

# TERRACE PROFESSIONAL CENTER

5212 – 5228 E Fowler Ave | Tampa, FL 33617



## PROPERTY HIGHLIGHTS:

- Established existing medical/professional tenants in place
- Located on high-traffic Fowler Ave (63,000 AADT)
- 0.3 miles east of the University of South Florida and just 2.5 miles west of I-75
- Strong demographics include a population over 235,000 and more than 95,000 households within a 5-mile radius



KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2019 Estimated Population	14,385	124,346	235,037
2019 Estimated Households	6,305	51,966	95,888
<b>INCOME</b>			
2019 Est. Avg HH Income	\$64,139	\$47,716	\$51,589
<b>AGE</b>			
Median Age	33	32	34
<b>DAYTIME DEMOS</b>			
Number of Businesses	716	4,791	9,731
Number of Employees	6,698	73,308	124,408
Total Daytime Population	11,232	113,114	200,645
<b>TRAFFIC COUNTS</b>			
E Fowler Ave (E/W)	63,000 AADT		
N 56th St (N/S)	36,000 AADT		



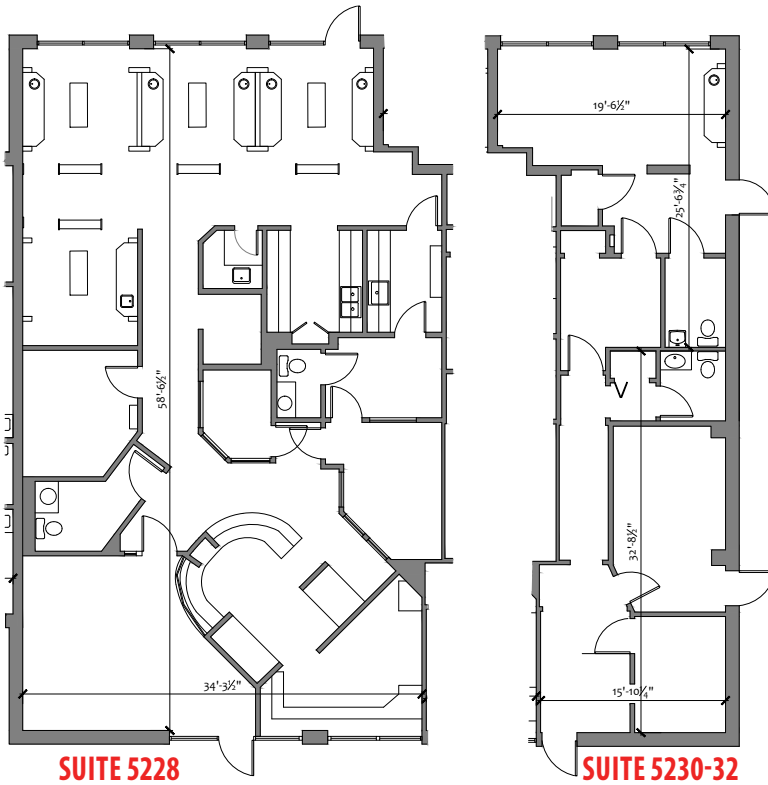
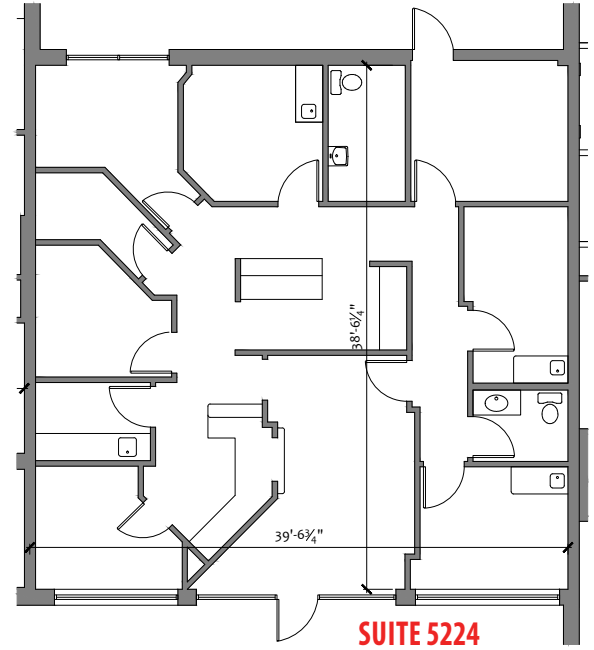
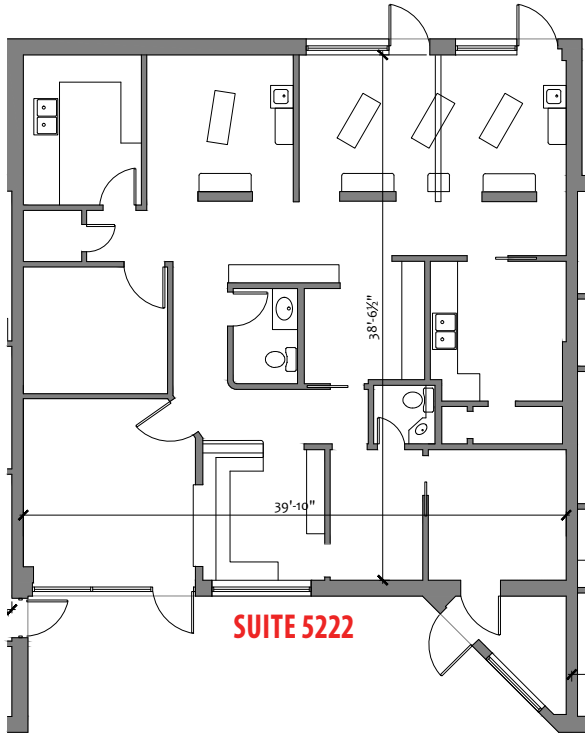
## FOR LEASING INFORMATION:

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UNIT	TENANT	SF
5212	Barry Levine, DMD	3,159
5218	Terrace Oaks Dental	1,653
<b>5222</b>	<b>AVAILABLE</b>	<b>1,736</b>
<b>5224</b>	<b>AVAILABLE</b>	<b>1,633</b>
<b>5228</b>	<b>AVAILABLE</b>	<b>2,156</b>
<b>5230-32</b>	<b>AVAILABLE</b>	<b>1,035</b>

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