

MSC
UNIVERSITY



THE VILLAGE AT USF

PALM DRIVE & HOLLY DRIVE, TAMPA, FLORIDA

±6,400 SF (DEMISABLE) SECOND GENERATION RESTAURANT SPACE
FOR LEASE IN THE HEART OF USF'S CAMPUS

DEMOGRAPHICS

EST. POPULATION

1 mi: 14,143

3 mi: 127,060

EST. AVERAGE HH INCOME

1 mi: \$47,296

3 mi: \$60,019

EST. MEDIAN AGE

1 mi: 26.5

3 mi: 31.6

DAYTIME EMPLOYEES

1 mi: 31,280

3 mi: 67,905

UNIVERSITY OF SOUTH FLORIDA

Undergraduate Students 35,517

Graduate Students 10,314

Non-Degree Seeking Students 2,044

Faculty/Staff 16,410

TRAFFIC

43,231 VPD ON E FLETCHER AVE



THE VILLAGE AT USF

PROPERTY DETAILS

- ▶ Rare location in the heart of campus with tremendous foot traffic and incredible visibility
- ▶ Mixed use, purpose-built student housing development in the center of University of South Florida's main campus.
- ▶ Second generation built-out vented + non-vented restaurant space
- ▶ Comprised of $\pm 2,000$ beds and $\pm 6,400$ SF of divisible ground floor retail
- ▶ Immediate delivery

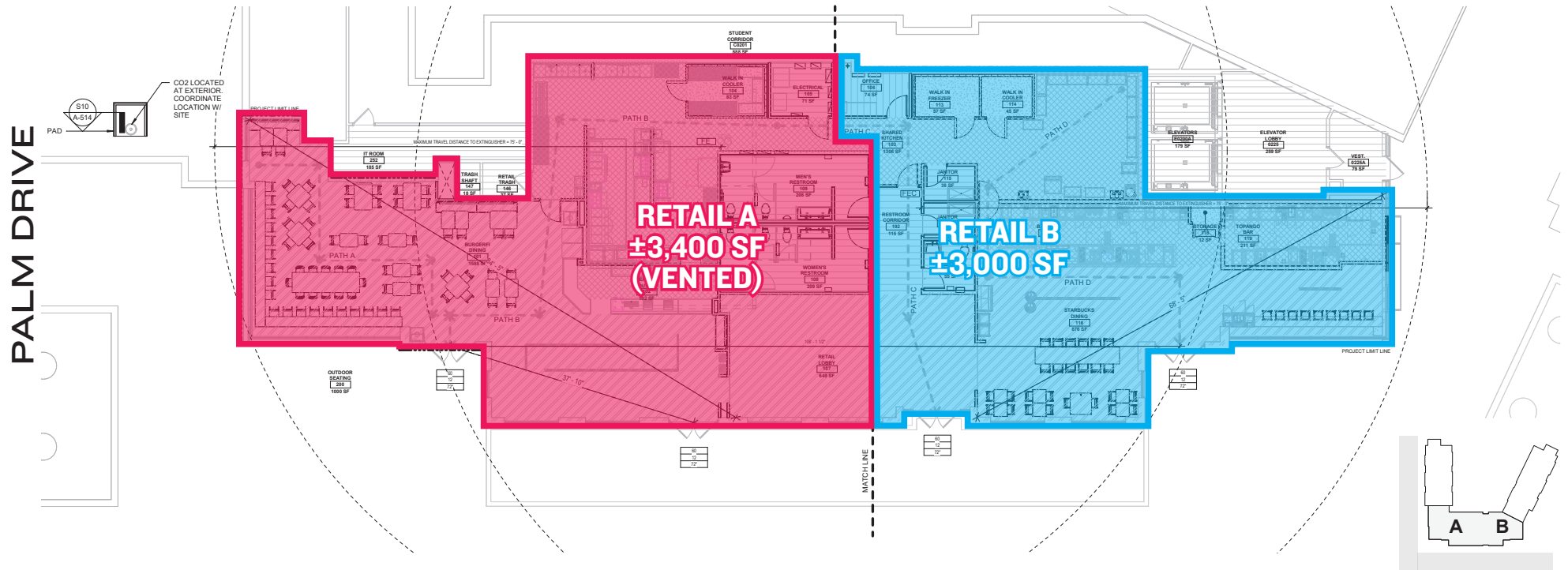
JOIN THESE AREA TENANTS

Publix. Chick-fil-A



FIRST WATCH

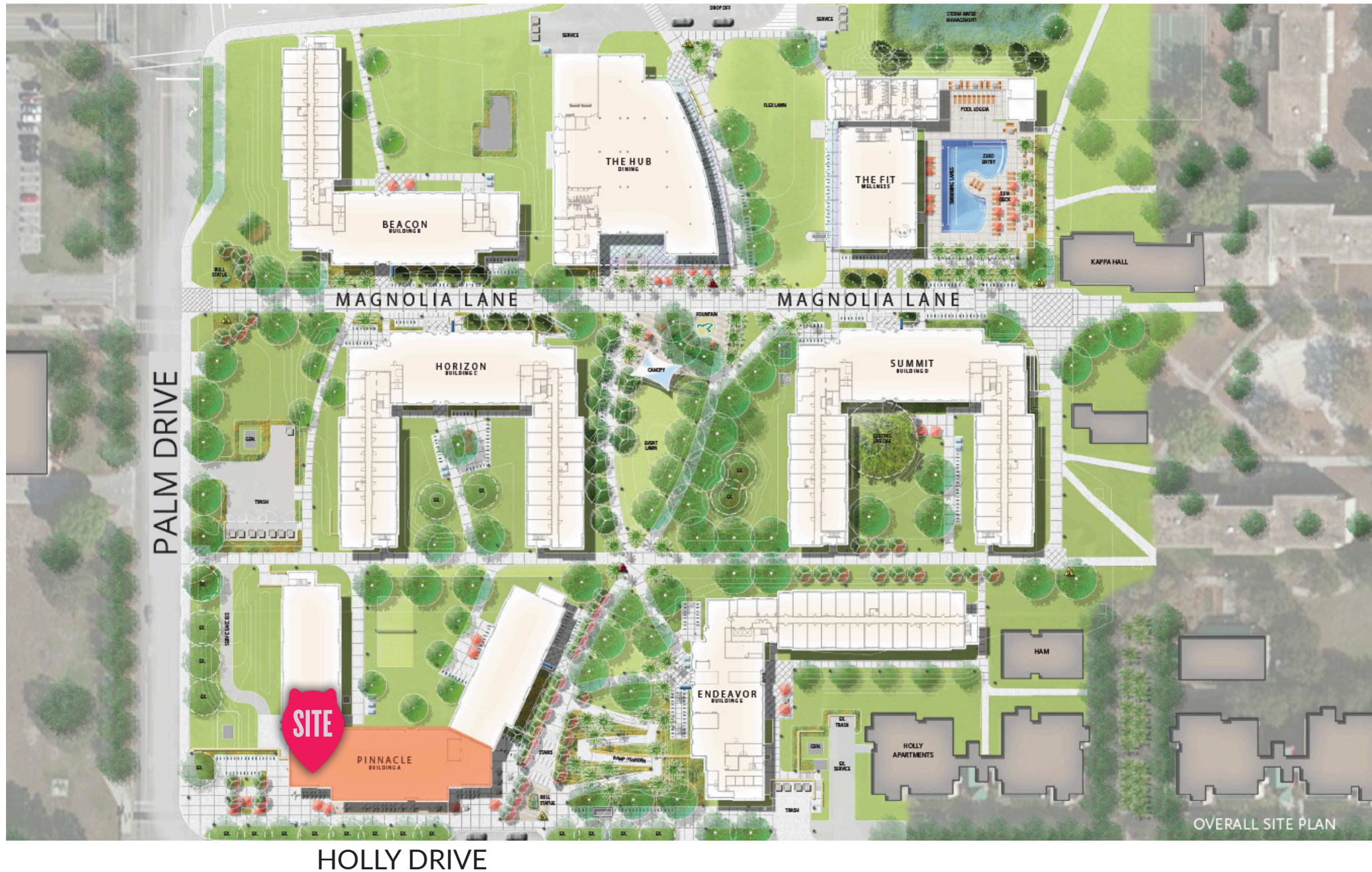
SITE PLAN



HOLLY DRIVE

SPACES CAN BE COMBINED FOR 6,400 SF TOTAL

DEVELOPMENT OVERVIEW AREA



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AERIAL



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