

# UNIVERSITY EAST SHOPPING CENTER

9501 – 9555 E Fowler Ave | Thonotosassa, FL 33592



## PROPERTY HIGHLIGHTS:

- Anchored by Winn-Dixie and Dollar Tree
- Easy access to I-75 and proximate to the University of South Florida, with a current enrollment of 51,000 ±
- New development located a 1/2 mile from the center coming soon that includes 292 multi-family units, 4,000 SF of fast food, 5,000 SF of banking and 5,000 SF of office space coming soon
- Tampa Commerce Center business park (over 176,000 SF) is located directly across the street
- Demographics include a population of over 113,000 with an average household income more than \$64,000 within a 5-mile radius
- Shopping center total GLA: 82,420 SF (MOL)

KEY DEMOS	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>			
2020 Estimated Population	30,303	113,403	293,372
2020 Estimated Households	12,286	45,184	113,942
<b>INCOME</b>			
2020 Estimated Avg HH Income	\$71,464	\$64,823	\$66,615
<b>AGE</b>			
Median Age	37	34	34
<b>DAYTIME DEMOS</b>			
Number of Businesses	1,261	4,084	11,273
Number of Employees	14,146	44,750	140,071
Total Daytime Population	23,127	78,619	230,752
<b>TRAFFIC COUNTS</b>			
E Fowler Ave (E/W)	20,500 AADT		
US Hwy 301 N (N/S)	13,500 AADT		



### FOR LEASING INFORMATION:

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UNIT	TENANT	SF
9501-9511	Tabernacle of Praise	6,843
9513	Subway	1,291
<b>9515</b>	<b>AVAILABLE SOON</b>	<b>1,249</b>
9517	Hungry Howie's	1,268
9519	Metro by T-Mobile	1,238
9535	Winn-Dixie	43,750

UNIT	TENANT	SF
9537	Dollar Tree	10,500
9539A	Direct General	1,600
9539	Koozies Bar & Grill	2,175
9541	Boost Mobile	1,500
9543	Osmay House	1,500
9545-9547	Mystikal Scents	2,900

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

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