

UNIVERSITY EAST SHOPPING CENTER

SWC of E. Fowler Ave. & U.S. Hwy. 301 • Thonotosassa, FL



FEATURES:

- Located in Thonotosassa with 10,000 households in a 3-mile radius
- Easy access to I-75
- Proximate to the **University of South Florida** with current enrollment of 45,000 students
- New business park, **New Tampa Commerce Center** is located across the street

TRAFFIC COUNTS:

Fowler Ave. : 25,000 A.D.T. (E/W)

LOCATION:

9501-9555 E. Fowler Ave. Thonotosassa, FL

ANCHORS:

- Winn-Dixie Marketplace
- Dollar General

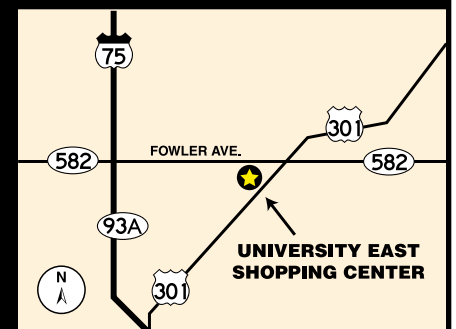
GROSS LEASABLE AREA:

82,420 S.F. (mol)

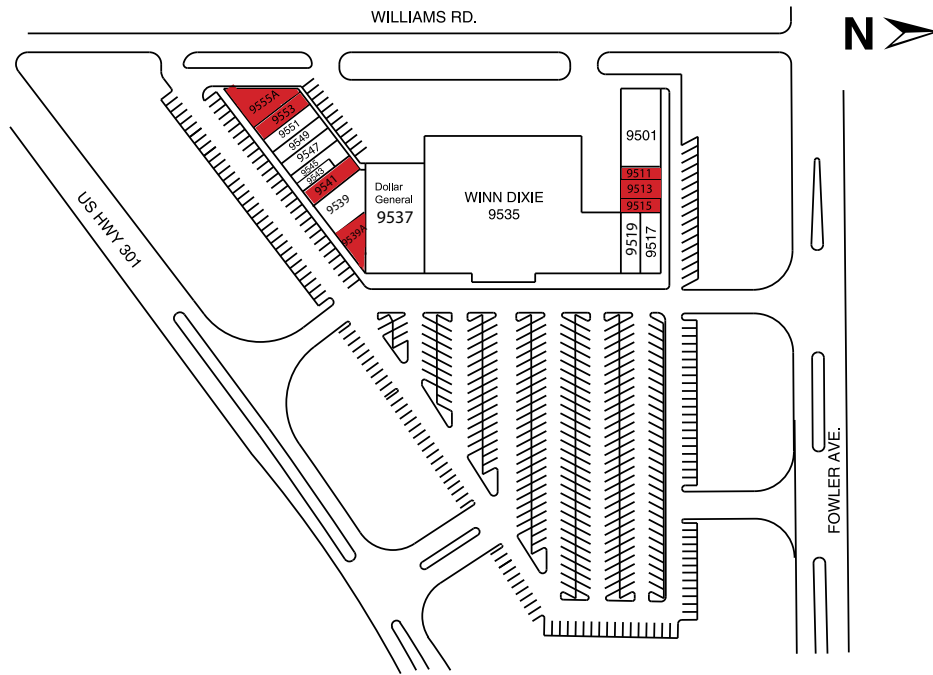
RMC
PROPERTY GROUP

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Tampa, FL 33612
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LEASING CONTACT
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Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

TENANTS:

Unit	Tenant	Sq. Ft.
9501-09	United Church of God	6,843
9511	Available	1,267
9513	Available	1,291
9515	Available	1,249
9517	Hungry Howie's	1,268
9519	Metro PCS	1,238
9535	Winn-Dixie	43,750
9537	Dollar General	10,500
9539A	Available	1,600
9539	Bloated Bull Sports	2,175
9541	Available	1,500
9543	China Taste	1,500
9545-47	Mystikal Scents	2,900
9549	VIP Nails	1,500
9551	Family Laundry	1,575
9553	Available	1,500
9555A	Available (irregular size)	2,106

POPULATION:

• 1-mile:	2,566
• 3-mile:	25,957
• 5-mile:	97,505

HOUSEHOLDS:

• 1-mile:	1,017
• 3-mile:	10,440
• 5-mile:	38,768

AVG HOUSEHOLD INCOME:

• 1-mile:	\$44,210
• 3-mile:	\$61,303
• 5-mile:	\$58,344

MEDIAN AGE:

• 1-mile:	35
• 3-mile:	36
• 5-mile:	32