

LOCATED IN TAMPA PALMS PROFESSIONAL CENTER
A mixed use development with office, retail and hospitality components

OWNER FINANCING AVAILABLE



GROUND LEASE AVAILABLE

For more information, please contact:

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Demographics:

- Current 5-mile population: 111,913
- Expected to grow 19% during next 5 years
- Current households: 44,956
- Estimated household income: \$74,464
- 10% income increase expected in 5 years
- 15.8% of population over 25 years old have a graduate degree and 28.3% have a Bachelor's Degree
- 31,571 homes within 5 miles

Employment Breakdown:

- 13.7% in Management
- 20.3% in Professional and Related
- 14.7% in Service Industries
- 26.7% in Sales and Office
- 9.5% in Construction and Maintenance
- 14.4% in Production, Transportation, etc.

LAND FOR SALE

Near I-275 and I-75., Tampa, FL 33647



Site A - This site contains approximately 192,723 square feet, net of retention, (4.42 acres) and can be subdivided. This site can accommodate up to 50,000 square feet of office development.



Site B - This site will be home to a Marriott Springfield Suites on the south end leaving approximately 5.16 acres, net of retention. This site can be subdivided and can accommodate approximately 90,000 square feet of office and associated uses.



Site C - Approximately 58,250 square feet (1.36 acres), net of retention, this site can support up to 29,000 square feet of office development.

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Site D - This site is contiguous to Site "C" and offers 100,189 square feet (2.3 acres), net of retention. It can support up to 50,000 square feet of office development.



Site E - This site contains approximately 142,356 square feet (3.27 acres), net of retention and can be developed for up to 60,000 square feet of office space.

- Located in the heart of New Tampa
- Easy access to I-75, I-4 and I-275
- Office, retail and restaurants adjacent to site
- Great exposure to I-75 and Bruce B. Downs Blvd.

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