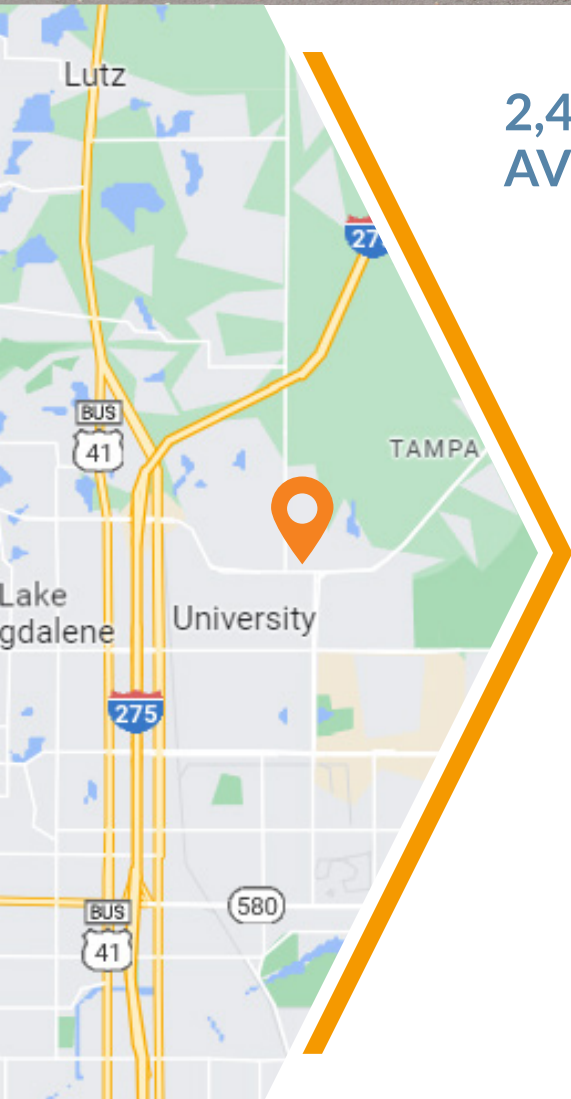




Photo property of CoStar



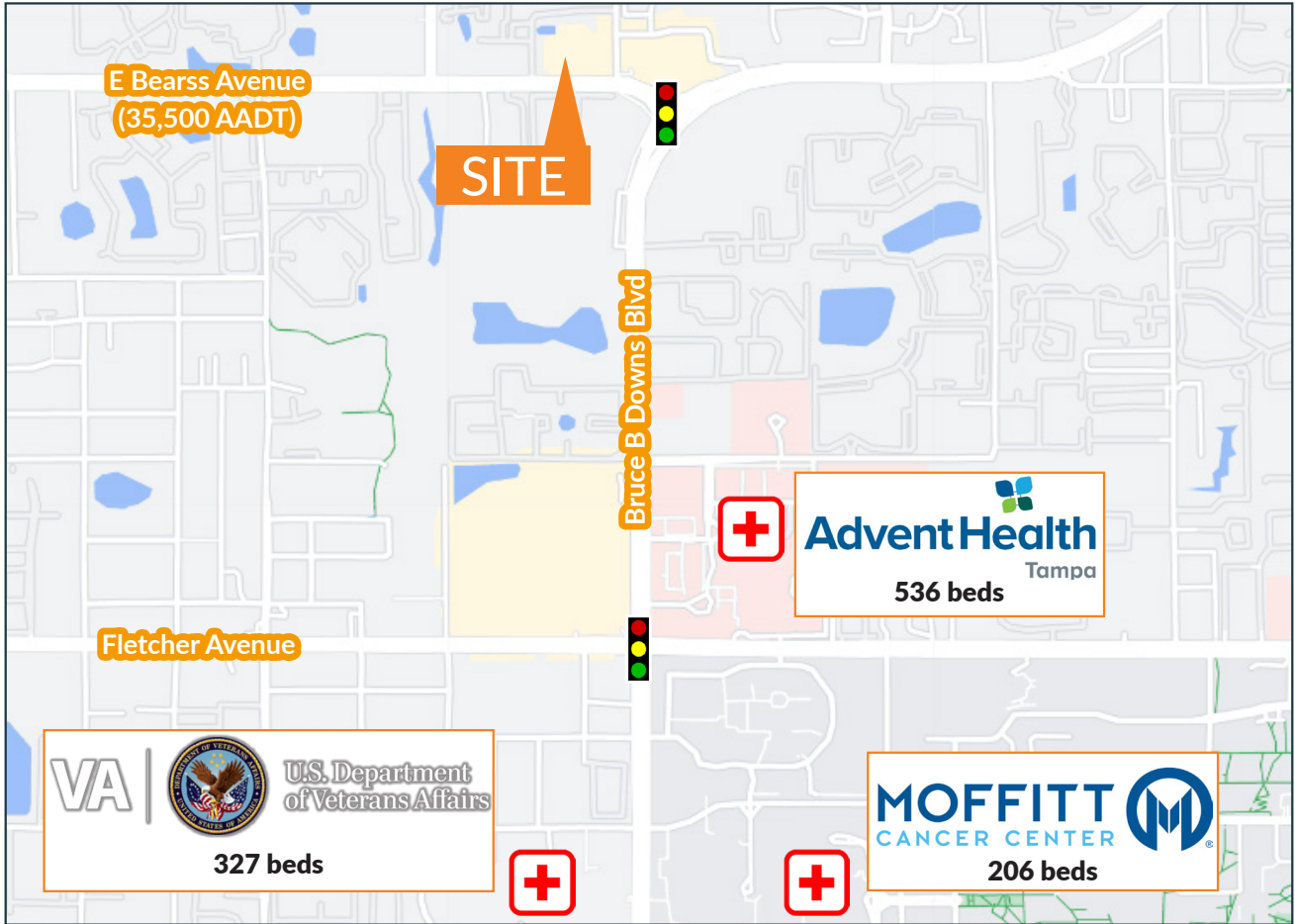
## 2,483 SF SPACE FOR LEASE ON BEARSS AVE NEAR BRUCE B. DOWNS BLVD

- » 2,016 SF 2nd-gen wood-fired pizza shop also available
- » 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
- » 2023 Traffic: 35,500 AADT E Bearss Ave
- » Minutes from multiple health facilities
- » Easy access to I-75 and I-275

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

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



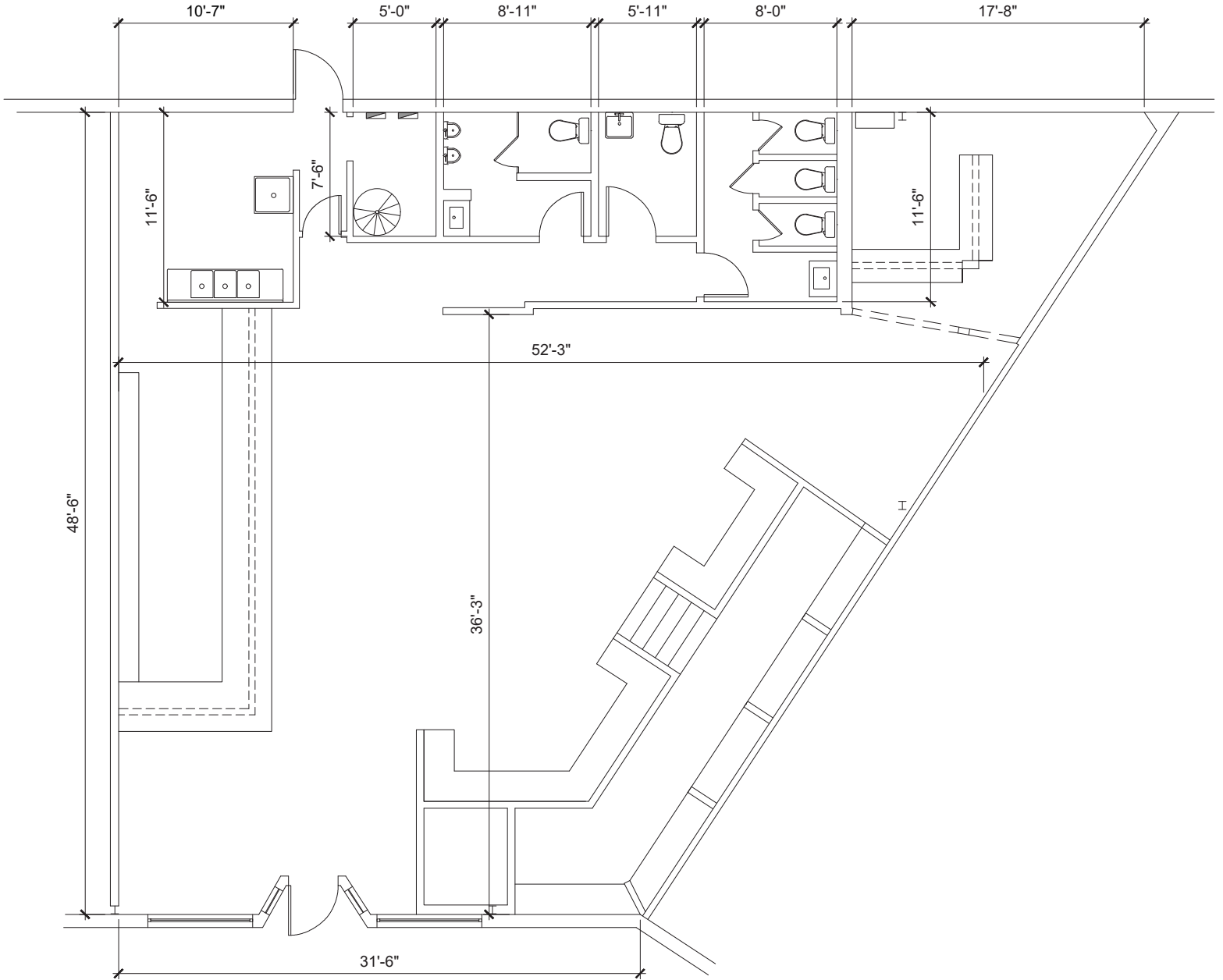


SUITE	TENANT	SF
2802	Don Julio's Mexican	2,452
2806	Jimmy Johns	1,198
2808	AVAILABLE	1,198
2810	AVAILABLE	2,483
2812	Kabs Pharmacy	1,607
2814	Art of Smoke	1,468
2816	Provisions Coffee	1,015
2820	Amerinails	1,362
2822	2ND-GEN PIZZA AVAILABLE	2,016
2824	Truth Bar & Hookah	1,680
2826	Sushi Avenue	1,453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



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.

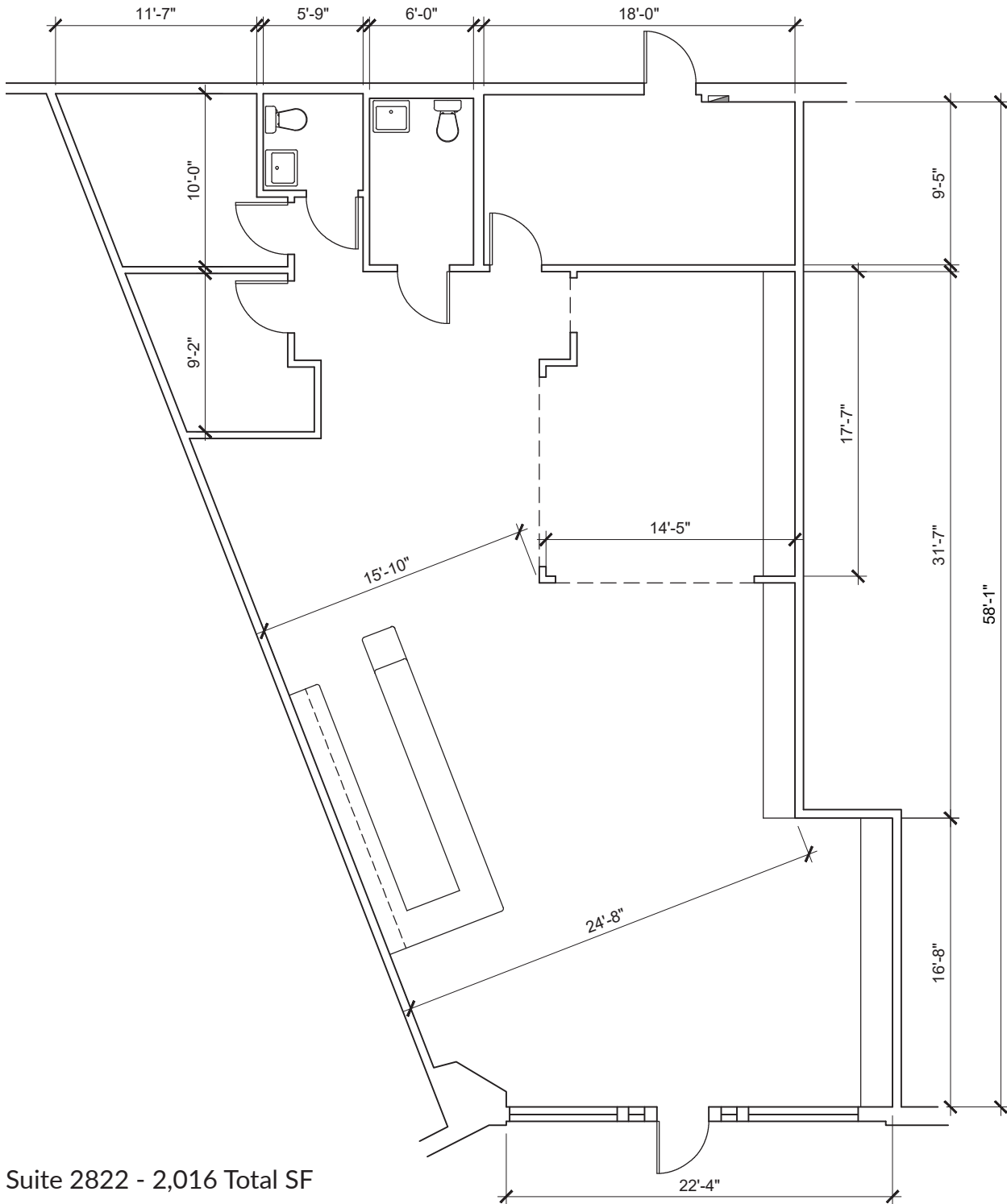




Suite 2810 - 2,483 Total SF

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