

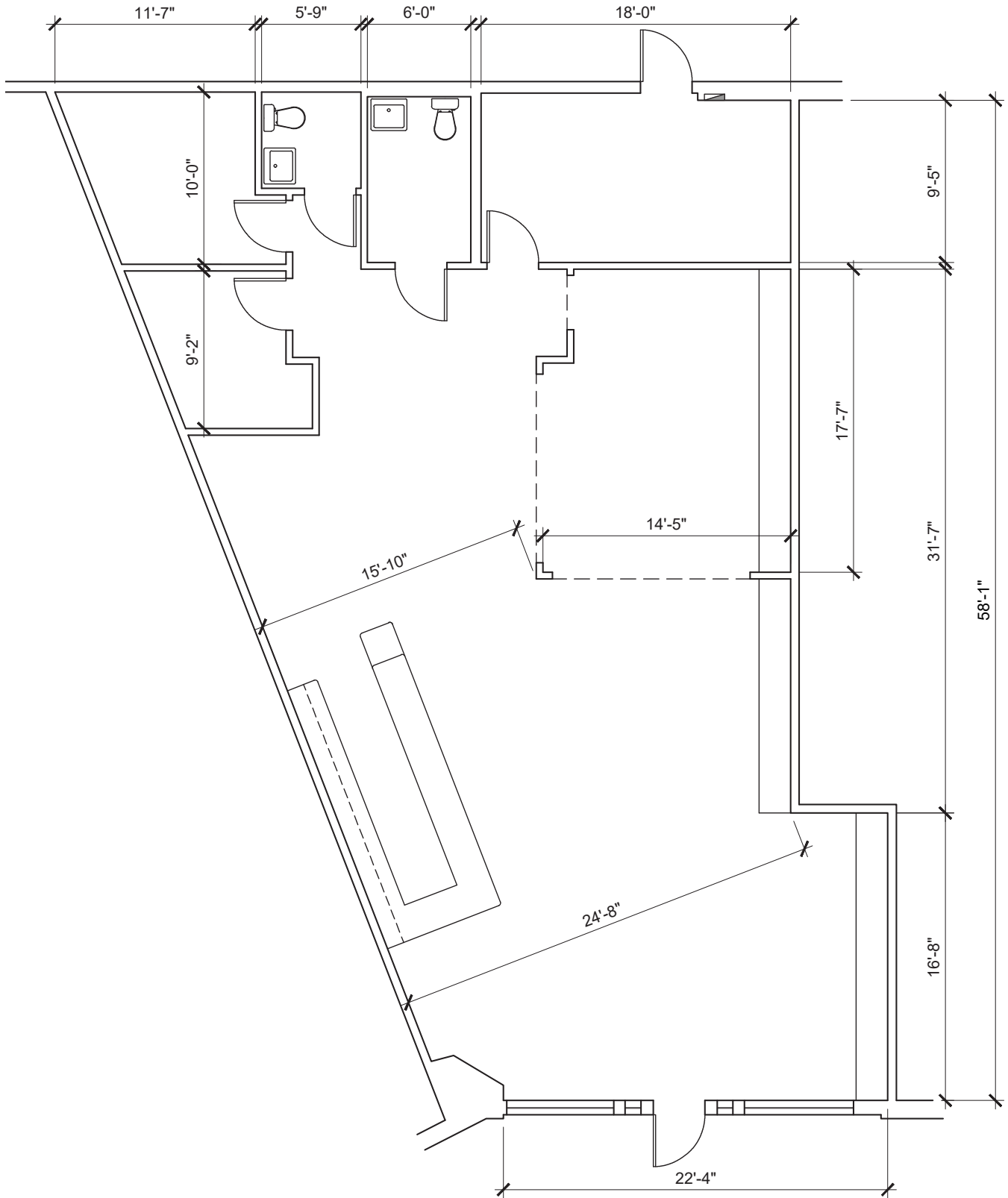
## 2ND-GEN PIZZA SHOP AVAILABLE FOR LEASE

- » Join Jimmy John's, Balance Salon, Soho Sushi, & more!
- » 32,147 SF neighborhood center
- » 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
2023 Population	25,712	99,007	224,491
Daytime Employment	9,366	64,503	113,464
Average HH Income	\$47,080	\$55,721	\$69,653
Median Age	33.1	35.1	36.7

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SUITE	TENANT	SF
2802	Don Julio's Mexican Cuisine	2,452
2806	Jimmy Johns	1,198
2808	AVAILABLE	1,198
2810	AVAILABLE	2,483
2812	Kabs Pharmacy	1,607
2814	Art of Smoke	1,468
2816	Provisions Coffee & Kitchen	1,015
2820	Amerinails	1,362

SUITE	TENANT	SF
2822	2nd-Gen Pizza Shop Available	2,016
2824	Truth Bar & Hookah	1,680
2826	Soho Sushi	1,453
2828	University Boba Tea House	2,260
2830	Gamers Escape	2,265
2832	Balance Salon Spa	1,499
2836	Wexford Irish Pub	8,191

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