



PROPERTY HIGHLIGHTS

- **Second Gen Restaurant with Outside Seating Available**
- Located just minutes from the University of South Florida (USF), home to **~50,000 students**, faculty, and staff.
- Captures both **weekday campus traffic** and **evening/weekend** social activity from nearby apartments and student hubs.
- In close proximity to several major medical facilities, including:
 - **AdventHealth Tampa**
 - **James A. Haley Veterans' Hospital**
 - **Moffitt Cancer Center**
- **Excellent frontage** on **E Bearss Avenue** (37,000 AADT) with immediate access to **I-75** and **I-275**.
- Easy in-and-out access from both **Bearss Ave** and **Bruce B. Downs Blvd**, key commuter routes for students and professionals.
- Prominent **corner positioning** and **modern façade design** ensure strong brand exposure for tenants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	27,943	114,556	247,350
2026 Estimated Households	11,972	45,164	100,164
INCOME			
2026 Estimated Avg HH Income	\$59,171	\$71,981	\$94,453
AGE			
Median Age	28	32	35
TRAFFIC COUNTS			
E Bearss Avenue	37,000 AADT		
Bruce B Downs Blvd	47,500 AADT		

PALMS CONNECTION

2802-2836 E Bearss Avenue
Tampa, FL 33613



UNIT	TENANT	SF
2802	Don Julio's Mexican	2,452
2806	Jimmy Johns	1,198
2808	Kay's Kitchen	1,198
2810	Available	2,483
2812	Kabs Pharmacy	1,607
2814	Art of Smoke	1,468
2816	Provisions Coffee and Kitchen	1,015
2820	Armerinails	1,362

UNIT	TENANT	SF
2822	Available	2,016
2824	Baba Dough Pizza	1,680
2826	Sushi Avenue	1,453
2828	University Boba House	2,260
2830	Gamers Escape	2,265
2832	Balance Salon Spa	1,499
2836	Available (Former Restaurant w/an additional 2,545 SF of Outdoor Seating)	5,464

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 081826

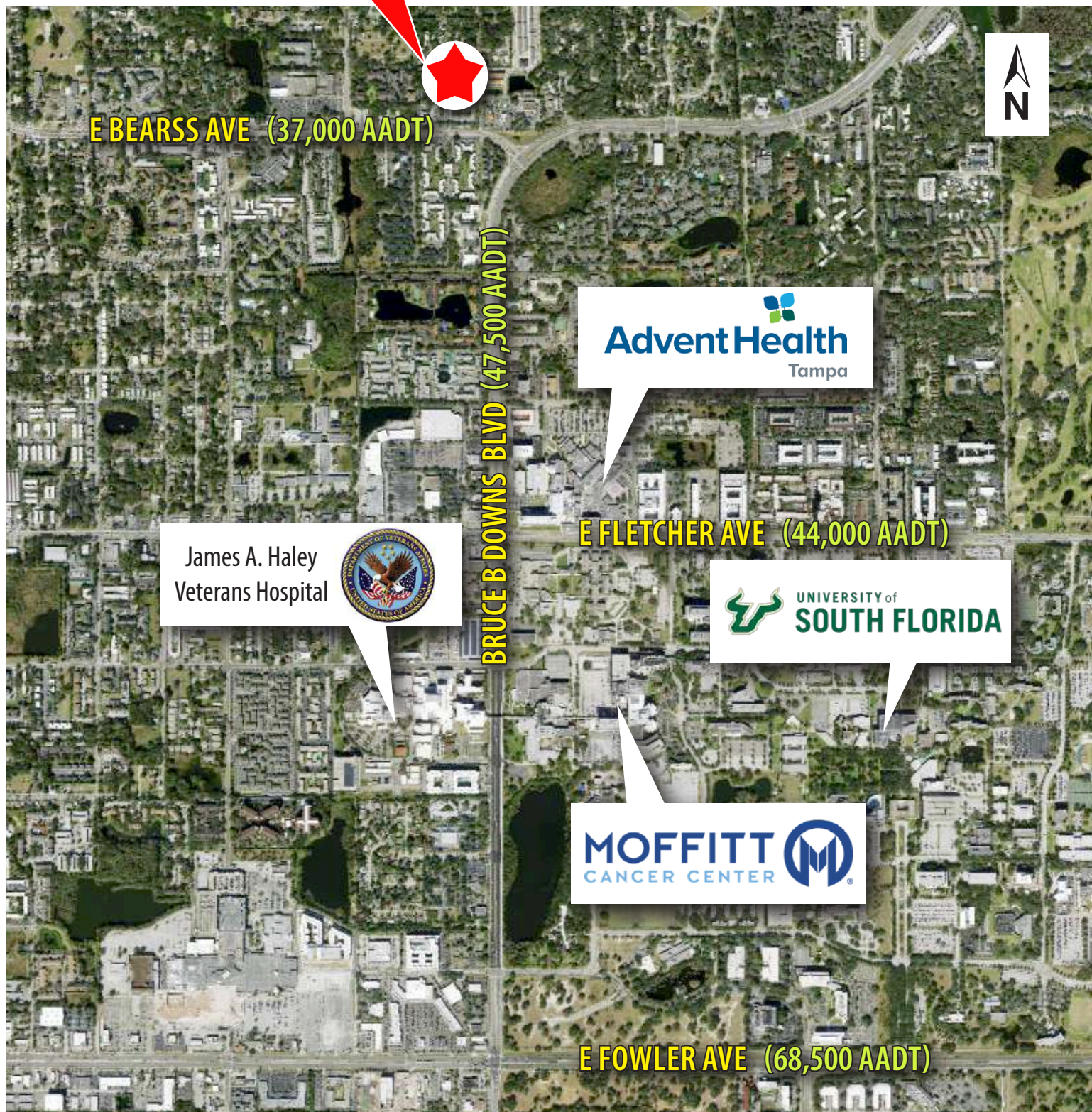


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