

Property Summary

UNIVERSITY PLACE



PROPERTY DESCRIPTION

University Place is a neighborhood shopping center located at 12202–12232 N 56th Street, Temple Terrace, FL, offering retail and office space in a highly accessible location near the University of South Florida. Renovated in 2020, the center features updated storefronts, modern façades, ample parking, and pylon signage. Positioned along N 56th Street between Fowler Avenue and Fletcher Avenue, the property provides excellent visibility and convenient access to North Tampa's surrounding residential, medical, and commercial areas.

PROPERTY HIGHLIGHTS

- Available Space: ±850–1,600 SF
- Availability: January 1, 2027
- Property Type: Retail & Office Center
- Visibility: Frontage on N 56th Street with pylon signage
- Ideal Uses: Retail, office, medical, wellness, salon, and personal services
- Location: Minutes from USF, Fowler Avenue, and Fletcher Avenue

OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Number of Units:	16
Available SF:	850 - 1,650 SF
Lot Size:	1.49 Acres
Building Size:	14,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	567	2,001	5,572
Total Population	1,154	4,309	14,838
Average HH Income	\$59,388	\$63,085	\$71,363

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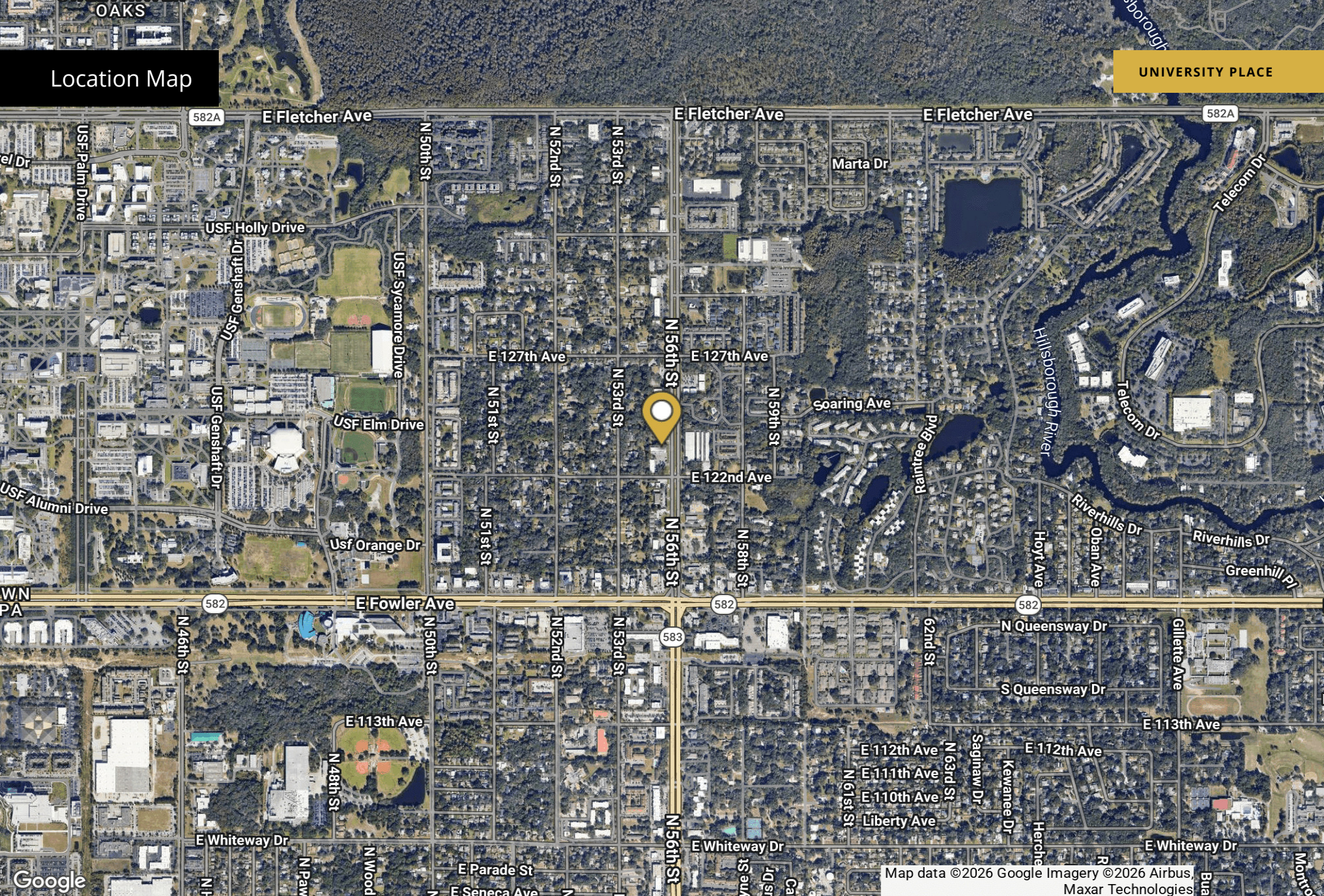
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Location Map

UNIVERSITY PLACE



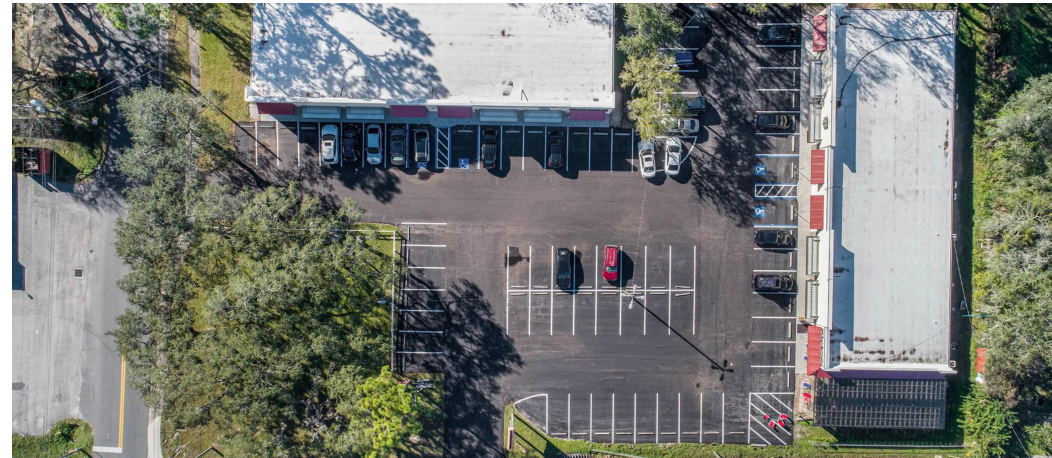
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Additional Photos



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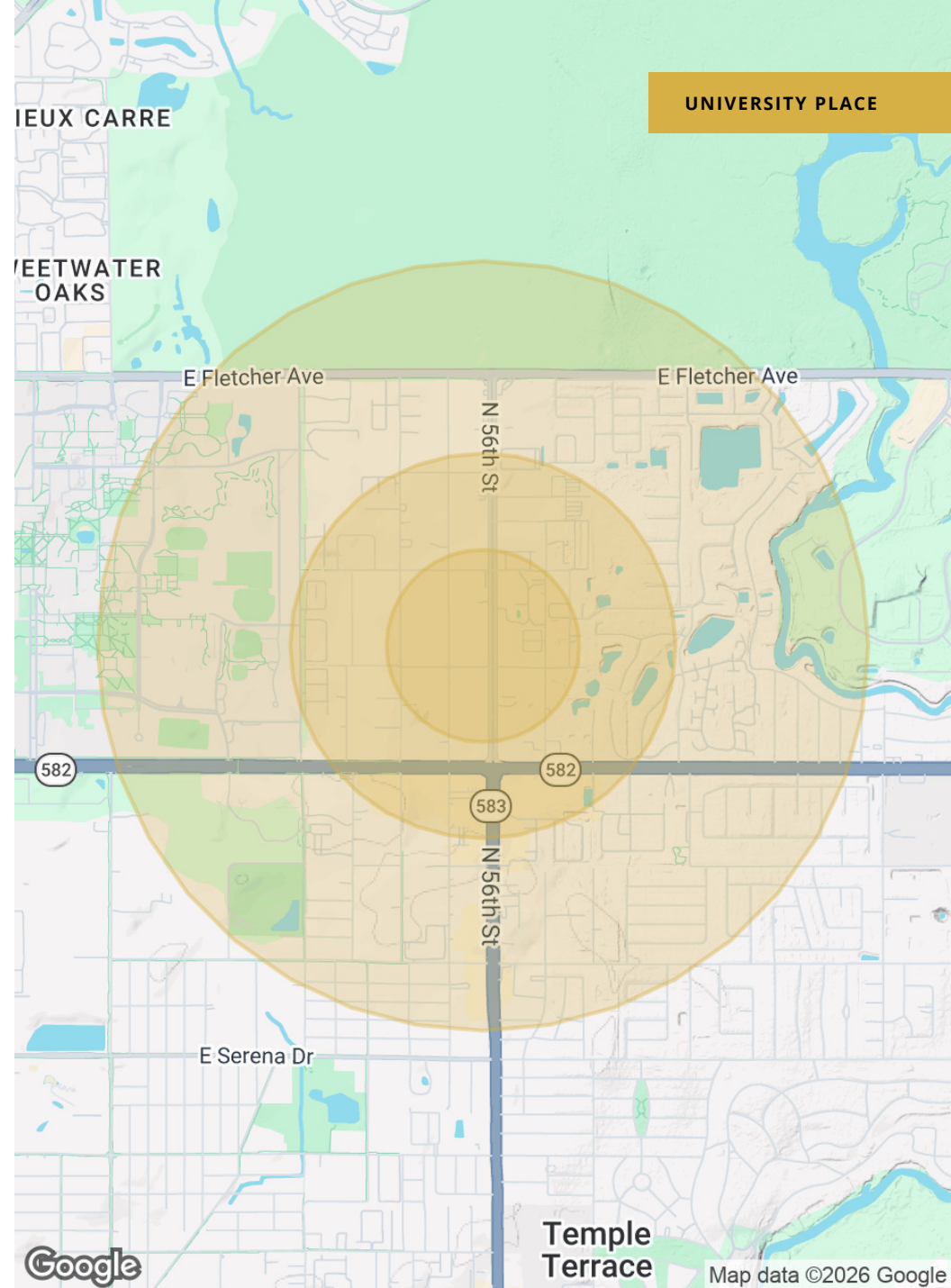
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NRS
NATIONWIDE
REALTY SOLUTIONS

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,154	4,309	14,838
Average Age	32.5	31.4	30.4
Average Age (Male)	38.3	34.4	32.0
Average Age (Female)	31.5	34.0	32.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	567	2,001	5,572
# of Persons per HH	2.0	2.2	2.7
Average HH Income	\$59,388	\$63,085	\$71,363
Average House Value	\$236,660	\$274,680	\$314,155

2023 American Community Survey (ACS)



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