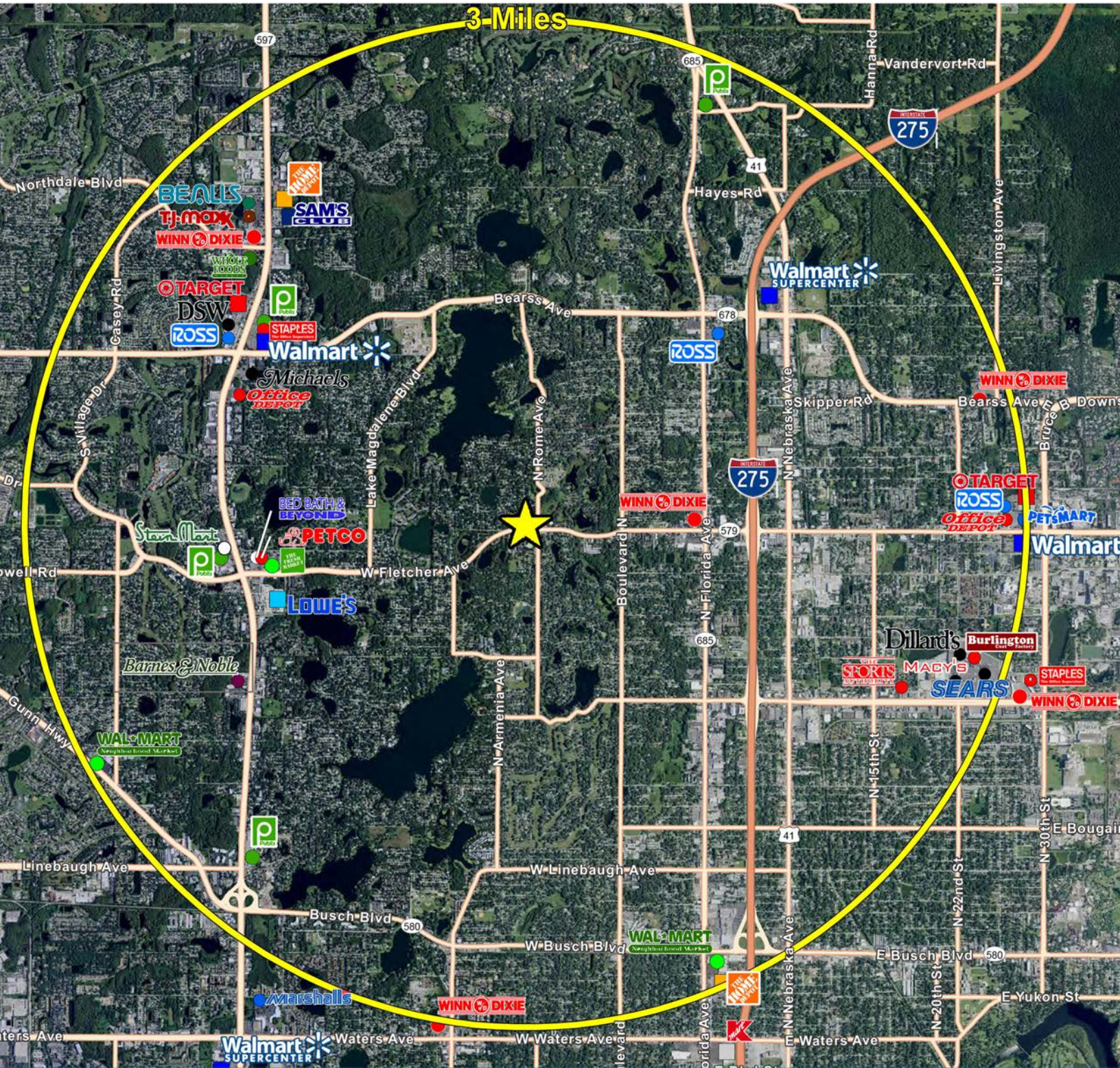
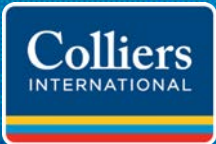


Rosewood Center

1719-1773 W. Fletcher Avenue, Tampa, FL 33612 - Hillsborough County

FOR LEASE Rosewood Center

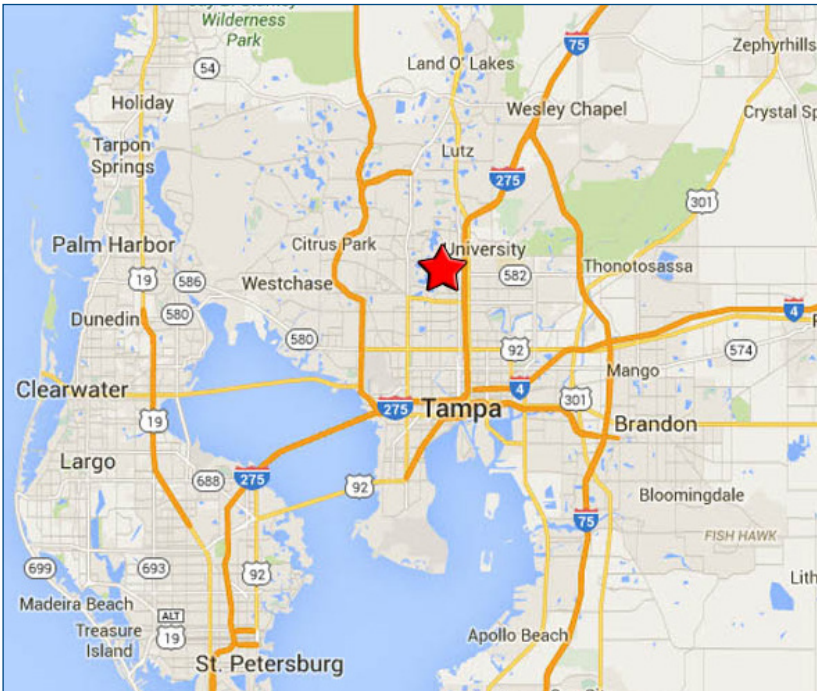
1719-1773 WEST FLETCHER AVENUE, TAMPA, FL 33612
HILLSBOROUGH COUNTY



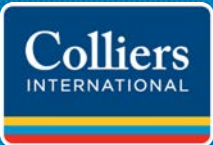
946 - 7,429 SF Suites Available

Rosewood Center > Features

- > Fletcher is a main East/West thoroughfare connecting the site to Carrollwood and I-275
- > Pylon signage available
- > Population of over 100,000 in 3-miles with an Average Household Income of \$57,605
- > Across the street from Tampa Bay Farmers Market
- > 28,500 cars per day on West Fletcher Avenue



STEPHANIE ADDIS
Director, Retail Services
+1 813 222 0484
stephanie.addis@colliers.com



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Director, Retail Services
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COLLIERS INTERNATIONAL
TAMPA BAY FLORIDA
4830 W. Kennedy Blvd., Suite 300
Tampa, FL 33609
www.colliers.com

Rosewood Center - Site Plan



| SUITE # | TENANT | SF |
|---------|---------------------------------------|--------|
| 1719 | Great Florida Insurance Agency | 810 |
| 1721 | Script Choice Pharmacy | 1,240 |
| 1725 | Belmora Day Spa | 1,016 |
| 1727 | Pizza Hut | 1,482 |
| 1733 | Available Soon | 7,429 |
| 1741 | Periodontal Health Center | 2,200 |
| 1743 | Available | 2,164 |
| 1745 | Great Hope Preschool - Lake Magdalene | 2,600 |
| 1749 | Village Stamp and Coin | 1,012 |
| 1751 | Available Soon | 946 |
| 1753 | Value Care at Home | 2,263 |
| 1757 | Osteostrong | 881 |
| 1759 | Coolidge Realty | 1,316 |
| 1761 | Blue Wave Orthodontics | 1,521 |
| 1773 | Blue Wave Orthodontics | 5,273 |
| TOTAL | | 32,006 |

W. Fletcher Avenue

28,500 AADT



| DEMOGRAPHICS | | | | |
|--------------------|----------|----------|----------|--|
| | 1 Miles | 3 Miles | 5 Miles | |
| Total Population | 9,371 | 100,989 | 269,486 | |
| Daytime Population | 2,062 | 52,576 | 139,116 | |
| Avg. HH Income | \$71,113 | \$57,605 | \$57,599 | |
| Median Age | 46.3 | 38.4 | 35.2 | |



STEPHANIE ADDIS
Director, Retail Services
+1 813 222 0484
stephanie.addis@colliers.com

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Tampa, FL 33609
www.colliers.com