



## HIGH-TRAFFIC RETAIL FOR LEASE NEAR USF | 3,200 SF AVAILABLE

5409 East Fowler Avenue, Temple Terrace, FL 33617

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**PROPERTY DESCRIPTION**

This ±3,200 SF retail space offers exceptional frontage and signage visibility along Fowler Avenue. The unit features a versatile layout that can accommodate a variety of uses, including QSR, medical, fitness, beauty, and general retail.

Located within an established retail center, the space benefits from ample parking, easy ingress/egress, and strong co-tenancy that drives consistent consumer traffic. Its proximity to major highways and surrounding neighborhoods enhances accessibility for both customers and employees.

**PROPERTY HIGHLIGHTS**

- Signalized hard corner at Fowler Ave & 56th St
- High traffic corridor with strong daily vehicle counts
- Immediate access to USF and Uptown Tampa market
- ±3,200 SF with flexible layout for multiple uses
- Established retail center with existing anchor tenancy
- Excellent frontage and signage opportunities
- Ample parking for customers and staff

**OFFERING SUMMARY**

Lease Rate:	\$32 SF/yr (NNN)
Available SF:	3,200 SF
Availability:	Available Now
Building Size:	34,114 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	468	1,986	5,917
Total Population	1,081	4,515	14,900
Average HH Income	\$69,362	\$68,741	\$72,382

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Location Map



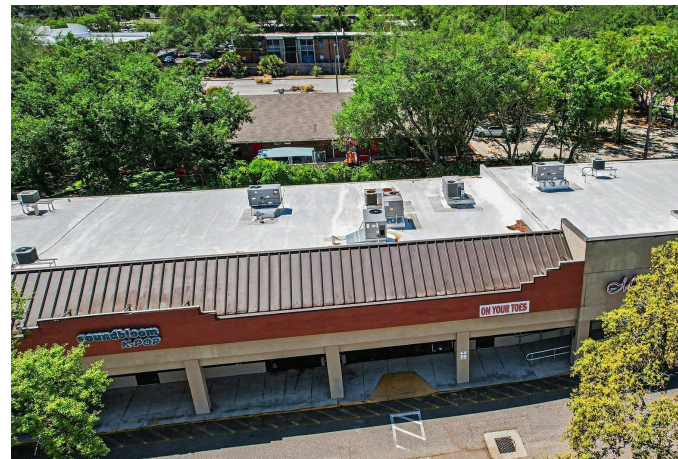
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# Additional Photos



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