

FOR LEASE

THE SHOPS ON SOUTH HOWARD

533 SOUTH HOWARD AVENUE, TAMPA, FL 33606



PROPERTY DESCRIPTION

High visibility in a high foot traffic area in close proximity to numerous restaurants and bars that services the surrounding population and tourists in the Tampa area.

PROPERTY HIGHLIGHTS

- Major national tenants such as Chipotle, Jimmy Johns, GNC, Insomnia Cookies, and SoFresh with notable regional and local tenants such as New York New York Pizza, Green Dog Wash, and Roosters Men's Grooming Center.
- Chipotle ranking in the 89th Percentile of locations across the United States.
- Jimmy Johns ranking in the 97th Percentile of locations across the United States and a top 5 location within the Florida market.
- Class A retail center located in a highly sought after market area
- Second generation restaurant space totaling 4,290 sf with the ability to be demised.
- Additional 18 parking spots along S Howard Ave.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,145 - 4,307 SF
Building Size:	21,393 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,524	56,372	108,019
Total Population	21,806	113,976	227,326
Average HH Income	\$134,462	\$108,685	\$90,185

BRYAN COHEN

561.471.0212

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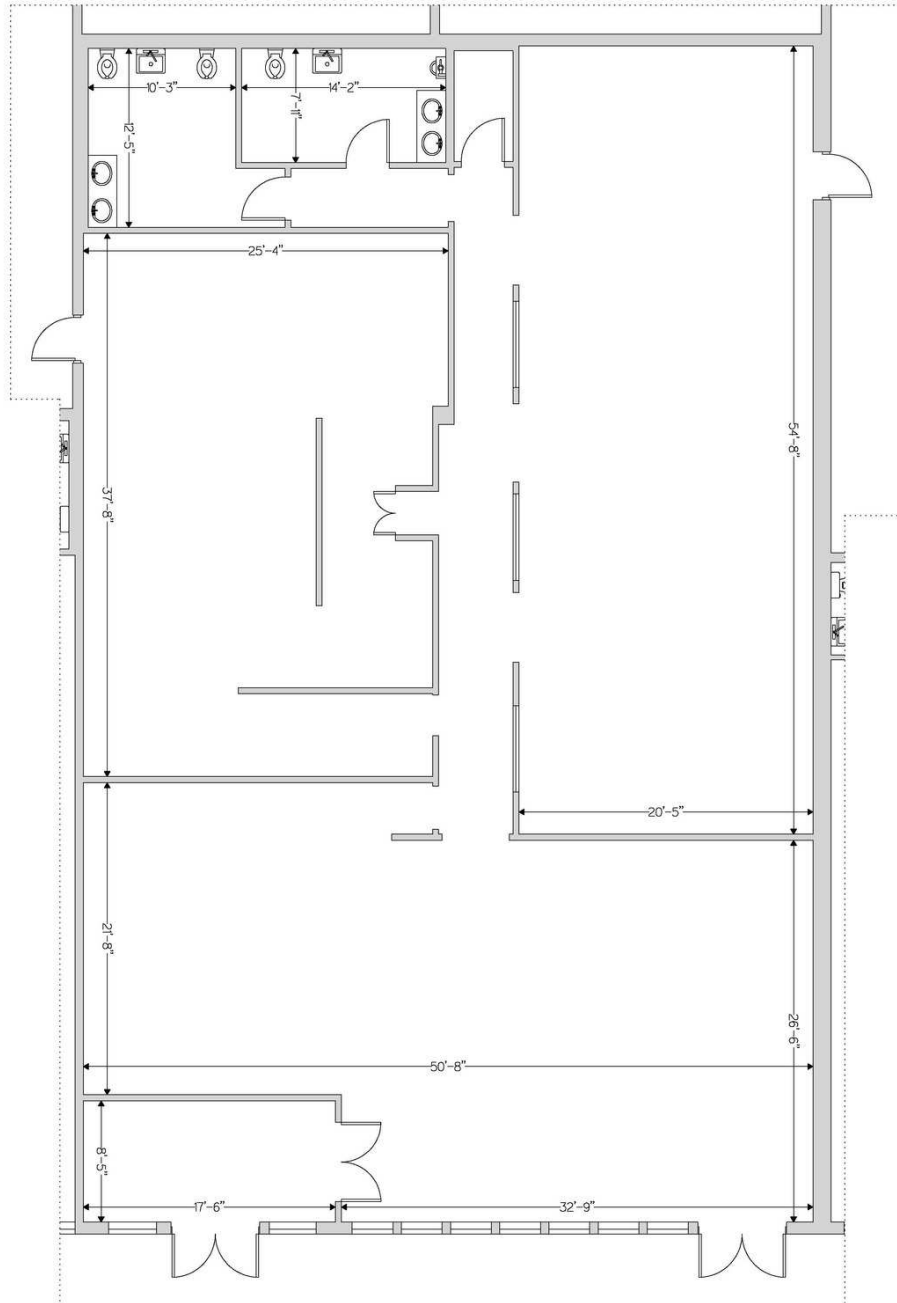


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GLA - 4,307 Square Feet (ANSI/BOMA Z65.5-2010)



DATE MEASURED:

February 2012

ADDRESS:

Shops on South Howard
533 South Howard Avenue
Suite 40
Tampa, Florida

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,145 - 4,307 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
7	Available Soon	2,145 - 4,307 SF	NNN	Negotiable

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SUITE	TENANT NAME	SIZE SF
1	Dimples Cleaners	828 SF
2	Green Dog Wash	1,734 SF
3	New York New York Pizza	800 SF
4	Rooster's	1,200 SF
5	Insomnia Cookie	919 SF
6	Jimmy Johns	1,520 SF
7	COMING AVAILABLE	4,307 SF
8	GNC	940 SF
9	The Optic Shop	1,880 SF
10	SOFresh	945 SF
11	Salon Hyde Park	945 SF
12	Zoom Tan	940 SF
13	Chipotle	3,008 SF
14	Storage Lease	1,444 SF
TOTALS		21,410 SF
AVERAGES		1,529 SF

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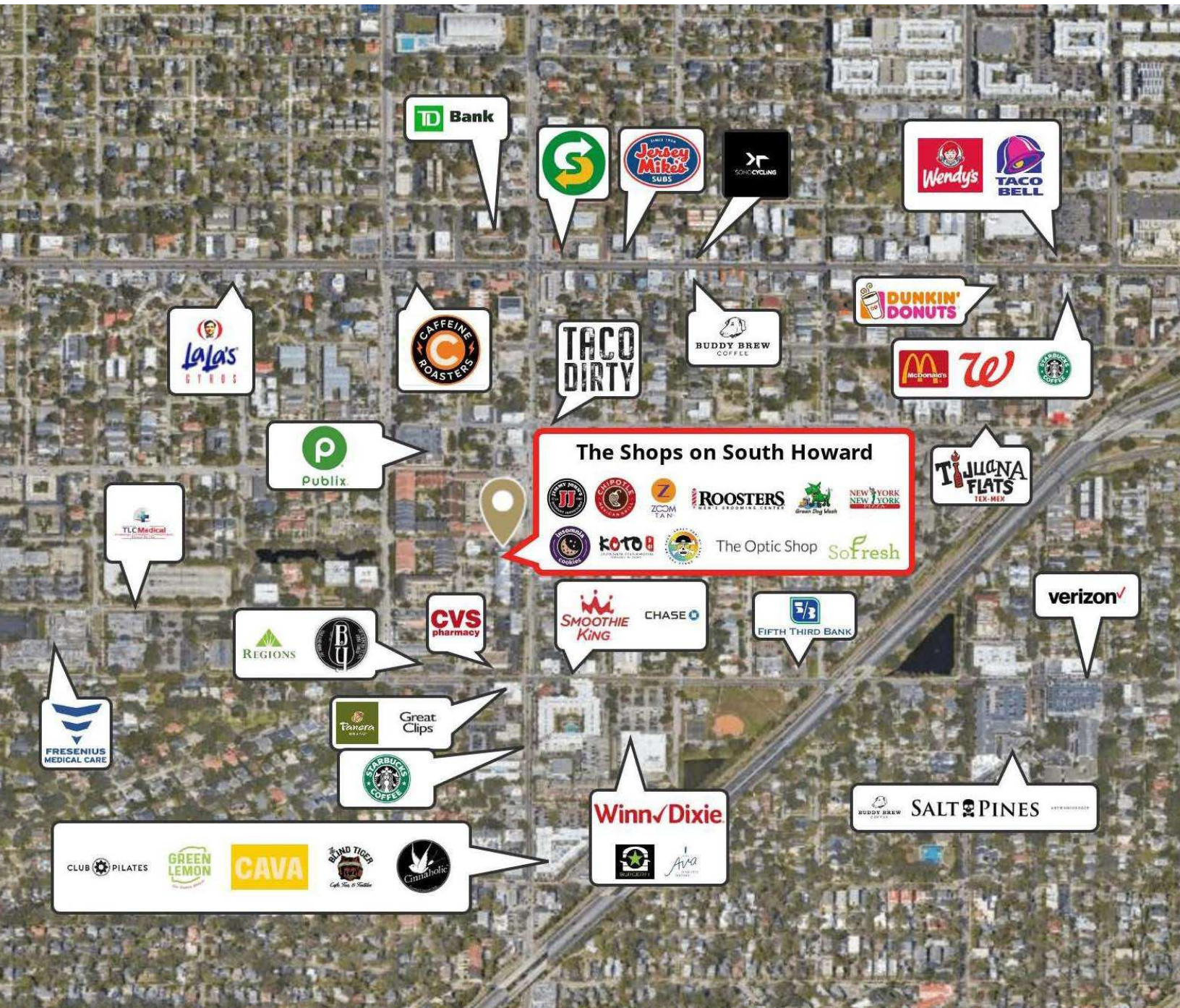
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,806	113,976	227,326
Average Age	36.6	38.9	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,524	56,372	108,019
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$134,462	\$108,685	\$90,185
Average House Value	\$503,446	\$430,530	\$341,294

2020 American Community Survey (ACS)

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