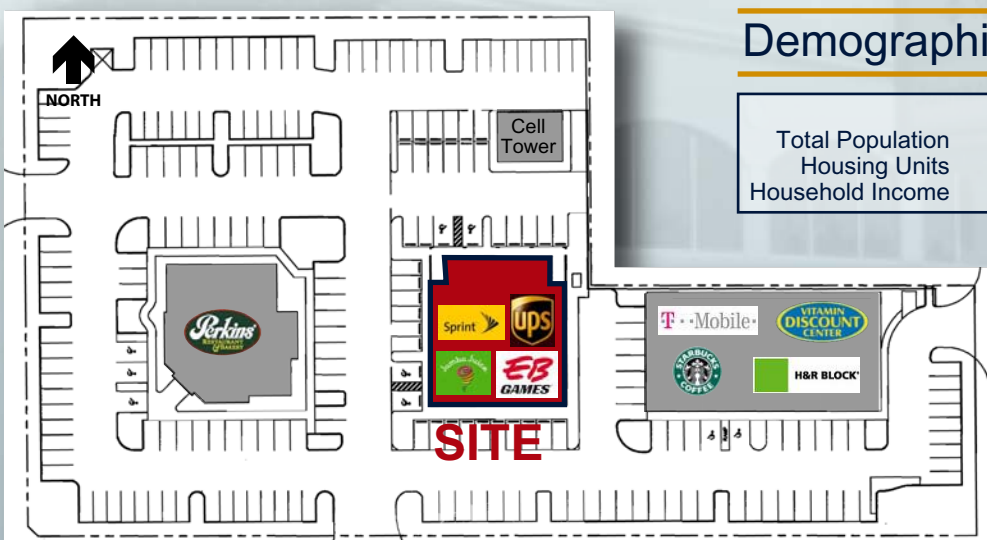


# Class "A" Office/Retail Space



- 13,242 Leaseable Square Feet
- Two Story Building
- Five-to-One Parking Ratio (plus overflow)
- 2005 Traffic Counts Exceed 62,000 cars per day
- Located in busy and well know commercial corridor

- Direct access to USF with 50,00 visitors per day and student population exceeding 35,081
- Direct access to Temple Terrace and Northeast Hillsborough County
- Close proximity to I-75 (2.7 miles), Busch Gardens, University Mall and minutes from new Tampa



## Demographics

	1.0 miles	3.0 miles	5.0 miles
Total Population	13,445	120,989	221,555
Housing Units	5,615	54,751	98,367
Household Income	\$38,397	\$34,935	\$36,096

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This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.