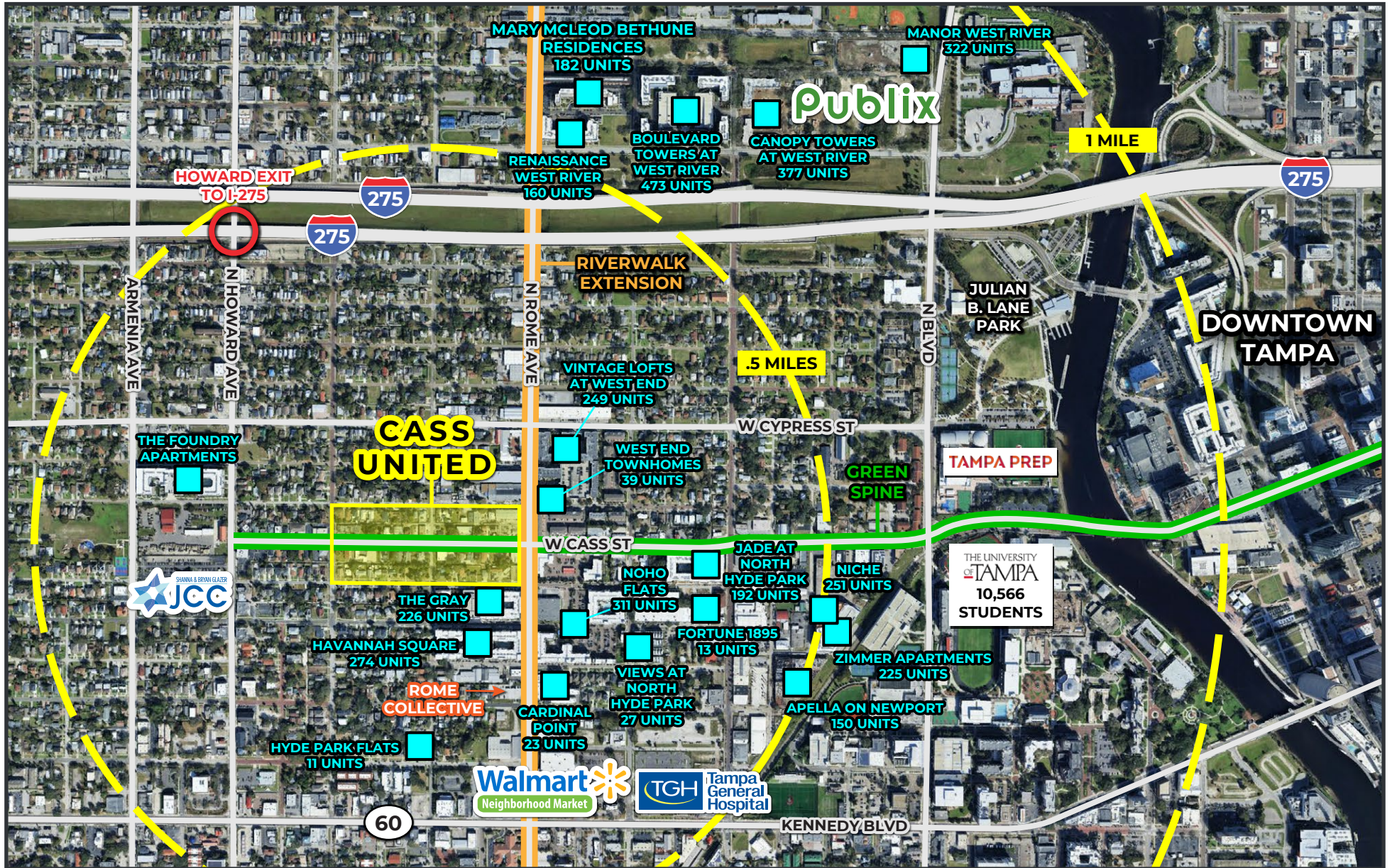


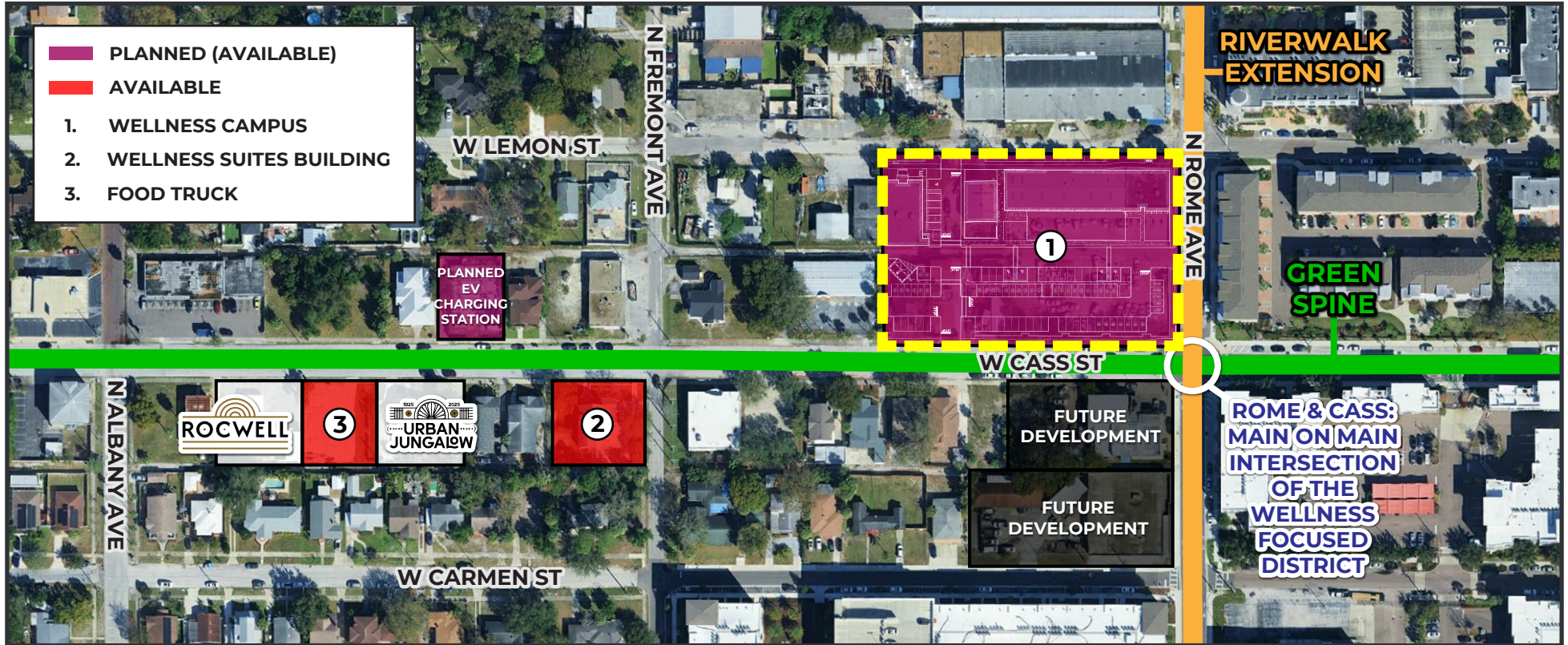


CASS UNITED - DISTRICT OVERVIEW

- 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 CAMPUS DEVELOPMENT OPPORTUNITY



FLAGSHIP LEASE OPPORTUNITY

Opportunity for a flagship anchor tenant or full-campus occupancy within a curated wellness district environment.

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



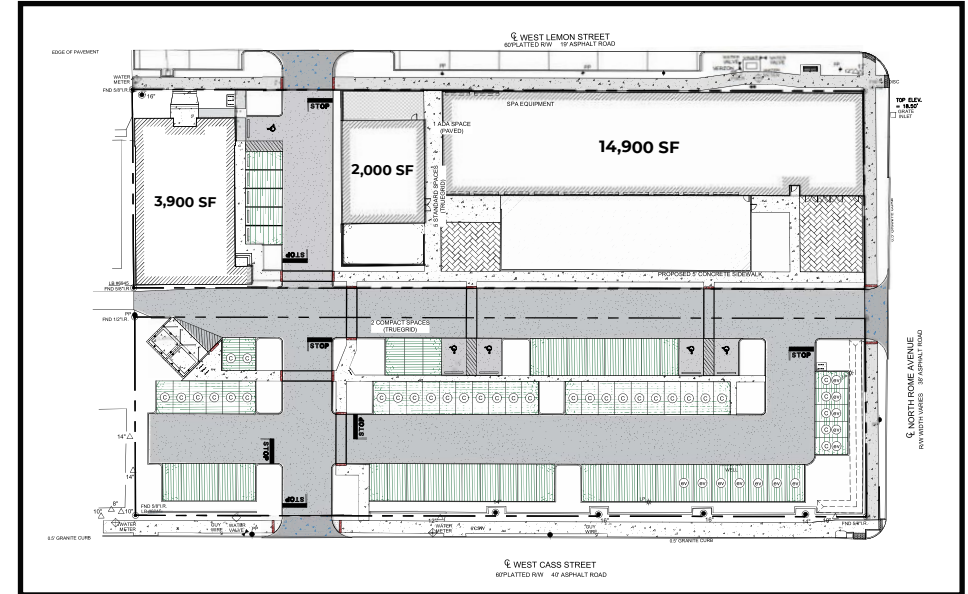
Median Age

.5 Miles	31.6
1 Mile	29.5
2 Miles	34.9

MAIN RENDERING



SITE PLAN



Wellness development opportunity in the Cass United / North Hyde Park corridor of South Tampa, Florida.

Cass United is a wellness-centered mixed-use district currently under development along Cass Street between Albany Avenue and Rome Avenue. The flagship wellness campus is located at the northwest corner of Cass Street and Rome Avenue — the primary intersection within North Hyde Park.

PROJECT OVERVIEW

- 21,000+ SF indoor space.
- 8,400+ SF private outdoor space.
- Three-building campus configuration.
- 20+ foot ceilings in primary structure.
- Indoor-outdoor integration.
- 81 exclusive on-site parking spaces.

THIS IS NOT A SPECULATIVE PROJECT

- Site plan approval is complete.
- Site work permits are ready to issue.
- This development is a purpose-built wellness campus designed specifically for experiential wellness, longevity, recovery, and membership-based concepts.

