



# RETAIL/OFFICE SPACE FOR LEASE AT IJ NET PLAZA

## 12807 W HILLSBOROUGH AVE., TAMPA, FL 33635



### Property Highlights

- Anchor Tenants: Lobster Haven, Gracie Westchase, & State Farm
- Space +/- 2,370 SF Available 1.1.2024
- 54,000 AADT on Hillsborough
- Excellent Demographics with high income
- Major East/West Corridor
- Near Westchase

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,659	50,839	149,662
AVG.HH INCOME	\$101,608	\$112,488	\$101,260
MEDIAN AGE	40.2	39.8	42.2
TRAFFIC COUNTS	+/- 54,000 Vehicles Per Day		

**Will Kochenour III**  
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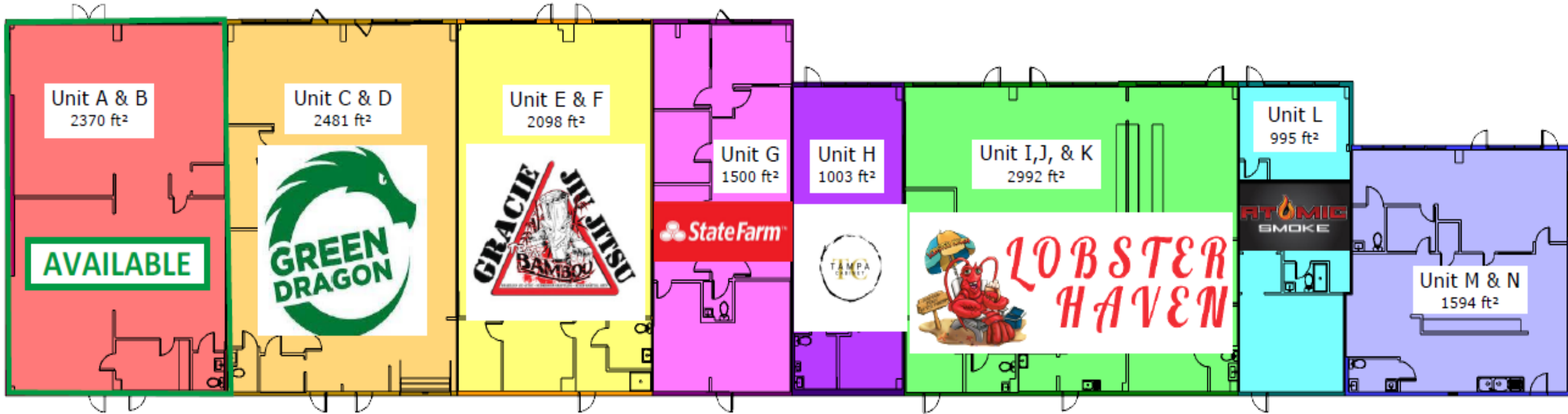


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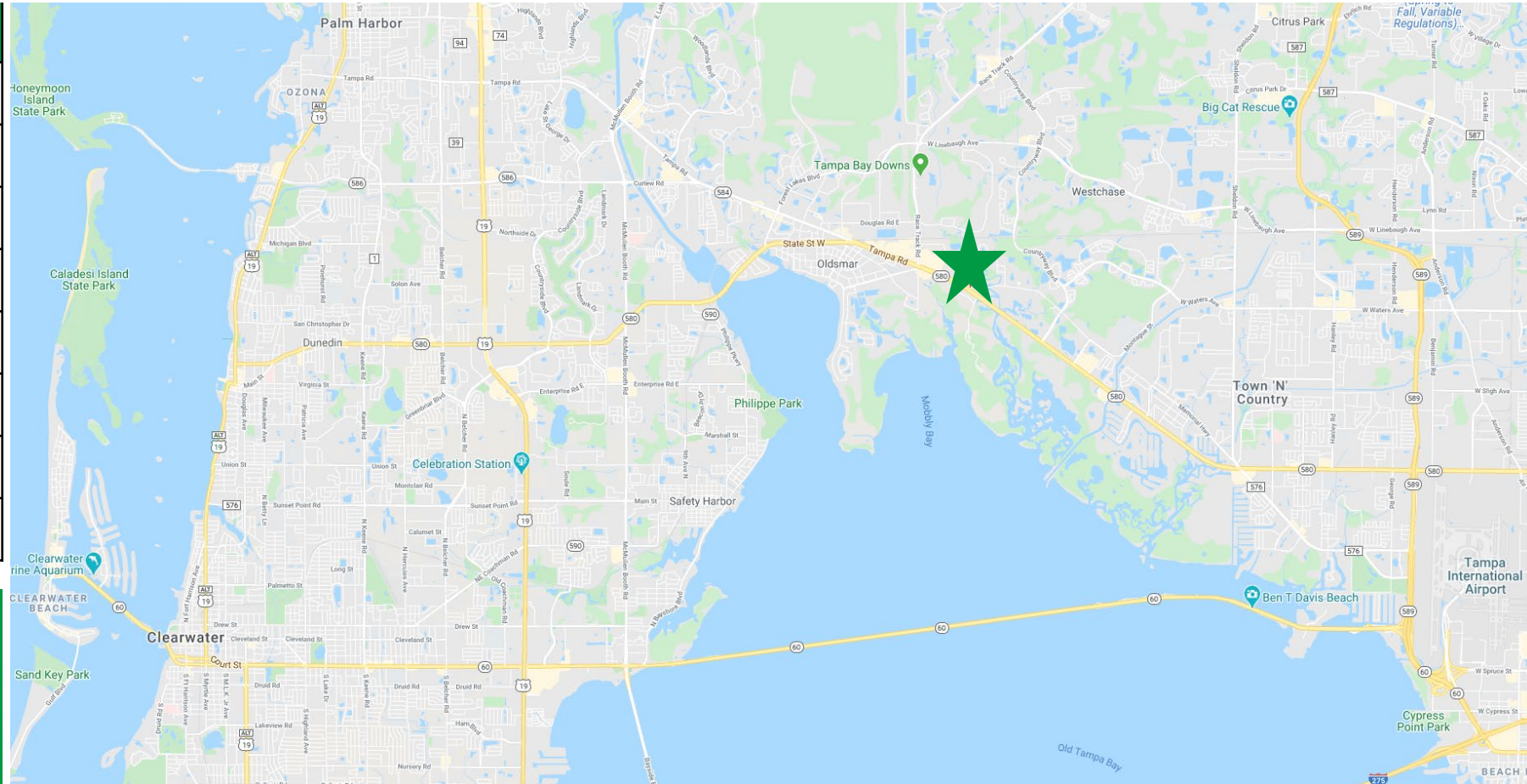


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UNIT	TENANT	SF
A & B	AVAILABLE 1.1.24	2,370
C & D	Green Dragon	2,481
E & F	Gracie Westchase	2,098
G	State Farm	1,500
H	Tampa Cabinet	1,003
I, J, & K	Lobster Haven	2,992
L	Smoke Shop	995
M & N	Kitchen	1,594



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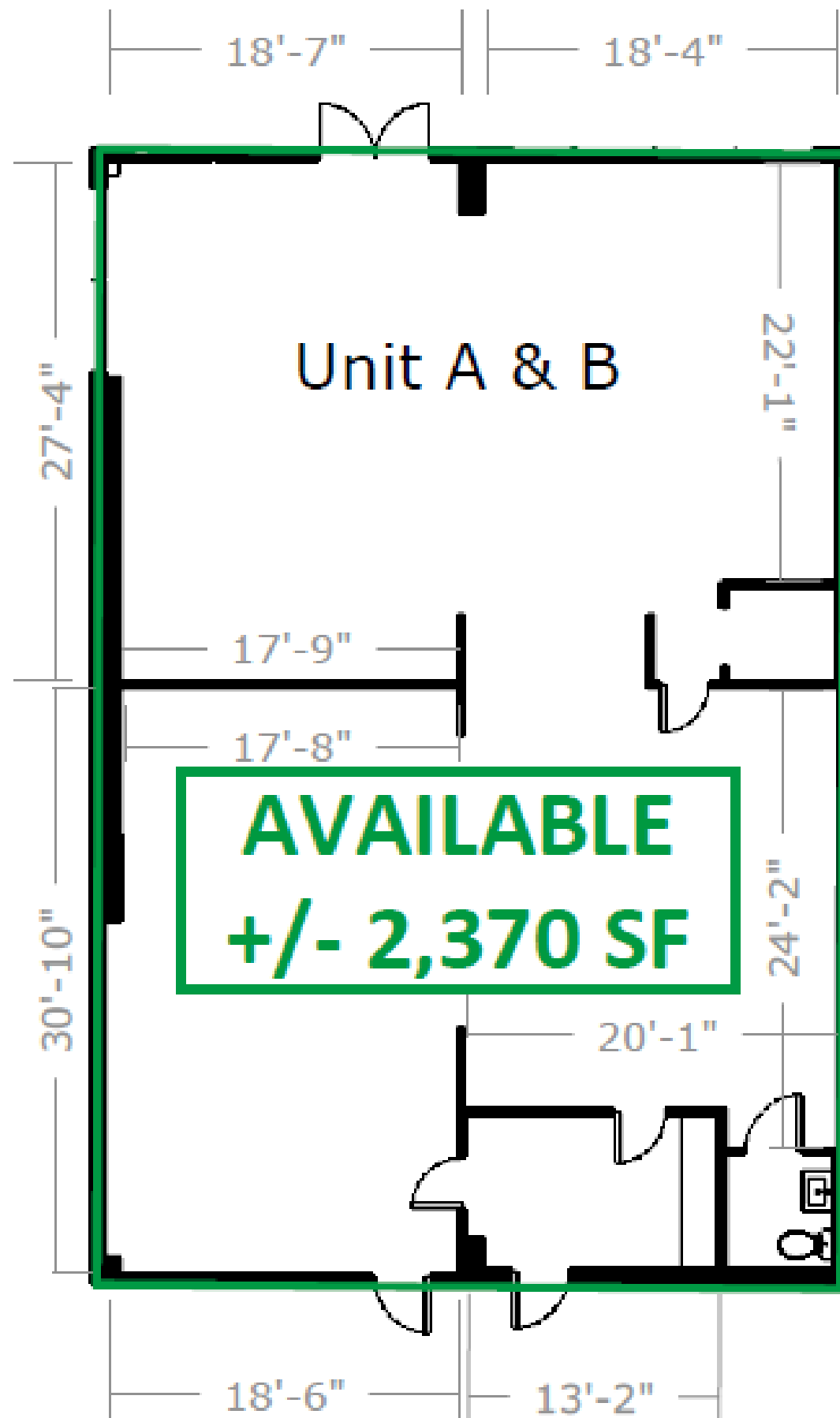


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