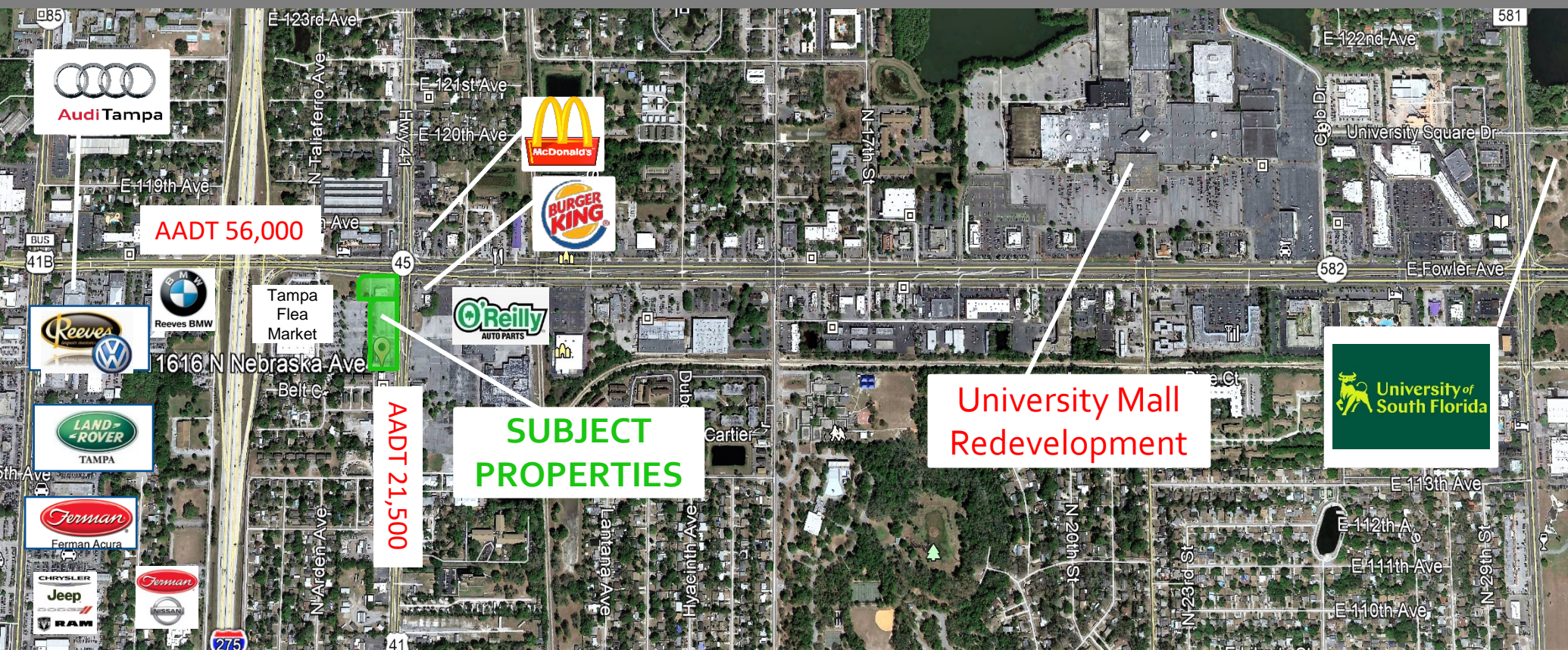


PRIME COMMERCIAL REDEVELOPMENT OPPURTUINY FOR SALE

751 & 753 E. FOWLER AVENUE AND 11616 N NEBRASKA AVE, TAMPA, FL 33612
(LOCATED AT THE CORNER OF FOWLER AVENUE & NEBRASKA)



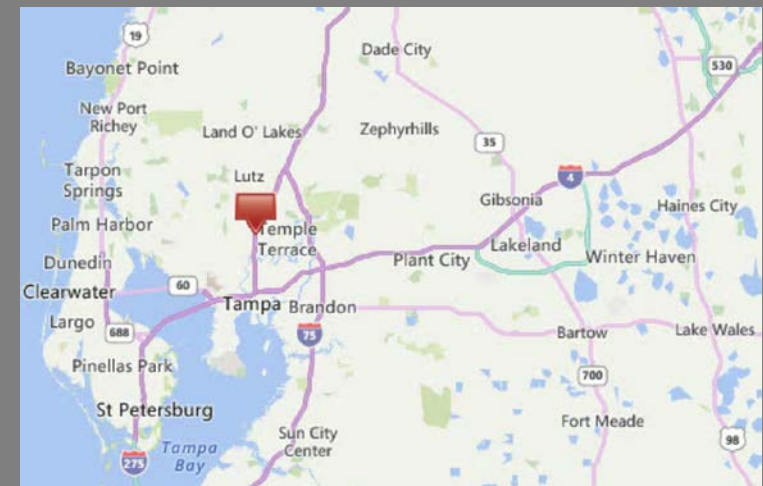
Will Kochenour III
Licensed Real Estate Broker
Cell: 727.314.5689
Email: wkochenour@santekmanagement.com

PRIME COMMERCIAL REDEVELOPMENT OPPURTUNITY FOR SALE

751 & 753 E. FOWLER AVENUE AND 11616 N NEBRASKA AVE, TAMPA, FL 33612
(LOCATED AT THE CORNER OF FOWLER AVENUE & NEBRASKA)

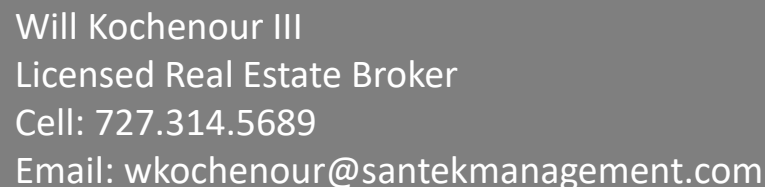
- Close to I-275, University Mall Redevelopment, USF, Tampa Innovation District
- Lot Sizes (Total 2.62 AC):
 - 751-753 E. Fowler Avenue +/- 4,404 SF Building on .26 Acres (11,286 SF)
 - Fowler Ave. Vacant Parcel - .47 Acres (20,645 SF)
 - Nebraska Lot (Dollar Tree Building +/- 11,300 SF) - 1.89 Acres (82,150 SF)
- Fully Signalized Intersection
- Property Type: Zoned CI- Commercial Intensive
- Retailers in the immediate vicinity include:
 - McDonald's, Waffle House, Advance Auto Parts, Metro PCS, Burger King,
 - O'Reilly Auto Parts, Hertz Rental Car, BMW, Audi, Land Rover, Acura, VW

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	19,829	139,512	325,209
AVERAGE HH INCOME	36,727	52,607	62,716
AVERAGE AGE	35.00	36.00	37.00
TRAFFIC COUNTS	56,000 & 21,500 AADT		



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