



Left Side Elevation



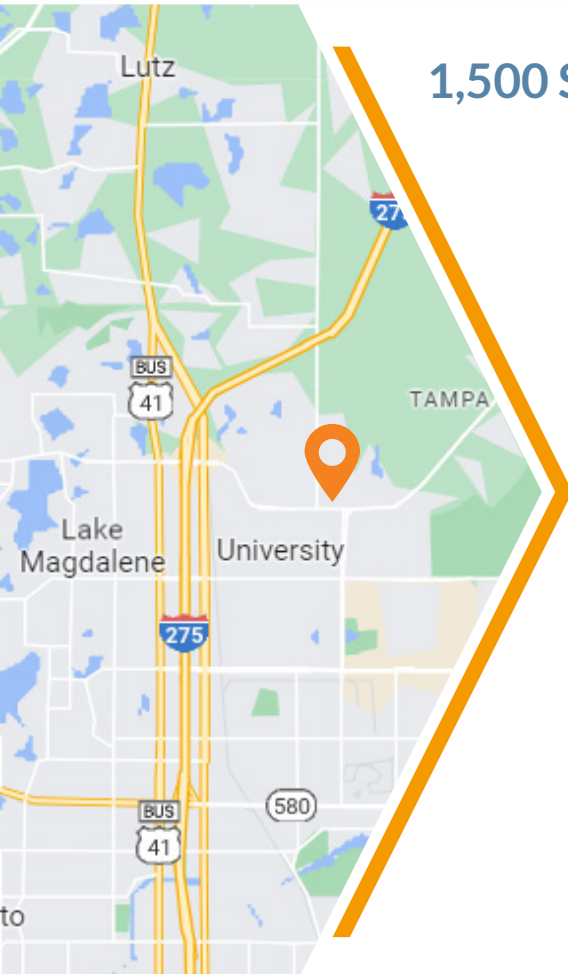
Front Elevation



Right Side Elevation



Rear Elevation



1,500 SF AVAILABLE FRONTING BEARSS AVENUE

- » 1,500 SF of an outparcel available directly in front of Palms Connection, a 32,147 SF neighborhood center
- » Within close proximity to USF with ~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
- » 2022 Traffic Counts: 51,500 AADT E Bearss Ave & BBD

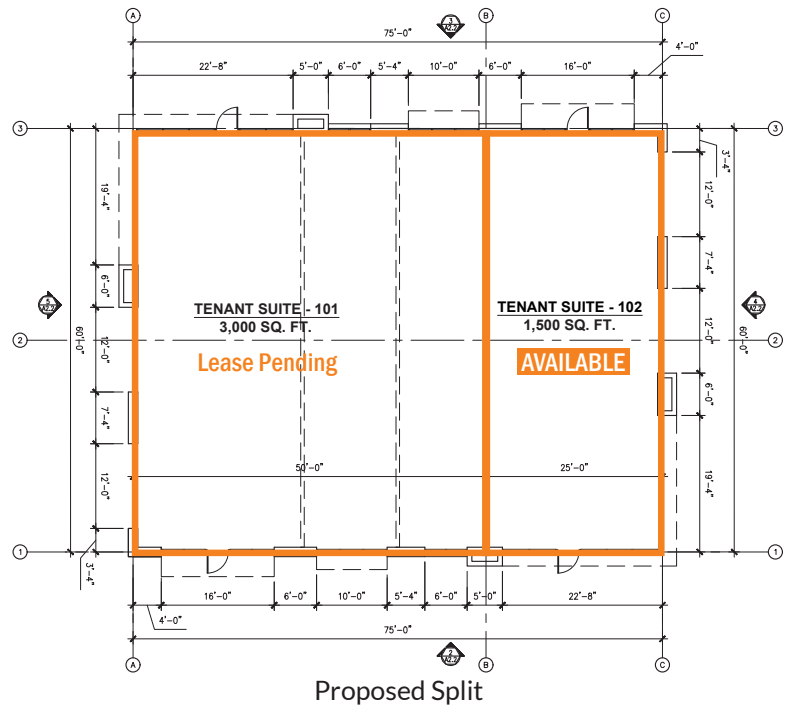
Demographics	1-mile	3-mile	5-mile
2023 Population	25,712	99,007	224,491
Daytime Employment	9,366	64,503	113,464
Average HH Income	\$47,080	\$55,721	\$69,653
Median Age	33.1	35.1	36.7

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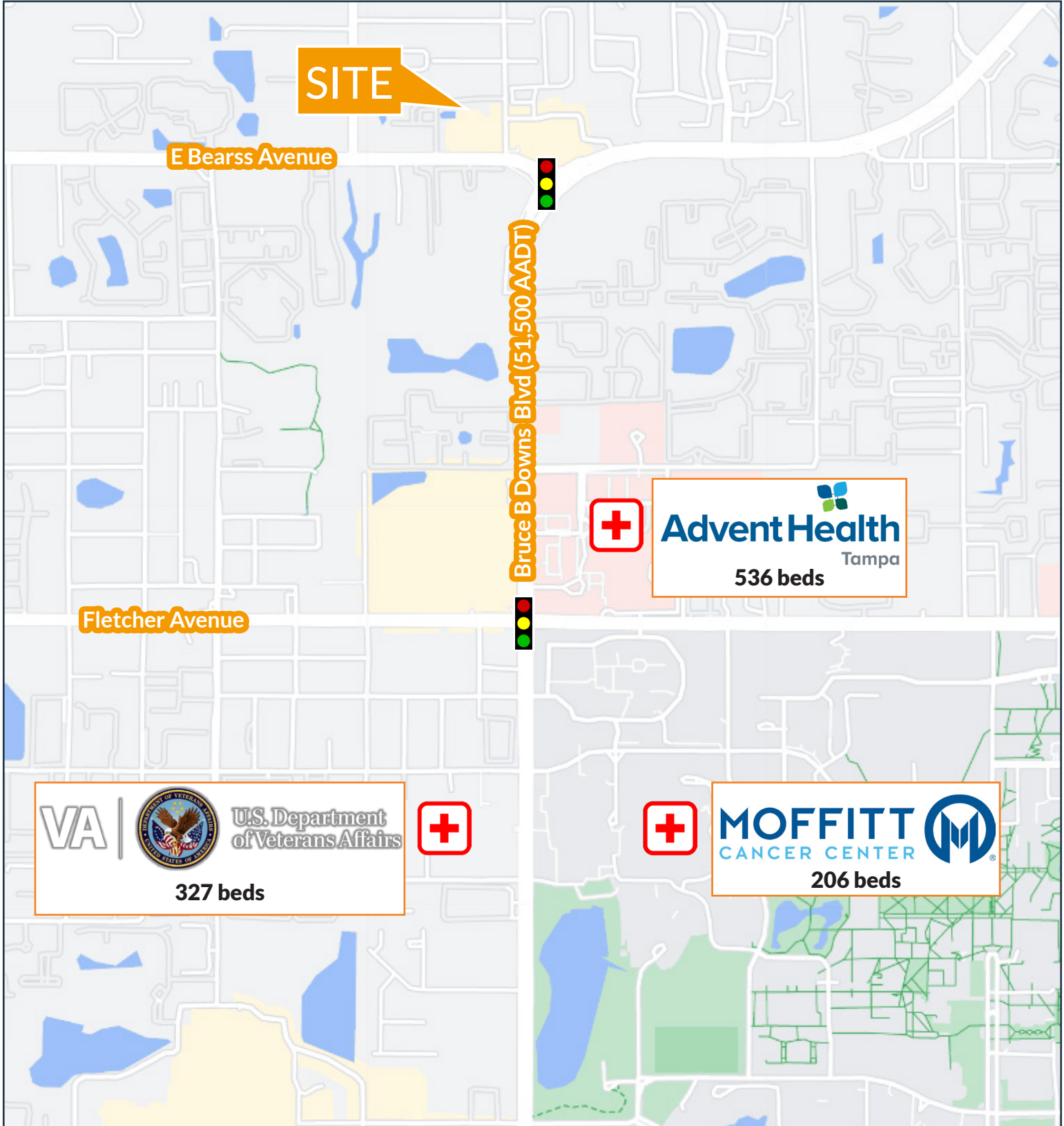


SUITE	TENANT	SF
2802	Bearss Kitchen & Bar	2,452
2806	Jimmy Johns	1,198
2808	Don Julio's Mexican	1,198
2810	Mint Cocktail Bar	2,483
2812	Kabs Pharmacy	1,607
2814	Art of Smoke	1,468
2816	Provisions Coffee	1,015
2820	Amerinails	1,362
2822	2nd-Gen Pizza Shop Available	2,016
2824	Truth Bar & Hookah	1,680
2826	Soho Sushi	1,453
2828	Lease Pending	2,260
2830	Gamers Escape	2,265
2832	Balance Salon Spa	1,499
2836	Wexford Irish Pub	8,191



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