

FREESTANDING BUILDING FOR LEASE

4319 N Armenia Ave (SEC of W Dr MLK Jr Blvd & N Armenia Ave) | Tampa, FL 33607



PROPERTY HIGHLIGHTS:

- 1.46-acre (MOL) site at a lighted intersection with existing 15,070 ± SF building; 75 parking spots or 5/1,000 SF ratio
- Second Generation grocery store building available
- Located at a lighted intersection with a 49,000 combined AADT
- Seeking retail, medical or office tenant
- 0.4 Miles to St. Joseph's Hospital (1,336 beds) and St. Joseph's Women's Hospital (108 beds)
- Strong demographics including a population of over 302,000 and an average income of more than \$116,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	14,983	128,589	302,196
2023 Estimated Households	5,964	52,861	126,471
INCOME			
2023 Est. Avg HH Income	\$81,063	\$91,597	\$116,359
AGE			
Median Age	43	38	38
DAYTIME DEMOS			
Number of Businesses	1,440	13,681	34,688
Number of Employees	8,154	106,524	270,997
Total Daytime Population	12,215	139,125	345,923
TRAFFIC COUNTS			
W Dr MLK Jr Blvd (E/W)	28,000 AADT		
N Armenia Ave (N/S)	21,000 AADT		



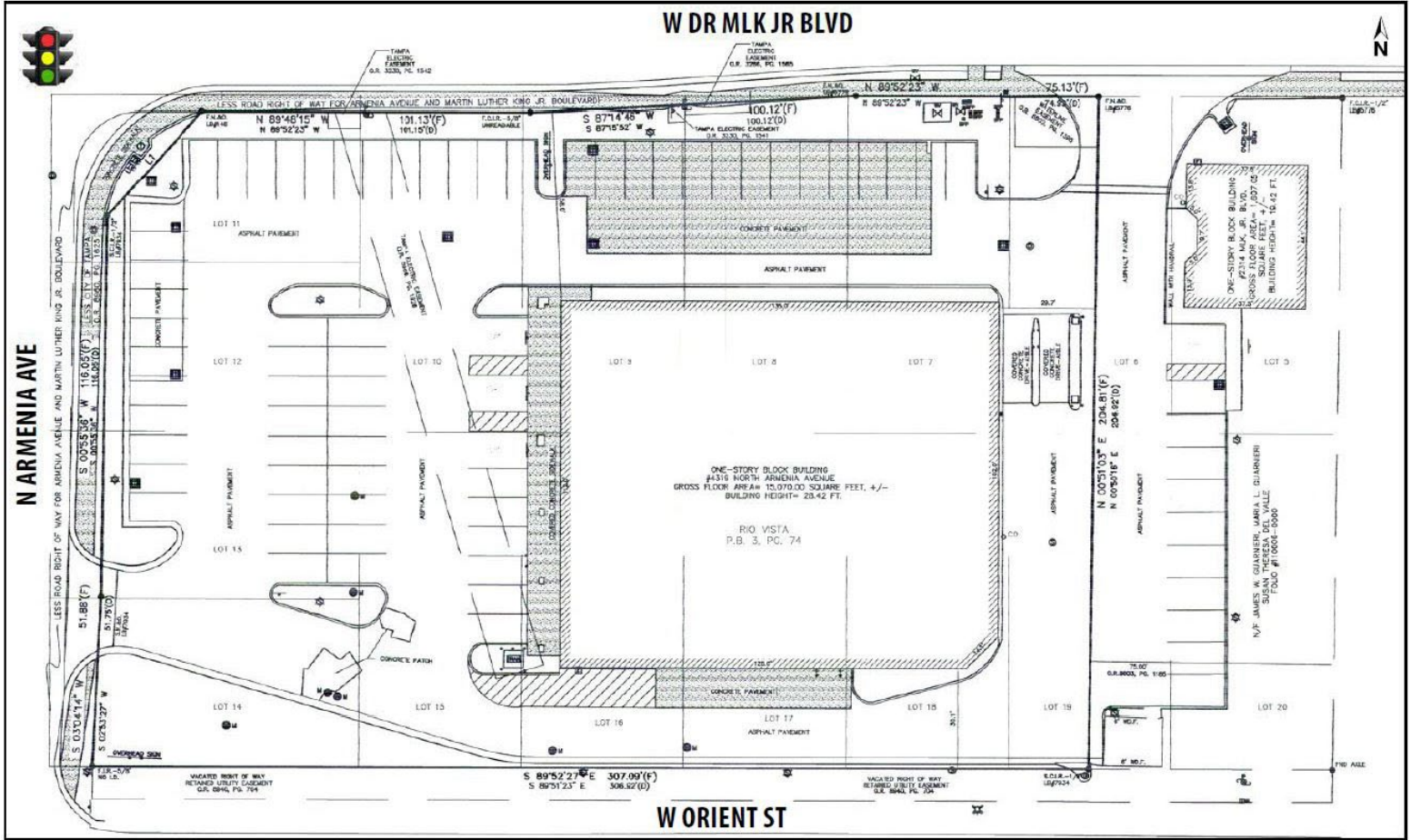
FOR LEASING INFORMATION:

Luli Cannon
813.712.3054
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8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

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