



### NEW OUTPARCEL



Front Elevation

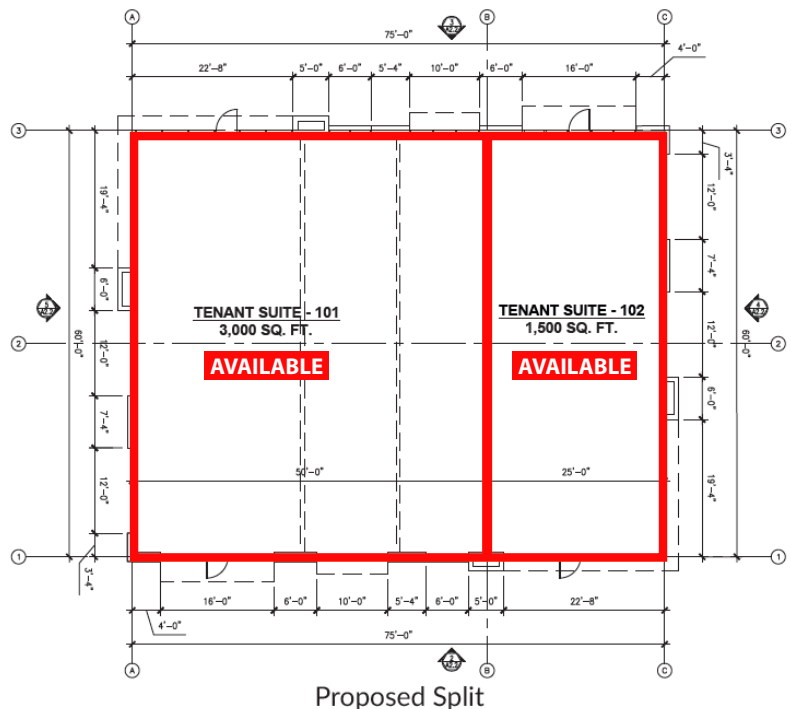
### PROPERTY HIGHLIGHTS

- Located just minutes from the University of South Florida (USF), home to **~50,000 students**, faculty, and staff.
- Captures both **weekday campus traffic** and **evening/weekend** social activity from nearby apartments and student hubs.
- In close proximity to several major medical facilities, including:
  - **AdventHealth Tampa**
  - **James A. Haley Veterans' Hospital**
  - **Moffitt Cancer Center**
- **Excellent frontage** on **E Bearss Avenue** (49,500 AADT) with immediate access to **I-75** and **I-275**.
- Easy in-and-out access from both **Bearss Ave** and **Bruce B. Downs Blvd**, key commuter routes for students and professionals.
- Prominent **corner positioning** and **modern façade design** ensure strong brand exposure for tenants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	28,048	114,615	246,406
2025 Estimated Households	11,870	44,675	98,449
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$58,992	\$70,445	\$92,337
<b>AGE</b>			
Median Age	37	38.7	39.9
<b>TRAFFIC COUNTS</b>			
E Bearss Avenue	49,500 AADT		



UNIT	TENANT	SF
2802	Don Julio's Mexican	2,452
2806	Jimmy Johns	1,198
2808	Kay's Kitchen	1,198
2810	Steaming Pots West African Cuisine	2,483
2812	Kabs Pharmacy	1,607
2814	Art of Smoke	1,468
2816	Provisions Coffee and Kitchen	1,015
2820	Armerinails	1,362
<b>2822</b>	<b>Available</b>	<b>2,016</b>
2824	Baba Dough Pizza	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	Remington's Steak & Seafood	8,191

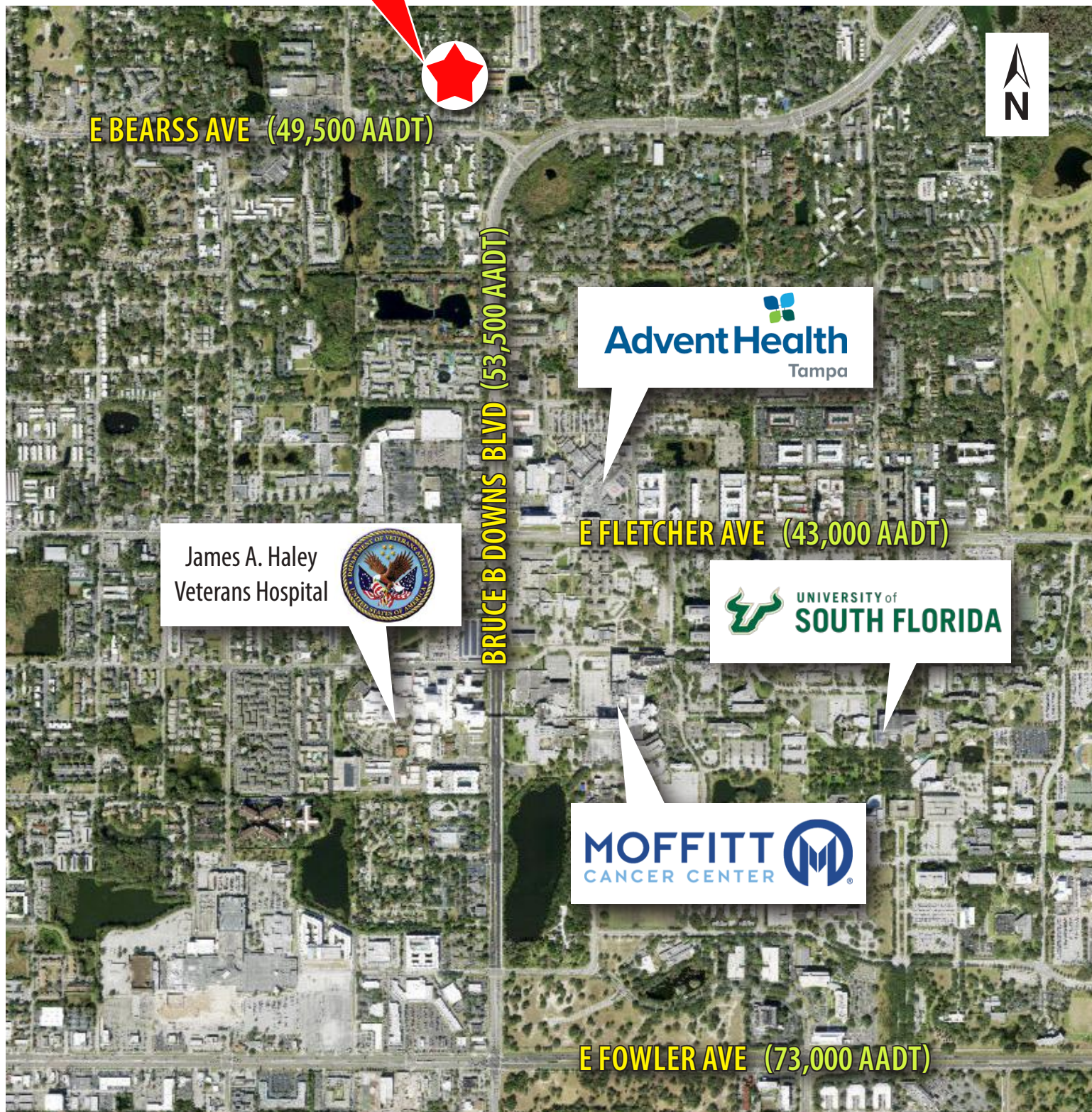


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**PALMS CONNECTION**

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