

# 12902-12908 N. 56th Street Temple Terrace, FL 33617



- Size: 1,500 square foot unit available for retail, office, or medical use.
- Conveniently located in the USF Market/University area between Fletcher and Fowler with dedicated pylon signage and 40 parking spaces.
- Nearby to Major Hospitals and Medical Centers; AdventHealth, James A. Haley Veterans Hospital, Baypines VA, USF Health, University Community, Moffitt Cancer Center, Shriners' Hospital, Johns Hopkins Children's, and Brandon Regional Temple Terrace.
- Easy access - 3 Miles from I-75 or Bruce B. Downs Blvd, 4 miles to I-275.
- Just minutes from University of South Florida (50,000+ Students and 15,600 employees).
- Nearby retailers include Publix, CVS, McDonald's, Wendy's, Chick-fil-A, Boston Market, Dunkin', Burger King, Advent Health, Applebee's, and AMF Lanes.
- Traffic Count:
  - 21,339 VPD - N. 56th St.
  - 63,574 VPD - Fletcher at N. 56th
  - 121,664 VPD - Fowler at N. 56th

**AVAILABLE  
FOR LEASE**

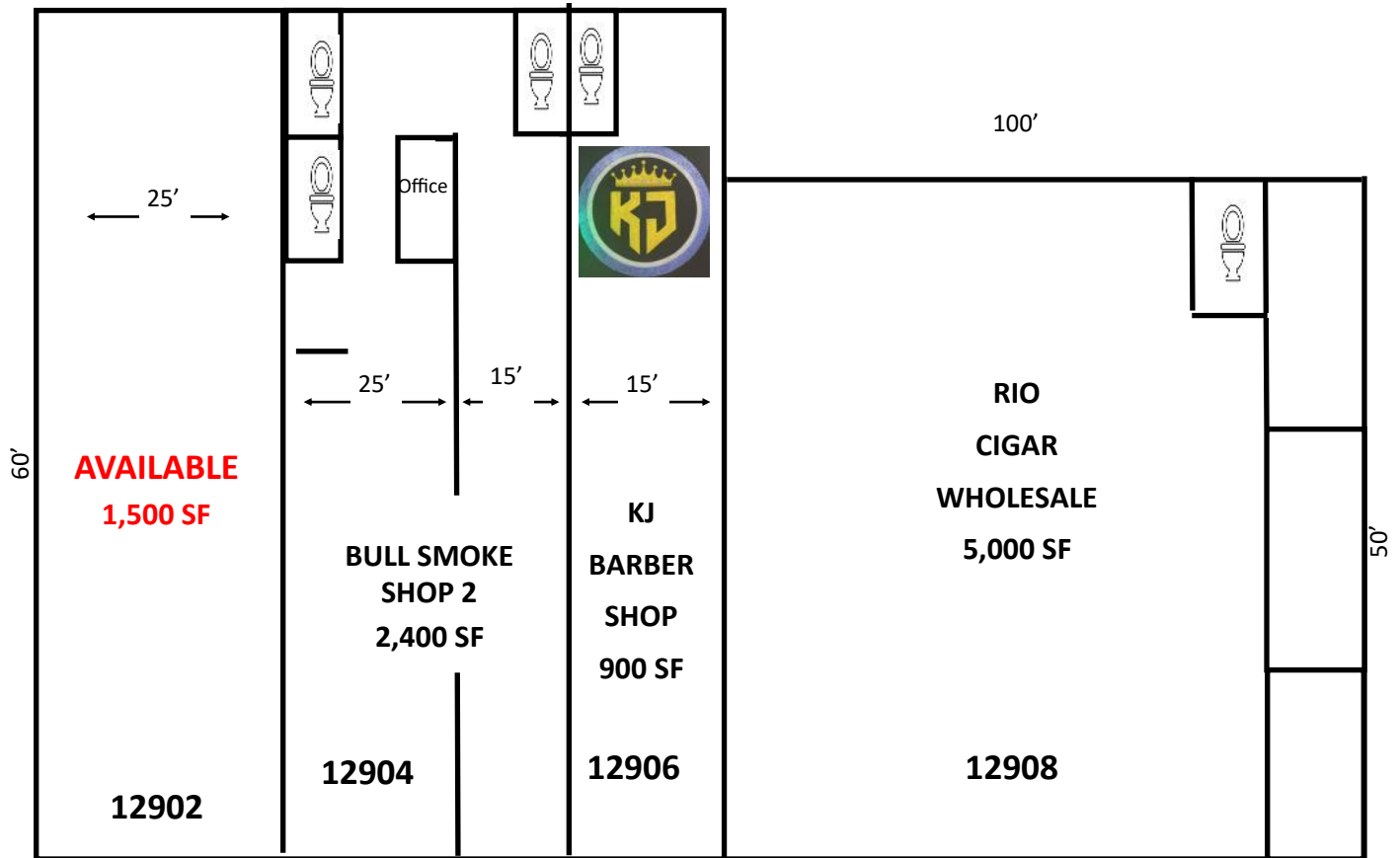


332 South Plant Ave.  
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## 2023 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	111,171	213,721	366,336
Avg. HH Income	\$60,772	\$62,338	\$72,825
Households	44,274	84,301	143,540
Employment	37,306	81,838	159,640

# Site Plan



Suite #	Tenant	SF
12902	<b>AVAILABLE</b>	<b>1,500</b>
12904	ADAMS SMOKE SHOP	2,400
12906	KJ BARBER SHOP	900
12908	RIO CIGARS WHOLESALE	5,000



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# Retail Map



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