



Overview

- Located at the northwest corner of Fletcher Ave and Bruce B Downs Blvd in Tampa, FL, the shopping center services the high-growth corridor of northeast Tampa.
- Across the street, the University of South Florida boasts a student population of 50,000, Advent Health Hospital houses over 500 beds (expansion underway for 100 additional beds), and James A. Haley Veteran's Hospital houses 415 beds (expansion underway for 150 additional beds).
- Fletcher Ave provides access to I-275 just 2 miles from the site.
- Yuengling will develop a mixed-used center just 1.5 miles from the site. The new development will include a 200-room hotel, restaurant, museum gift shop, microbrewery, beer garden and conference room. Construction will begin in the summer of 2020.

Demos

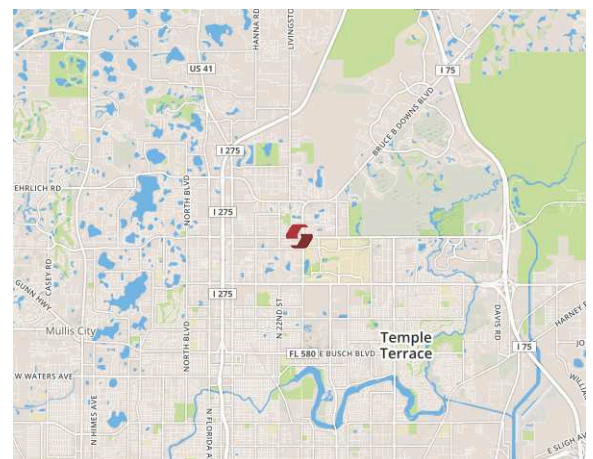
	3 Miles	5 Miles	7 Miles
Population	118,425	250,174	423,332
Households	47,953	101,778	168,689
Avg Household Income	\$51,096	\$65,398	\$67,506

Leasing Contact

Serina Morison
727-384-6000 ext. 3148
serina.morison@sembler.com

Traffic Counts (AADT)

Bruce B Downs Blvd 44,500
E Fletcher Ave 45,000





OP-1	Chase Bank	-	2000	Ross Dress for Less	26,250	5100	America's Best	3,000
OP-3	Hooters	-	3010	Quest Diagnostics	2,500		Contacts & Eyeglasses	
0400A	DTLR	4,650	3020	Rainbow	5,000	7000	dd's Discounts	25,500
0400B	Discount Uniform	3,950	5010	rue21	4,160	9000	Citi Trends	11,989
0400C	Coast Dental	1,400	5030	Happi Wok	1,280	9010	foot locker	5,000
1010	Nails N Nails	975	5040	Liberty Tax	1,600	9999H	Target	117,491
1020	Aaron's Rent	8,025	5050	Sally Beauty Supply	1,600	99994	MedExpress Urgent	6,000
			5060	Dollar Tree	11,220	99996	Care	
							Burger King	-