

FLORILAND OFFICE CENTER

NEC of E Busch Blvd & N Florida Ave | Tampa, FL 33612



PROPERTY HIGHLIGHTS:

- Unit 103 (8,000-13,068 SF) immediately available
- Ideally located at a high-traffic, signalized intersection with easy access to the property
- Outstanding visibility from I-275
- Prominent pylon signage available on N Florida Ave
- Situated in an ideal location for serving both the surrounding community and the entire MSA
- Located in close proximity to the University of South Florida with a student population in excess of 51,000 ± students
- Shopping center total GLA: 160,520 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	15,605	136,146	355,208
2023 Estimated Households	5,820	54,206	140,581
INCOME			
2023 Estimated Avg HH Income	\$56,892	\$73,619	\$76,024
DAYTIME DEMOS			
Number of Businesses	875	8,330	22,518
Number of Employees	4,387	49,502	140,620
Total Daytime Population	8,941	86,612	238,105
AGE			
Median Age	37	37	36
TRAFFIC COUNTS			
E Busch Blvd (E/W)	46,500 AADT		
275	151,500 AADT		



FOR LEASING INFORMATION:

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Tampa, FL 33614
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UNIT	TENANT	SF
100	Ultimate Medical Academy	25,563
101	Adult Day Services	2,894
102	Alex EDU, LLC	5,576
103	IMMEDIATELY AVAILABLE	8,000 -13,068
104	WINNER'S WORSHIP	6,159
107	Ultimate Medical Academy	7,800

UNIT	TENANT	SF
108	Ultimate Medical Academy	10,992
109A	Ultimate Medical Academy	17,759
109B	Ultimate Medical Academy	4,660
111	Medical Centers of Central Florida	10,715
200	Ultimate Medical Academy	21,575
300	Ultimate Medical Academy	34,299

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