

RETAIL/FLEX SPACE FOR LEASE

Eastlake Centre

6201 – 6217 E Hillsborough Ave., Tampa, FL 33610



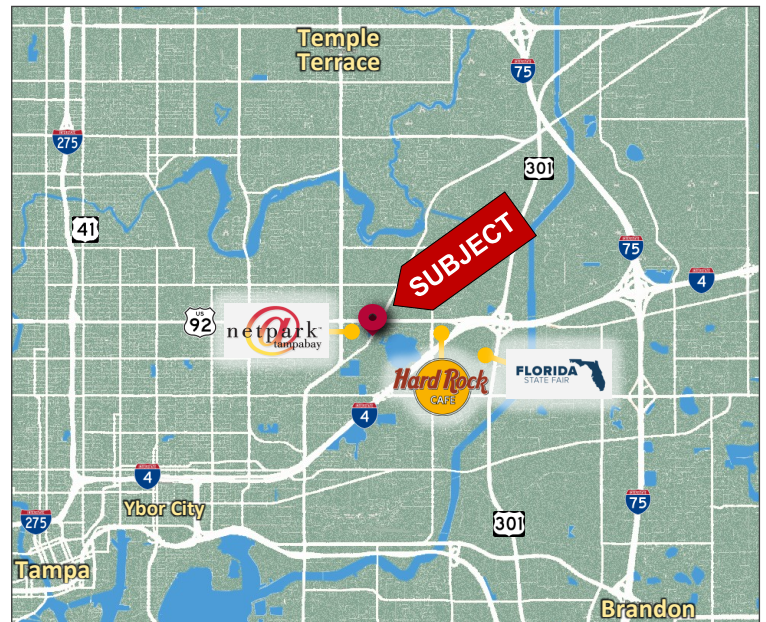
Highly Visible Center with Excellent Lease Rates!



FEATURES

- ❖ 4,545 SF Retail/Office/Flex Space available
- ❖ Great visibility on high traffic road (45,500 AADT)
- ❖ Retail/office strip center approximately one mile West of the Hard Rock Casino with frontage on East Hillsborough Ave
- ❖ One mile West of I-4, with convenient access to I-275 and US Hwy 301
- ❖ Located at signalized intersection on E.Hillsborough Ave
- ❖ Pylon signage available
- ❖ Plenty of parking: 7 per 1,000 SF
- ❖ Situated adjacent to NetPark, a one million SF office park with over 5,000 employees
- ❖ 2024 Pass-Thru Expenses: \$8.25/SF
- ❖ **Lease Rate: \$14.00/SF NNN**

LOCATION MAP



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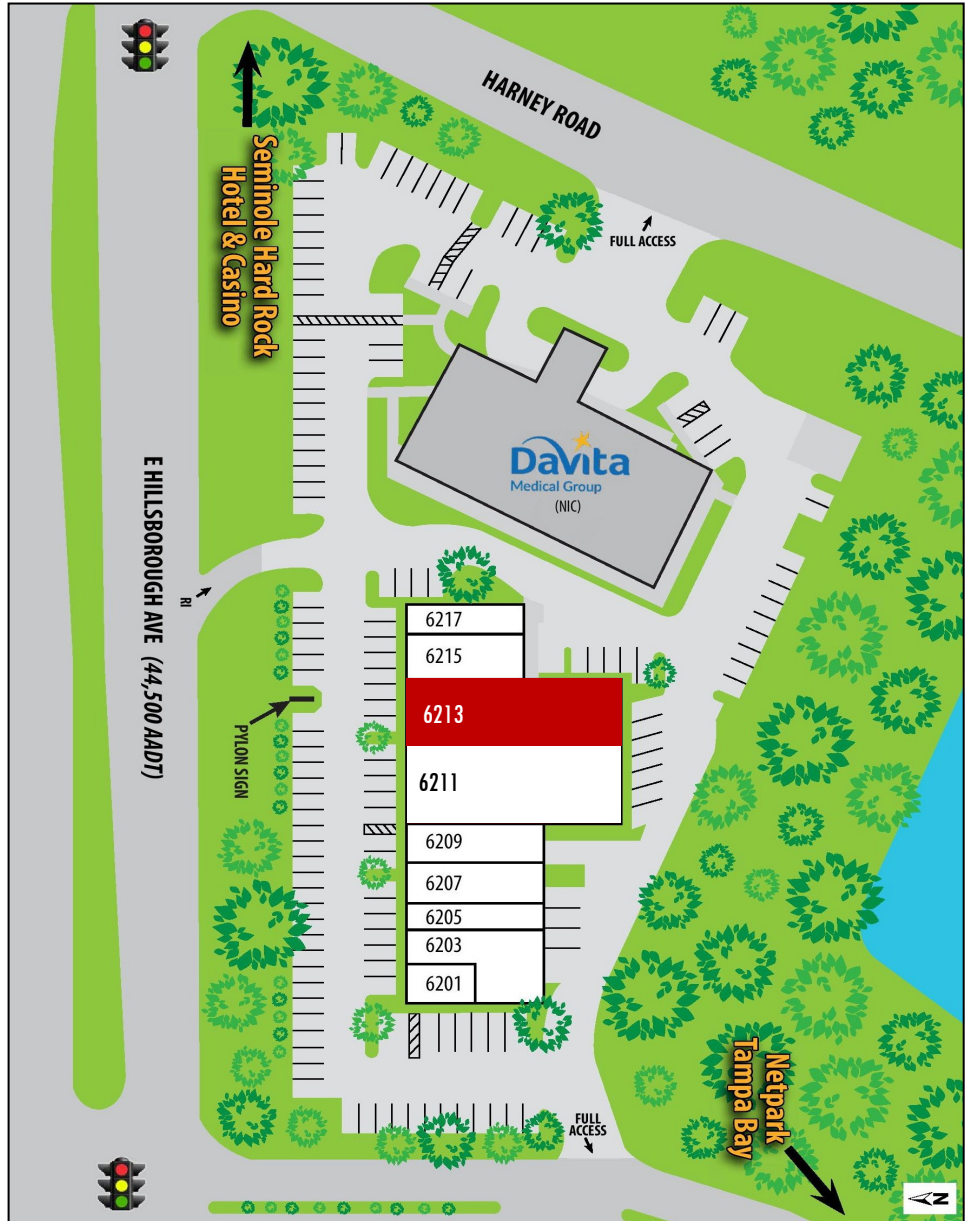
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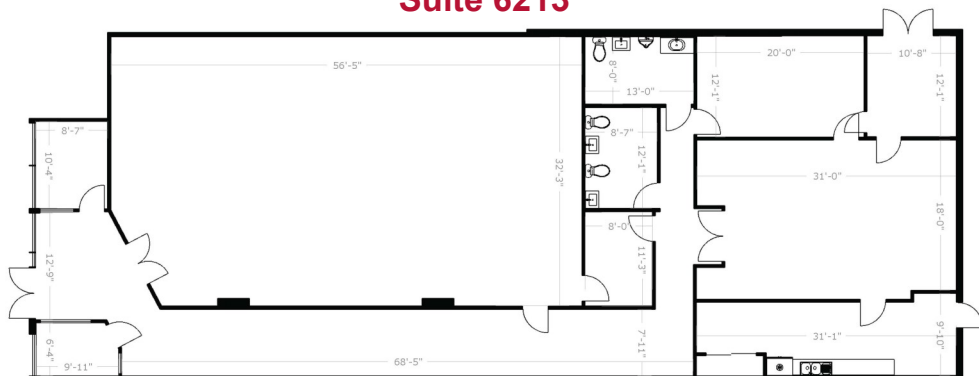
2023 Demographics

	1-mile	3-mile	5-mile
Population	5,120	82,010	258,550
Total Households	1,993	29,630	98,253
Average HH Income 2021	\$60,311	\$48,958	\$57,904
Average HH Income 2026	\$68,630	\$55,318	\$65,921
Median Age	33		

Site Plan



Suite 6213



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