UNIVERSITY EAST SHOPPING CENTER

9501 - 9555 E Fowler Ave
Thonotosassa, FL 33592



PROPERTY HIGHLIGHTS:

- Soon to be anchored by a Brand New ALDI and Dollar Tree
- Easy access to I-75 and proximate to the University of South Florida, with a current enrollment of 51,000 ±
- Adjacent to the recently completed 292-unit Livano Uptown Luxury apartment community. Adding a significant new residential customer base to the corridor
- Directly across from Tampa Commerce Center (176,000+ SF of office and industrial employment) providing daytime customer traffic
- Minutes from MOSI, VA Hospital; Advent Health Tampa
- Shopping center total GLA: 82,420 SF (MOL)

KEY DEMOS	1 MILES	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	3,915	34,640	126,304
2026 Estimated Households	1,640	14,571	49,703
INCOME			
2026 Estimated Avg HH Income	$92,958	$105,364	$93,320
AGE			
Median Age	39	37	34
DAYTIME DEMOS			
Number of Businesses	141	1,779	5,967
Number of Employees	1,074	13,932	48,783
Total Daytime Population	2,454	23,706	87,369
TRAFFIC COUNTS			
E Fowler Ave (E/W)	20,600 AADT		
US Hwy 301 N (N/S)	25,500 AADT		

RMC PROPERTY GROUP
8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
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UNIT	TENANT	SF
9501-9511	AVAILABLE	6,843
9513	Subway	1,291
9515	The UPS Store	1,249
9517	Hungry Howie's	1,268
9519	Metro by T-Mobile	1,238

UNIT	TENANT	SF
9535 A	ALDI	21,973
9535 B	Future Tenant	21,771
9537	Dollar Tree	10,500
9539A	Direct General	1,600
9539-9545	Auto Zone	8,075

UNIT	TENANT	SF
9549	VIP Nails	1,500
9551	Laundromat	1,500
9553	Tax Starz of Tampa Bay	1,500
9555	AVAILABLE SOON	2,106

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