

**RETAIL SPACE AVAILABLE**  
**TELECOM VILLAGE**

7141 East Fletcher Avenue, Temple Terrace, FL 33637

TEMPLE TERRACE | FLORIDA



**UP TO ±8,000 SF (DIVISIBLE)**  
**WITH DRIVE-THRU**

**SPACE DETAILS**

**AVAILABILITY**

PAD C: ±1.19 AC , ±8,000 SF, 5:1,000 parking ratio

PAD B: ±1.01 AC (PENDING)

**CO-TENANTS**

Starbucks, Foxtail Coffee, Zoom Tan, Barberitos, RaceTrac, USF Federal Credit Union

**NEIGHBORS**

University of South Florida, Moffitt Business Center, Hilton Garden Inn, Hampton Inn, Fairfield Inn, Hilton Inn Express, Verizon Corporate Office, CIRCOR | Leslie Controls, Florida DEP, Baycare Integrated Service Centerction

**COMMENTS**

- Easy access to I-75
- Large Daytime Population
- Close proximity to USF, Moffitt Cancer Center & Busch Gardens
- ±3,859,021 SF total office GLA within 2 miles
- 1,141 hotel rooms within 1 mile

**DEMOGRAPHICS**

**POPULATION**

5 Min	18,258
10 Min	120,663
15 Min	325,509

**DAYTIME POPULATION**

5 Min	17,646
10 Min	150,533
15 Min	371,399

**TOTAL HOUSEHOLDS**

5 Min	7,170
10 Min	47,278
15 Min	123,577

**AVERAGE HH INCOME**

5 Min	\$73,529
10 Min	\$71,910
15 Min	\$80,280

**TOTAL BUSINESSES**

5 Min	788
10 Min	4,773
15 Min	13,670

**TOTAL EMPLOYEES**

5 Min	9,744
10 Min	93,218
15 Min	214,103

# SITE PLAN



## CONTACT EXCLUSIVE AGENT

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# AREA MAP



# AREA RETAIL MAP

