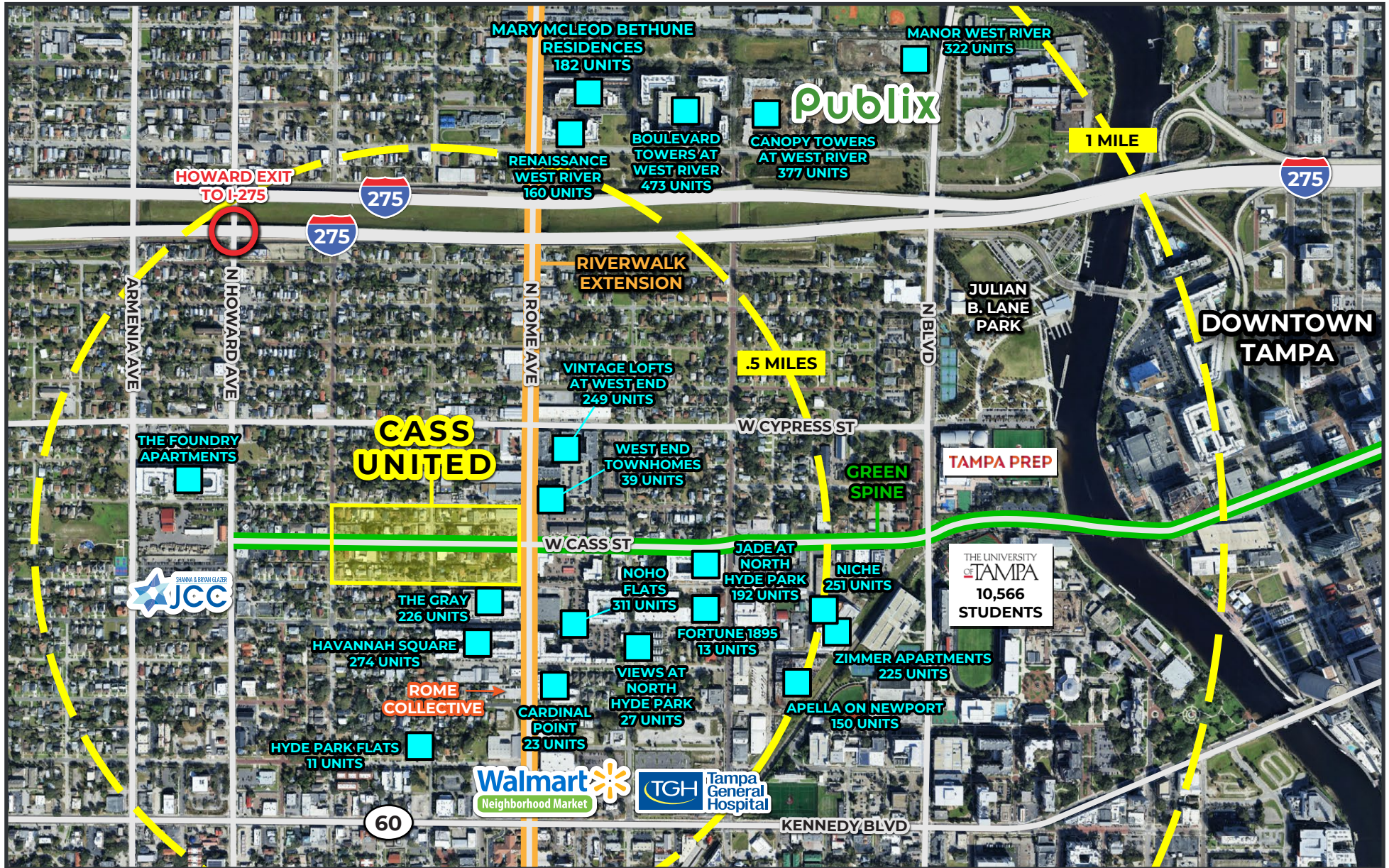


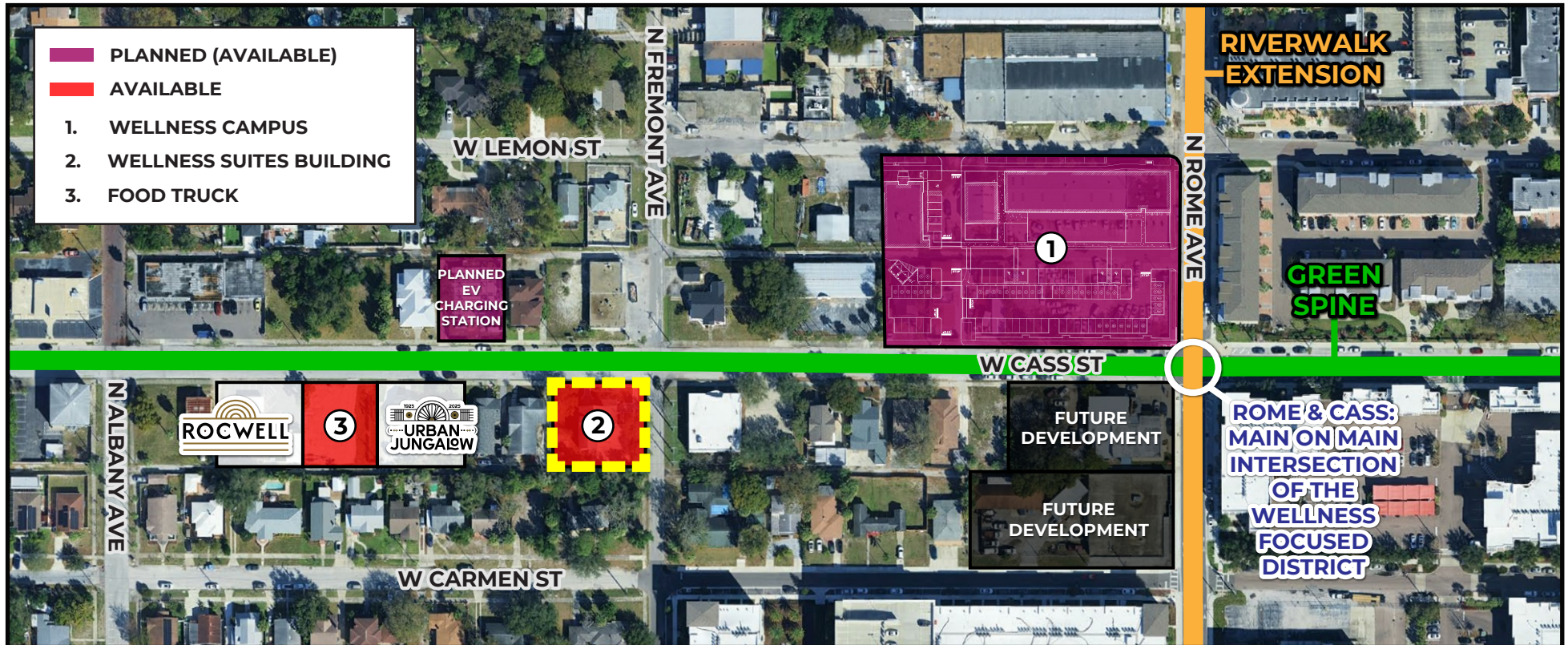


CASS UNITED - DISTRICT OVERVIEW

- Seeking a range of synergistic uses including retail, food, beverage, wellness, office, and medical.
- Growing surrounding mix of F&B uses serves North Hyde Park residents and students from the adjacent University of Tampa and Tampa Preparatory School.
- Future extensions of Tampa Riverwalk (N Rome Ave) and Green Spine Cycle Track (W Cass St) will run alongside the project.
- Dense, infill neighborhood with over 4,300 multifamily units within walking distance of the property.



WELLNESS SUITES BUILDING AVAILABLE



FLEXIBILITY FOR RETAIL, WELLNESS, AND BEAUTY CONCEPTS

OPTION A - Entire Building

- Full-building opportunity
- Flagship-ready footprint

OPTION B - First Floor Retail

- Open-concept ground floor with prime street presence
- High-visibility frontage and walk-in traffic
- Perfect for boutique retail or other uses

OPTION C - Upstairs Suites + First-Floor Reception

- Suite layout for wellness and beauty professionals
- Welcoming ground-floor reception with private upstairs suites
- Perfect for salon studios, estheticians, brow/lash artists, wellness practitioners, and more
- Built-in privacy with a boutique hospitality feel

2025 DEMOGRAPHICS



Population

.5 Miles	6,267
1 Mile	28,913
2 Miles	86,220



Average Household Income

.5 Miles	\$101,541
1 Mile	\$120,548
2 Miles	\$153,768



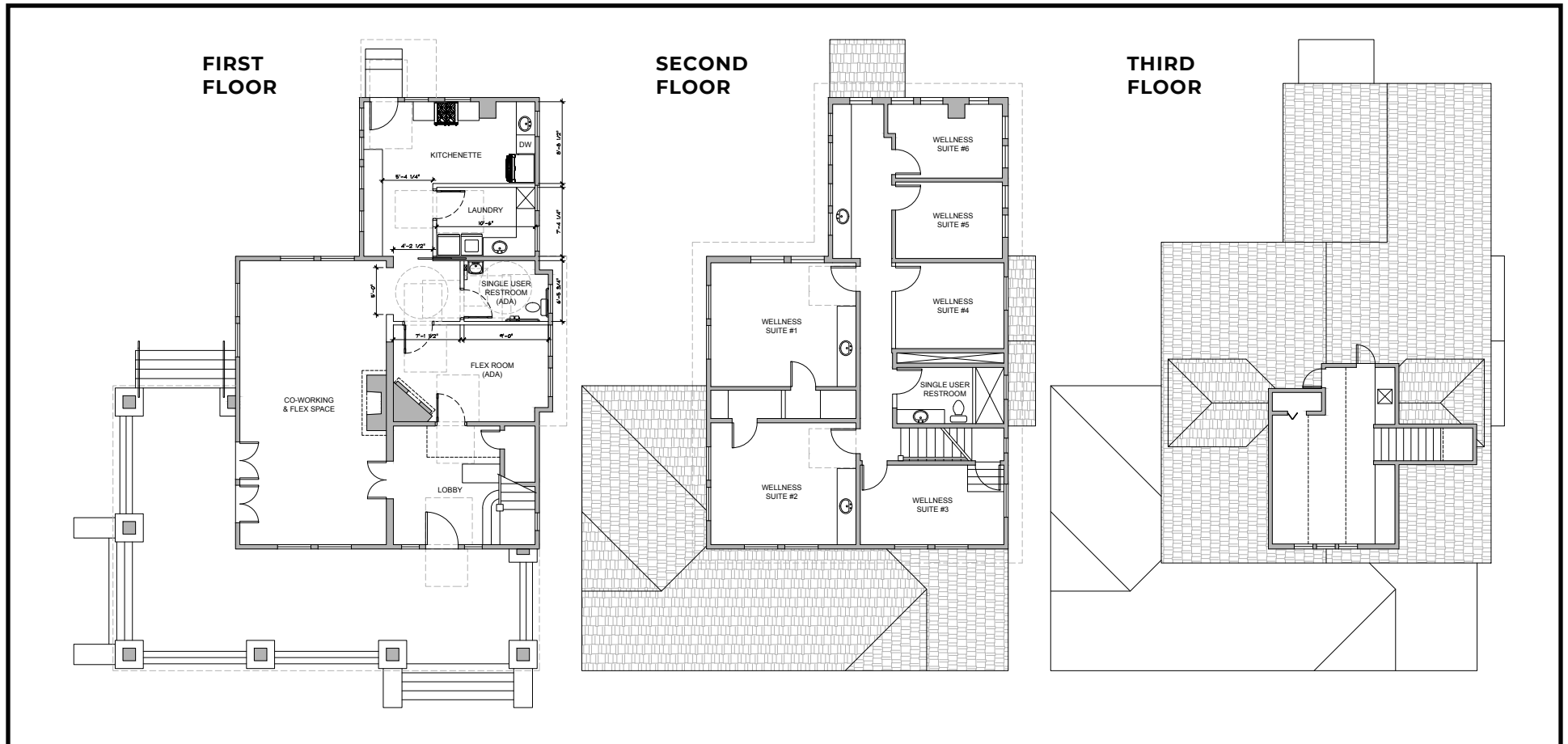
Employees

.5 Miles	3,703
1 Mile	18,796
2 Miles	85,886



Median Age

.5 Miles	31.6
1 Mile	29.5
2 Miles	34.9



**Build-out can be custom to tenant usage if needed.*

PROSPECTIVE EXTERIOR RENDERINGS



PROSPECTIVE INTERIOR RENDERINGS



**Build-out can be custom to tenant usage if needed.*