



Left Side Elevation



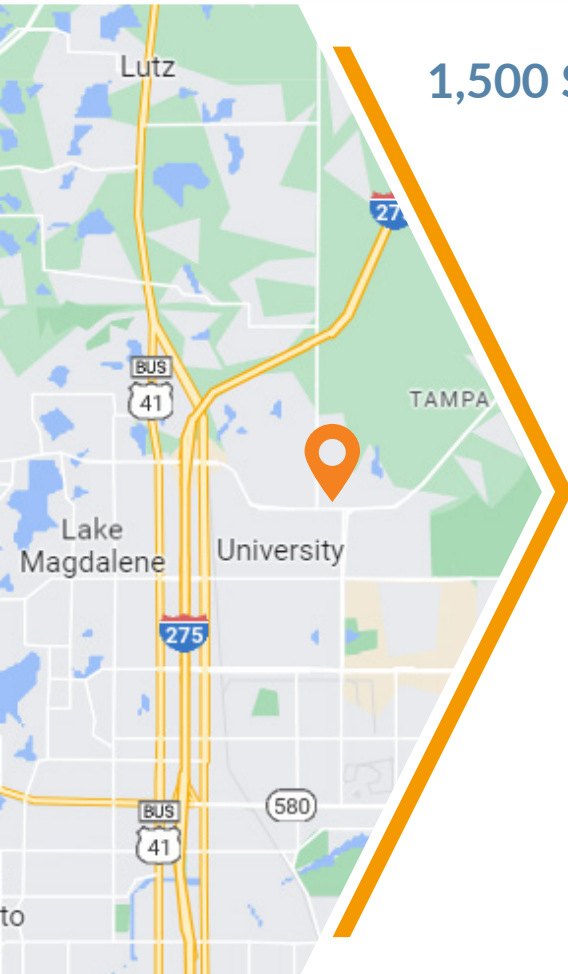
Front Elevation



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

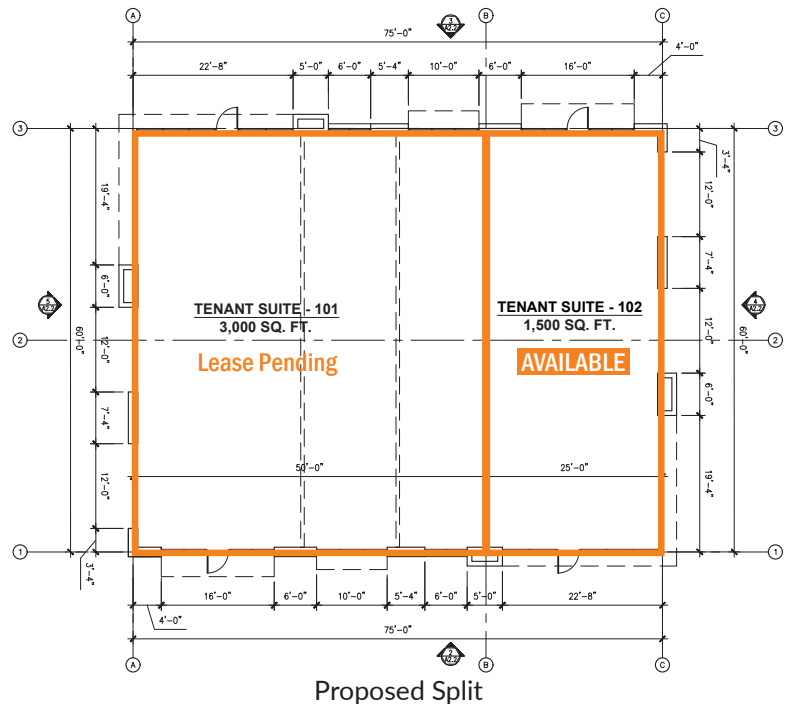
| Demographics | 1-mile | 3-mile | 5-mile |
|--------------------|----------|----------|----------|
| 2023 Population | 25,712 | 99,007 | 224,491 |
| Daytime Employment | 9,366 | 64,503 | 113,464 |
| Average HH Income | \$47,080 | \$55,721 | \$69,653 |
| Median Age | 33.1 | 35.1 | 36.7 |

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



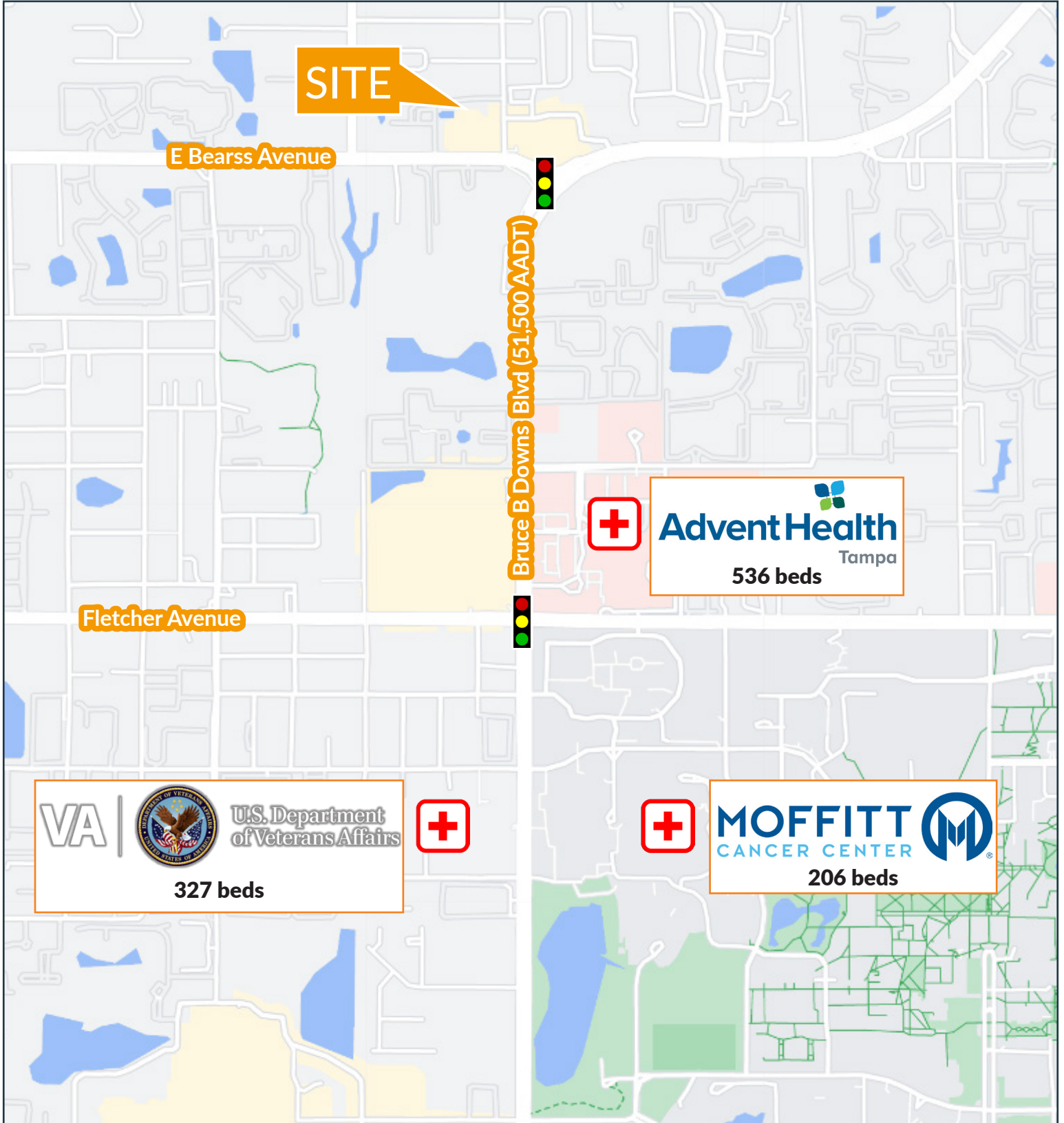


| SUITE | TENANT | SF |
|-------|-----------------------|-------|
| 2802 | Lease Pending | 2,452 |
| 2806 | Jimmy Johns | 1,198 |
| 2808 | Don Julio's Mexican | 1,198 |
| 2810 | AVAILABLE | 2,483 |
| 2812 | Kabs Pharmacy | 1,607 |
| 2814 | Art of Smoke | 1,468 |
| 2816 | Provisions Coffee | 1,015 |
|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



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