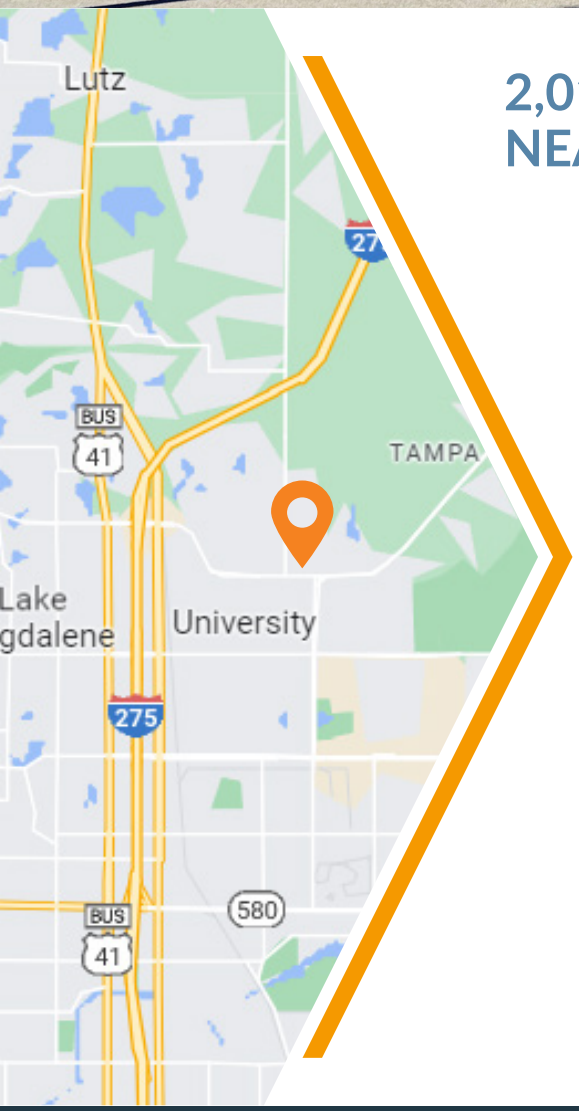
PALMS CONNECTION

2802-2836 E Bearss Ave., Tampa, FL 33613



2,016 SF SPACE FOR LEASE ON BEARSS AVE NEAR BRUCE B. DOWNS BLVD

- Join Jimmy John's, Balance Salon, Soho Sushi, & more!
- 4,500 SF buildable outparcel
- Within close proximity to USF with over 50,000 students
- Located on Bearss Ave, just west of Bruce B. Downs Blvd
- Minutes from multiple health facilities
- Easy access to I-75 and I-275
- 2023 Traffic: 35,500 AADT E Bearss Ave

Demographics	1-mile	3-mile	5-mile
2024 Population	26,252	103,900	230,388
Daytime Employment	8,813	65,554	116,138
Average HH Income	$46,307	$56,734	$69,869
Median Age	28.5	32.1	35.3

Leasing Contact: **Wanda De Boer | Managing Director - Retail Services**
(Cell) 813-690-3020 | (Office) 813-269-0702 | wdeboer@rpm-realty.com

RPM Realty Management, LLC

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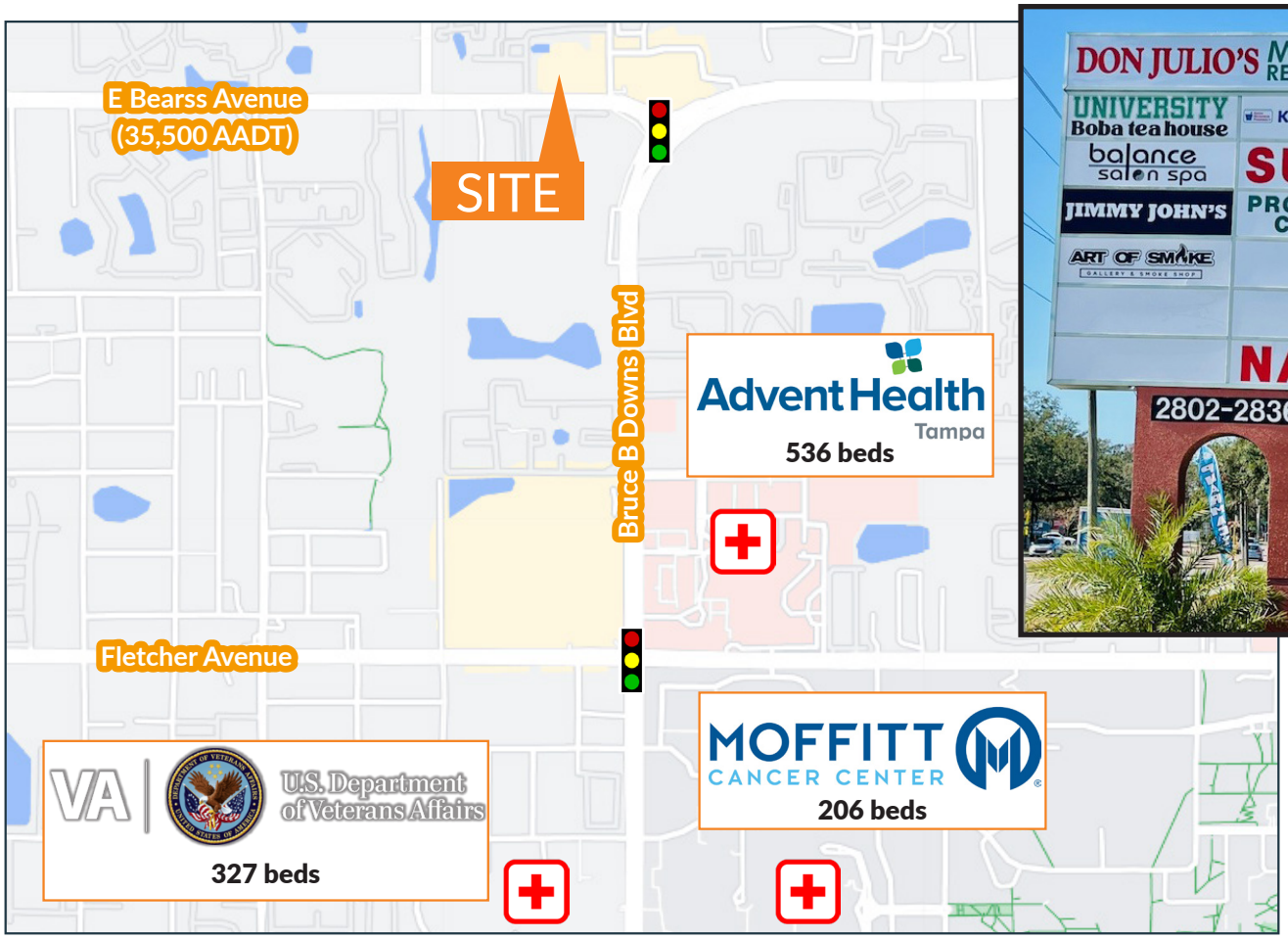

SUITE	TENANT	SF
2802	Don Julio's Mexican	2,452
2806	Jimmy Johns	1,198
2808	Kay's Kitchen	1,198
2810	Steaming Pots West African Cuisine	2,483
2812	Kabs Pharmacy	1,607
2814	Art of Smoke	1,468
2816	Provisions Coffee	1,015
2820	Amerinails	1,362
2822	AVAILABLE	2,016
2824	Truth Bar & Hookah	1,680
2826	Sushi Avenue	1,453
2828	University Boba House	2,260
2830	Gamers Excape	2,265
2832	Balance Salon Spa	1,499
2836	Wexford Irish Pub	8,191

The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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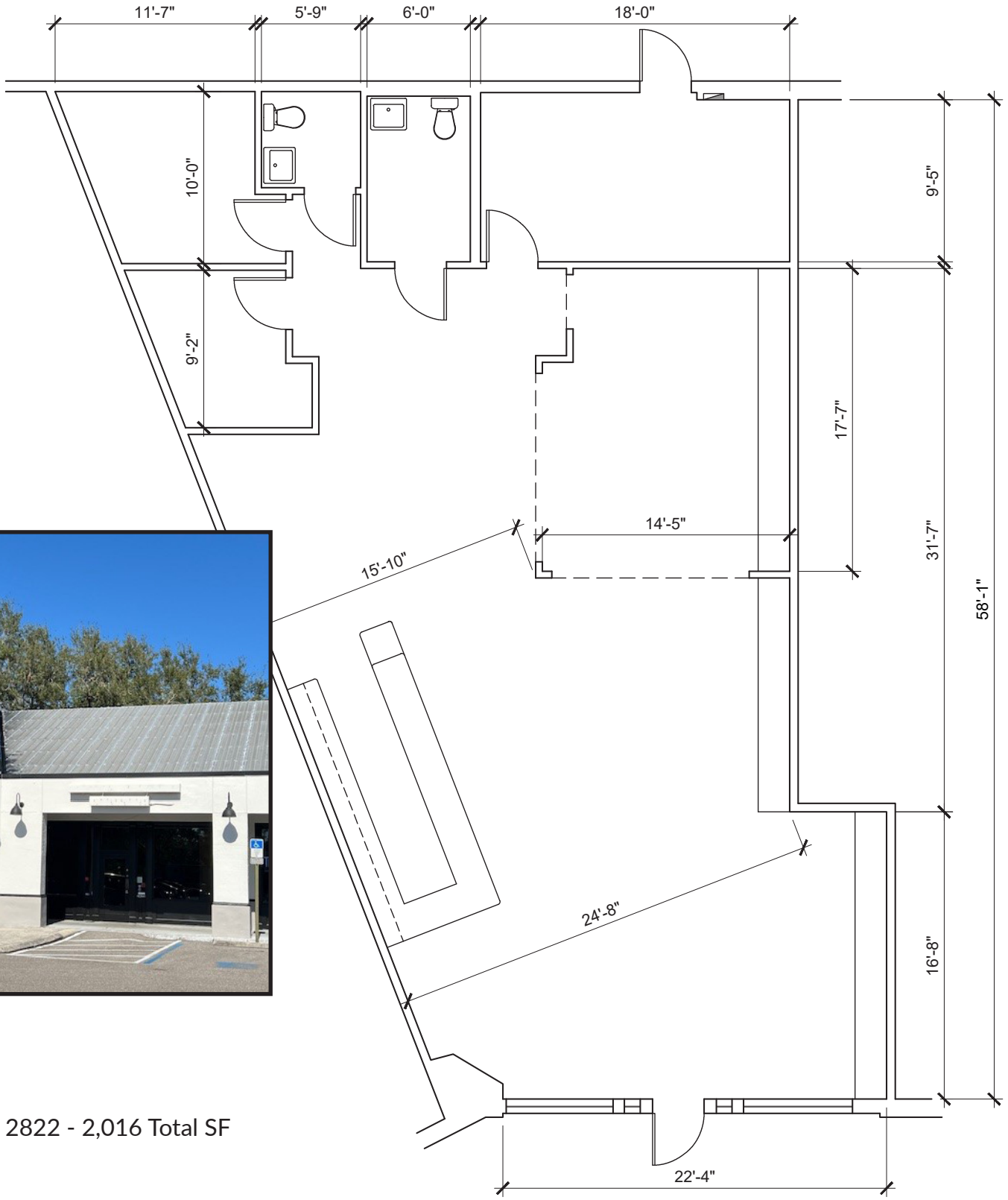

Suite 2822 - 2,016 Total SF

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