



RETAIL/OFFICE FOR LEASE UNIVERSITY PLACE

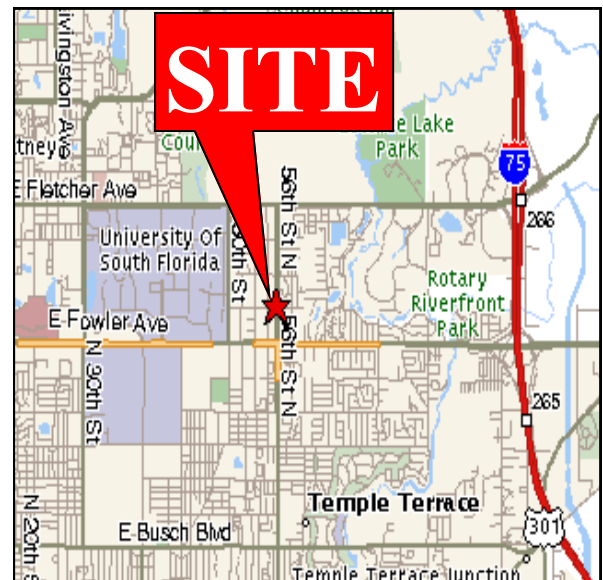
12200 N 56TH STREET, TAMPA . FL 33617 HILLSBOROUGH COUNTY



- Ample parking
- 56st is a main road connecting Fowler and Fletcher
- 28,000 cars per day
- Corner property with easy access on 56 St & E 122nd Ave

Lease Rate: \$12.00/SF

- **Zoning: Permits Retail and Office Use**
- **Close to University Of South Florida**
- **Available: 1,100 SF, 5,500 SF,**
- **On 56th St, excellent visibility**
- **Plenty of Parking**
- **Close to highways**
- **On 56th Street between**
- **Next to San Jose Restaurant**



For more information contact:

Steven Silverman, MBA. CCIM.

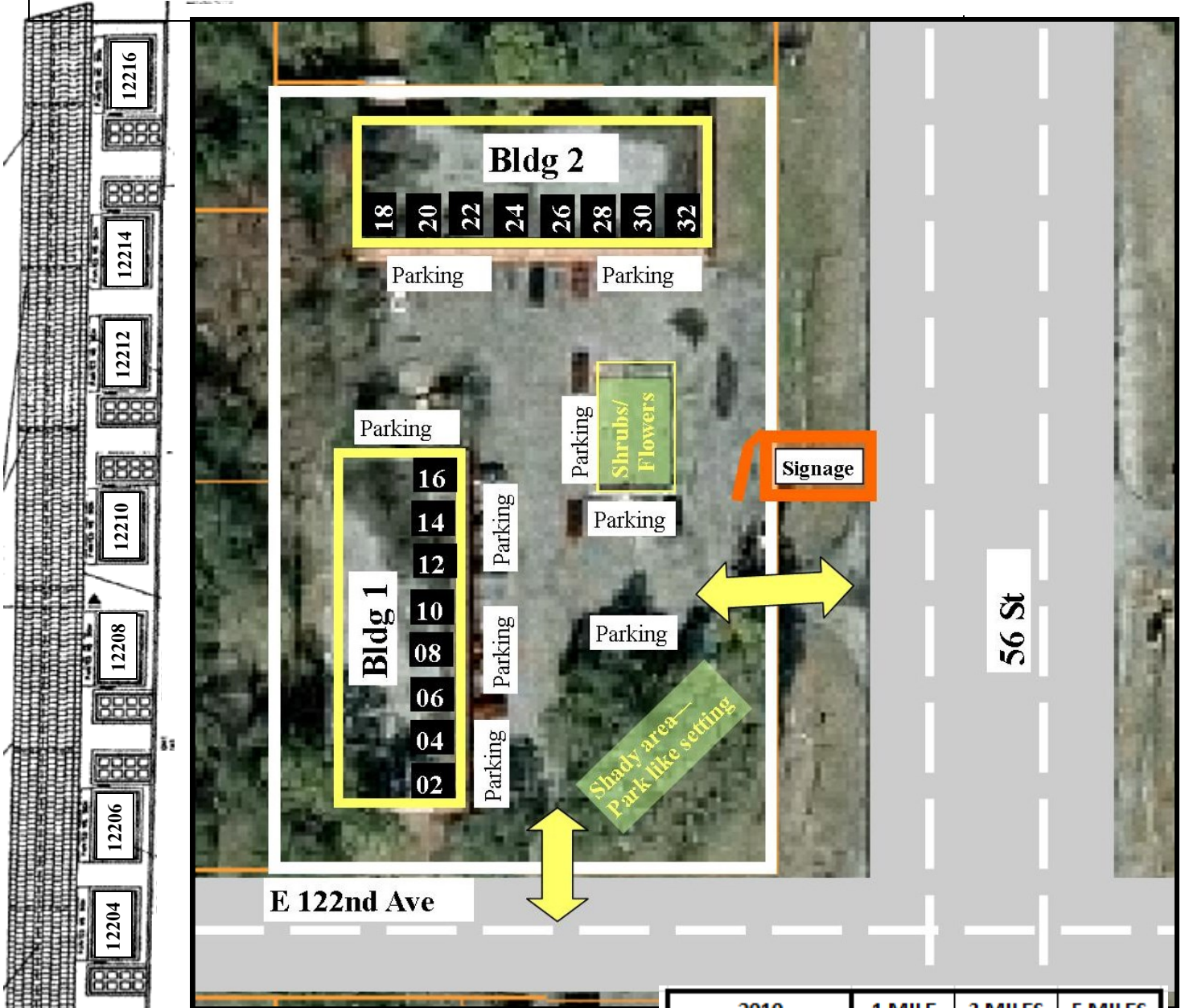
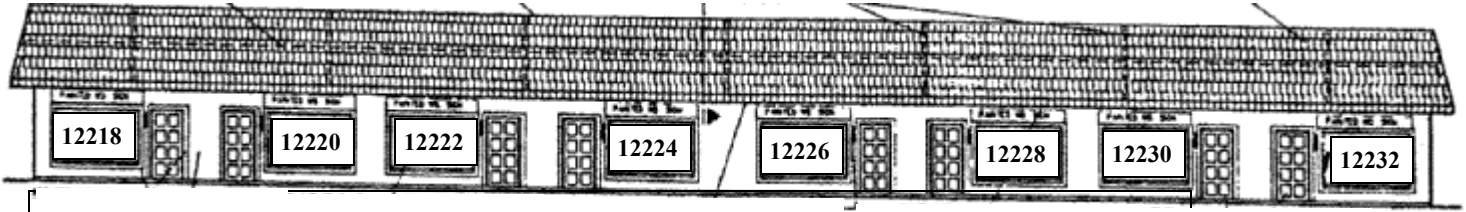
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**TAMPA COMMERCIAL
Real Estate**

www.TampaCommercialRealestate.com

ADDRESS: University Place at 12200 N 56TH STREET



Available: 12204— 750 sf
 12216—1,100 sf*
 12220-12238: 1,100—4,400 sf
 12232—1,100 sf*
 Available individually or in combination
 * end unit premium

2010	1 MILE	3 MILES	5 MILES
POPULATION	13,208	97,889	201,072
HOUSEHOLDS	5,815	40,578	81,948
MED AGE	30.8	29.7	31.6
MED HH INCOME	\$43,159	\$39,849	\$39,628
AV HH INCOME	\$58,908	\$52,350	\$52,777

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Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy. Subject to change or withdrawal without notice. Broker has an interest.