

For Lease:

UNIVERSITY COMMERCIAL CENTER

1809 - 1835 E. Fowler Ave, Tampa, FL 33612



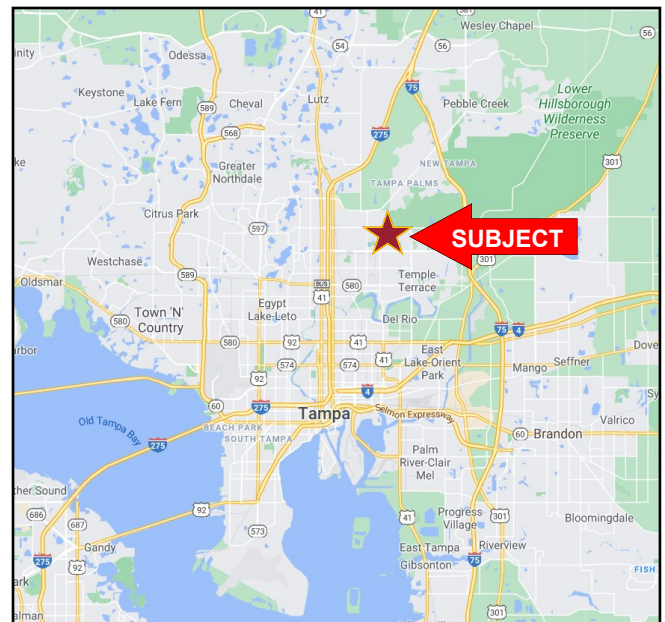
LAST UNIT—1,800 SF



FEATURES

- 2,400 SF Retail Unit and 1,800 SF Warehouse/Flex - AVAILABLE
- Directly across from the renovated University Mall, "RITHM At Uptown", a mixed-use live-work-play development under construction with restaurants, retail and Class-A offices
- Highly visible commercial strip center near the University of South Florida with a current enrollment of 51,000[±], the VA Hospital and Moffitt Cancer Center
- Join National tenants Sherwin Williams, Jiffy Lube, Party City, Checkers, Wendy's, Taco Bell, Verizon Wireless, Dunkin', Sonic, Long John Silvers and Starbucks
- Shopping Center total GLA: 30,226 SF (MOL)
- Pass-through Expenses: \$6.53/SF
- Call Agent for Rental Rates

LOCATION MAP



Demographics (2022)	1-Mile	3-Miles	5-Miles
Total Population	25,028	148,171	303,230
Total Households	9,326	56,694	119,891
Average HH Income	\$31,053	\$38,557	\$50,352

Elliott M. Ross, CCIM
 O: 813.755.6700
 C: 727.639.3800
 elliott@rossrealtytampabay.com

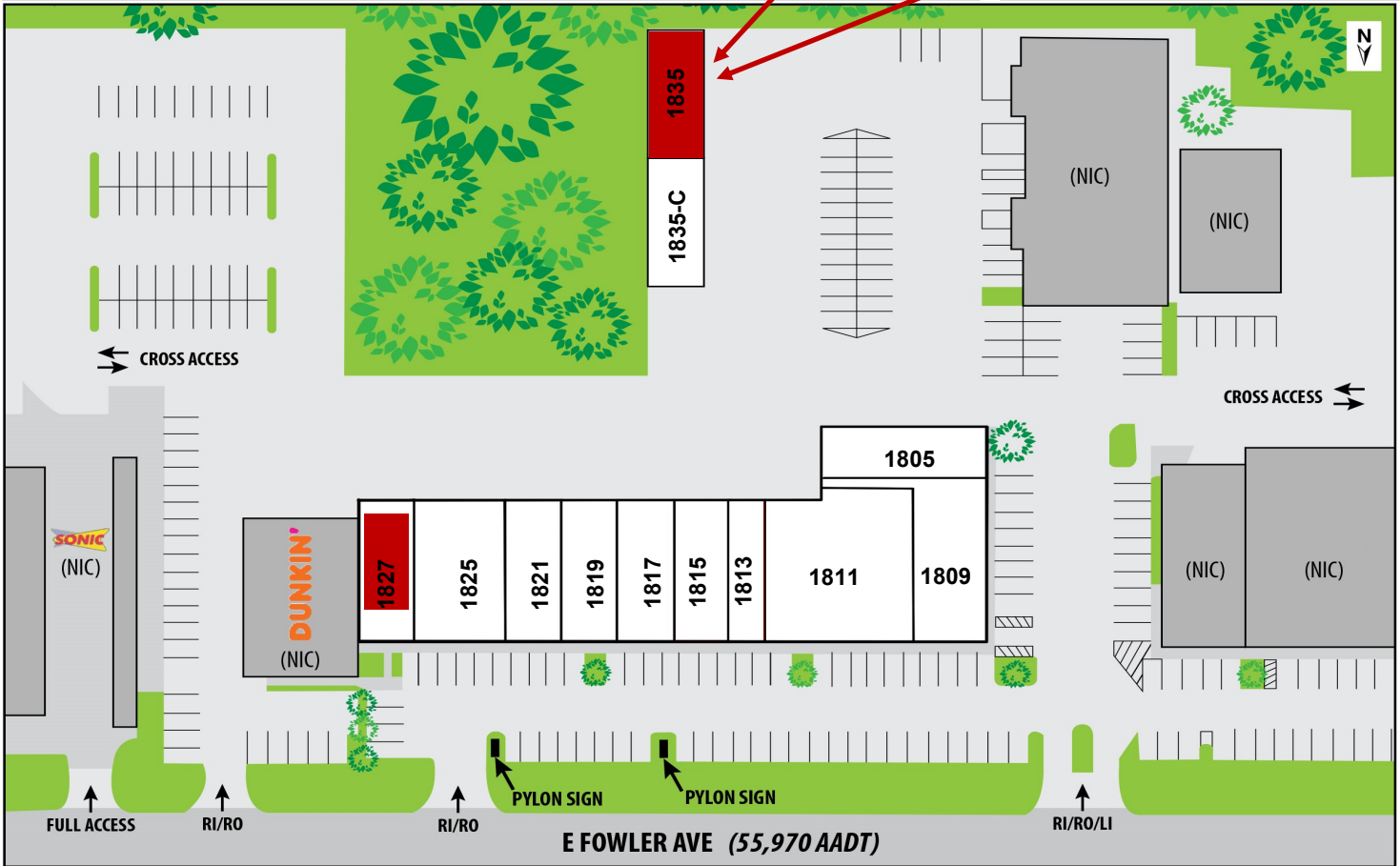
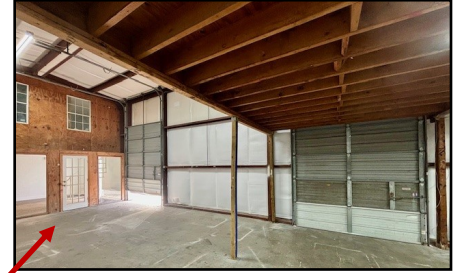
Chris Shryock
 O: 813.755.6700
 C: 727.412.5166
 chris@rossrealtytampabay.com

ROSS REALTY GROUP, INC.
 Henderson Centre
 3902 Henderson Blvd., Suite 203
 Tampa, FL 33629



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UNIT	TENANT	SF
1805	Scuba Haven	2,126
1809	Urban Apparel	3,100
1811	Super International Foods	4,400
1813	Superior - Juice Bar	1,600
1815	Naz's Halal	2,400
1817	Marley's House	2,400

UNIT	TENANT	SF
1819	Talkin Tacos	2,400
1821	Rose Pedals	2,400
1825	Sherwin Williams	4,800
1827	Retail / Available 5-1-24	2,400
1835	Warehouse/Flex Available	1,800
1835-C	Warehouse	1,000

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