

FOR LEASE
926 E Fowler Ave,
Tampa, FL 33612

Site
7,067 sq.ft.
.98 AC

RITHM AT UPTOWN - 113-ACRE MIXED-USE WITH LIFE SCIENCES AND TECHNOLOGY RESEARCH; RETAIL AND ENTERTAINMENT; RESIDENTIAL AND HOSPITALITY; MEDICAL AND OFFICES

James A. Hanley VA Hospital
 499 beds
 3,000 employees

Moffitt McKinley Cancer Center
 \$400 M expansion completed in 2023. 330 beds. 9,500 employees



Kyle Mahoney
 Vice President | Retail Services
 kyle.mahoney@colliers.com
 Mobile: +1 203 804 3086



926 E FOWLER AVE TAMPA, FL 33612 | 7,067 SQ.FT. AVAILABLE



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

Retail Opportunity | 2nd generation restaurant

926 E Fowler Ave

Located on a desirable corridor in Tampa, this highly visible commercial building offers an incredible opportunity for businesses looking to establish a presence in a high-traffic area. It is strategically located less than 1 mile from USF, I-275, and Rithm at Uptown. This location has ideal access and visibility to over 50,000 cars per day, and is a unique opportunity to capitalize on a 2nd generation restaurant within one of Tampa's most sought-after trade areas.

- 7,067 sq. ft. freestanding building with 80 parking spaces
- Strong mix of daytime and weekend traffic with over 40,000 USF students and five regional hospitals within 1.5 miles of the property
- Excellent location near major retailers, restaurants, and public transit
- Spacious floor plan with versatile design potential
- Ample on-site parking for both customers and staff
- Easy access to I-275 and the University of South Florida
- 54,854 Annual Average Daily Traffic

Join National Tenants



Demographics | 3-Mile



Population

141,772



Daytime Population

158,116



Average HH Income

\$66,287



Households

54,319

Site is located 1.5 miles from USF Main Campus.

USF Main Campus Stats
 40,000+ students
 14,000+ employees
 259 Buildings
 10,693,598 sq.ft. Total sq.ft.

USF is the 14th largest public employer in Florida