

FOR LEASE

# UNIVERSITY COLLECTION SHOPPING CENTER

2702-2798 EAST FOWLER AVENUE, TAMPA, FL 33612

RETAIL



**LOCATED BETWEEN UNIVERSITY MALL & USF**

## CONTACT US

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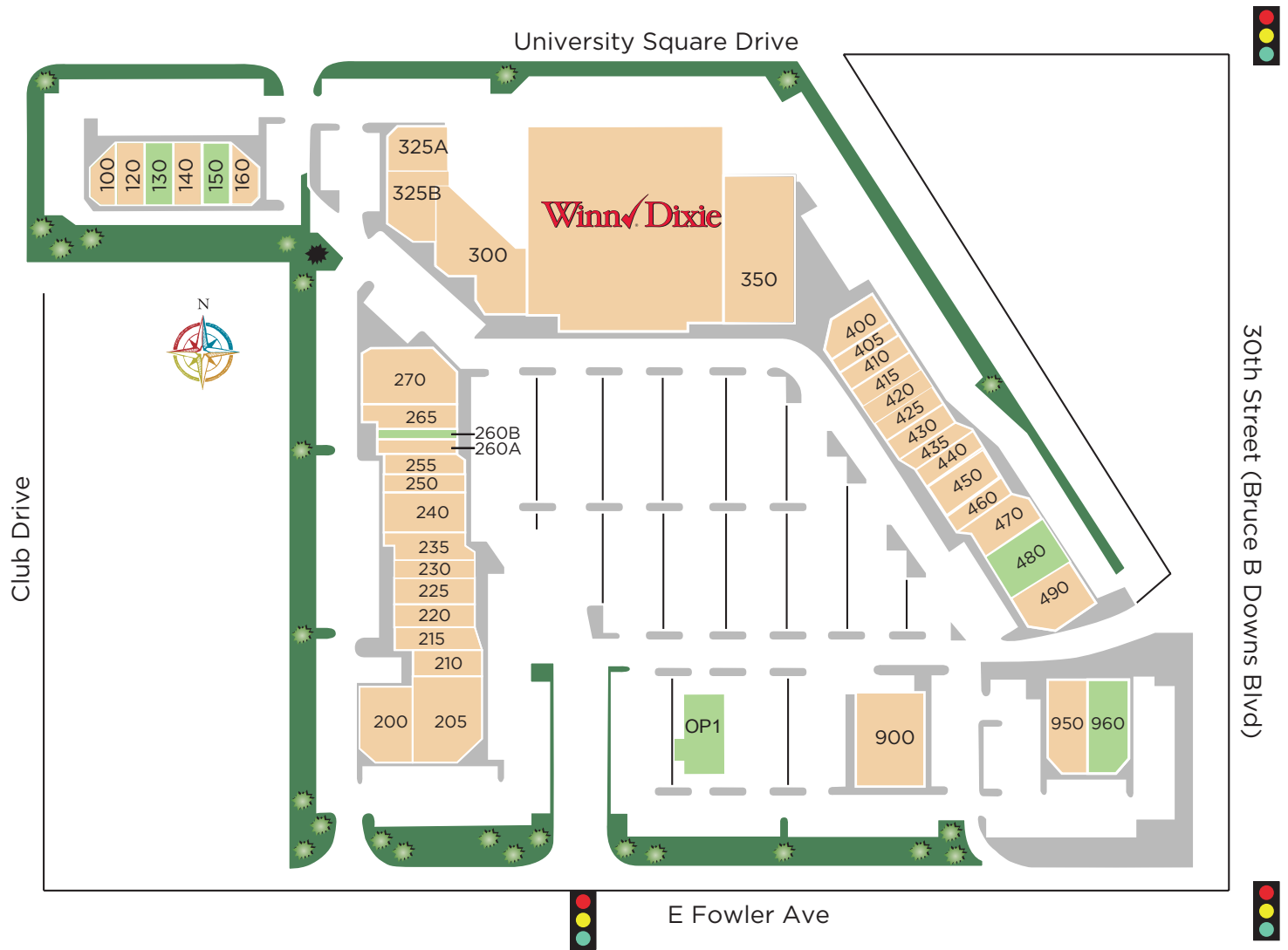
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## PROPERTY FEATURES

- Prime location at the northwest corner of Fowler Avenue & Bruce B Downs Boulevard.
- Available suites range from 1,336 to 3,398 SF.
- Adjacent to the University of South Florida with over 45,000 students.
- Great opportunity for retailers as well as ancillary users such as medical or office.
- Anchored by Winn Dixie with tenants such as Pet Supermarket, Dollar Tree, Jason's Deli, Tijuana Flats, Five Guys Burgers, Chili's, First Watch & more.
- Four major hospitals within a one mile radius.
- Strong daytime population of over 120,000.
- Excellent visibility from Fowler Avenue.





Suite Number	Tenant	SF
100-120	Florida Autism	3,645
130	Available	1,670
140	American Escape Room	1,670
150	Available (restaurant space)	1,336
160	Paddywagon Irish Pub	2,309
200	Five Guys Burgers	4,000
205	Jason's Deli	4,500
210	R U Game	1,060
215	Firehouse Subs	1,800
220	Liquor Store	1,875
225	PizzaFire	2,116
230	Edible Arrangements	1,400
235	Total Nutrition Superstore	1,036
240	First Watch Restaurant	4,000
250	Boba Cup Tea Cafe	1,120
255	State Farm Insurance	1,400

Suite Number	Tenant	SF
260A	Taj Indian Cuisine	1,810
260B	Available	1,272
265	Cricket Wireless	1,190
270	Pho Quyen	4,054
300	Pet Supermarket, Inc.	7,149
325A	H&R Block	2,309
325B	Select Medical	3,357
350	Dollar Tree	10,696
400	So Fresh	2,450
405	China 1	1,043
410	Cold Stone Creamery	1,575
415	Wing Stop	1,400
420	iHospital	1,520
425	Supercuts	1,155
430	PakMail	1,400
435-440	Tijuana Flats	2,946

Suite Number	Tenant	SF
450	Grain and Berry	2,648
460	Nail Image	1,852
470	Ichiban Sushi	2,100
480	Available	3,398
490	Chicken Salad Chick	3,555
900	Chili's	6,000
950	FedEx Kinko's	4,798
960	Available	2,574
990	Winn Dixie	40,143
OP1	Available	2,200



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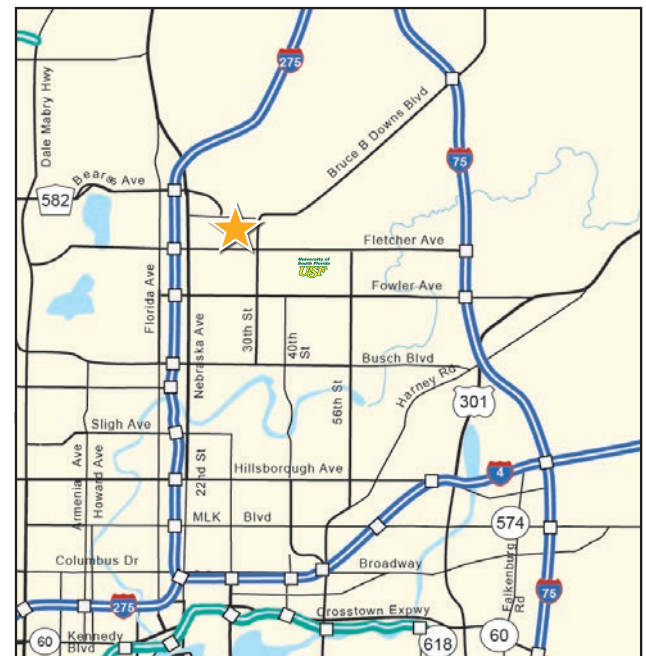
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2017 Demographics	1 mile	3 miles	5 miles
POPULATION	16,260	134,798	274,852
AVERAGE HH INCOME	\$42,000	\$46,665	\$57,710
MEDIAN AGE	28.4	29.9	33.7
DAYTIME EMPLOYMENT	26,223	87,424	145,330

## TRAFFIC COUNTS

52,604 AADT



## CONTACT US

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**CBRE, Inc. | Licensed Real Estate Broker**

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