



**4,800 SF BUILDABLE OUTPARCEL AVAILABLE
ON BEARSS AVE NEAR BRUCE B. DOWNS BLVD**

Property Information

- 32,147 SF neighborhood center
- Within close proximity to USF with over 49,590 students
- Located on Bearss Ave, just west of Bruce B. Downs Blvd
- 2022 Traffic Count: 42,418 AADT E Bearss Ave and N 30th Street
- Minutes from multiple health facilities
- Easy access to I-75 and I-275



Demographics	1-mile	3-mile	5-mile
2022 Population	23,533	100,073	233,086
Average HH Income	\$49,735	\$55,881	\$68,796
Median Age	33.2	35.1	36.7

Leasing Contact:

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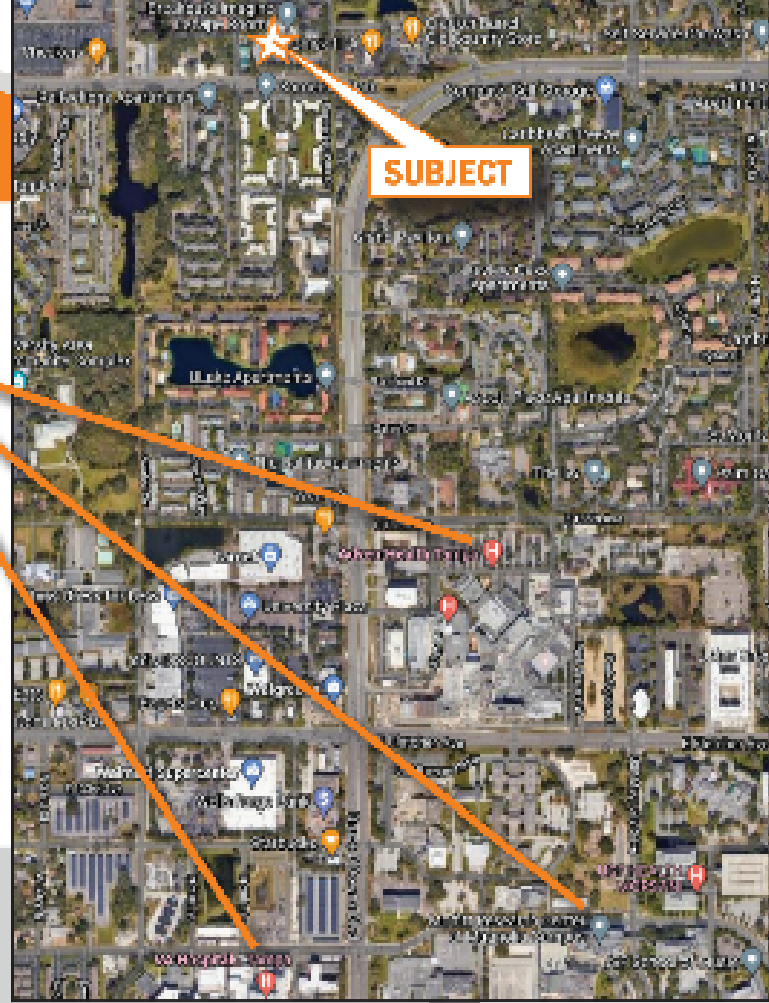
Palms Connection

2828 E Bearss Ave, Tampa, FL 33613

Minutes from three major medical hospital facilities:

- AdventHealth Hospital Tampa - (536 beds) 1 mile
- Moffitt Research Center - (206 beds) 1 mile
- James A. Haley Veterans Hospital - (327 beds) 1.7 miles

UNIT	TENANT	SF	UNIT	TENANT	SF
2802	Bears Kitchen and Bar	2,462	2822	Wood Fired Pizzeria Embrace	2,016
2808	Jenny Johns	1,188	2824	Truth Bar and Hookah	1,480
2808	Don Julio's Authentic Mexican	1,159	2826	Soho Sushi	1,453
2810	Mint Cocktail Club	2,463	2828	VACANT	2,260
2812	Kobe Pharmacy, Inc	1,507	2830	Imagine Escape	2,265
2814	Art of Smoke	1,468	2832	Balance Salon Spa	1,499
2816	Provisions Coffee and Kitchen	1,015	2836	Westport Irish Pub	9,181
2820	Ancientails	1,362			



AADT: 39,500

EAST BEARSS AVE

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