

RETAIL/FLEX SPACE FOR LEASE

Eastlake Centre

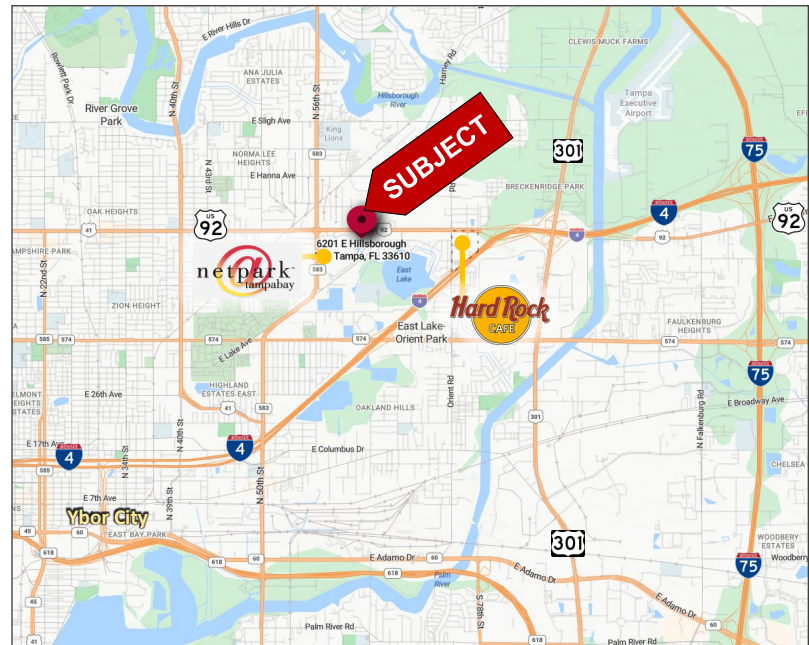
6201 – 6217 E Hillsborough Ave., Tampa, FL 33610



FEATURES

- ❖ 4,545 - 8,787 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: \$12.00/SF NNN**

LOCATION MAP



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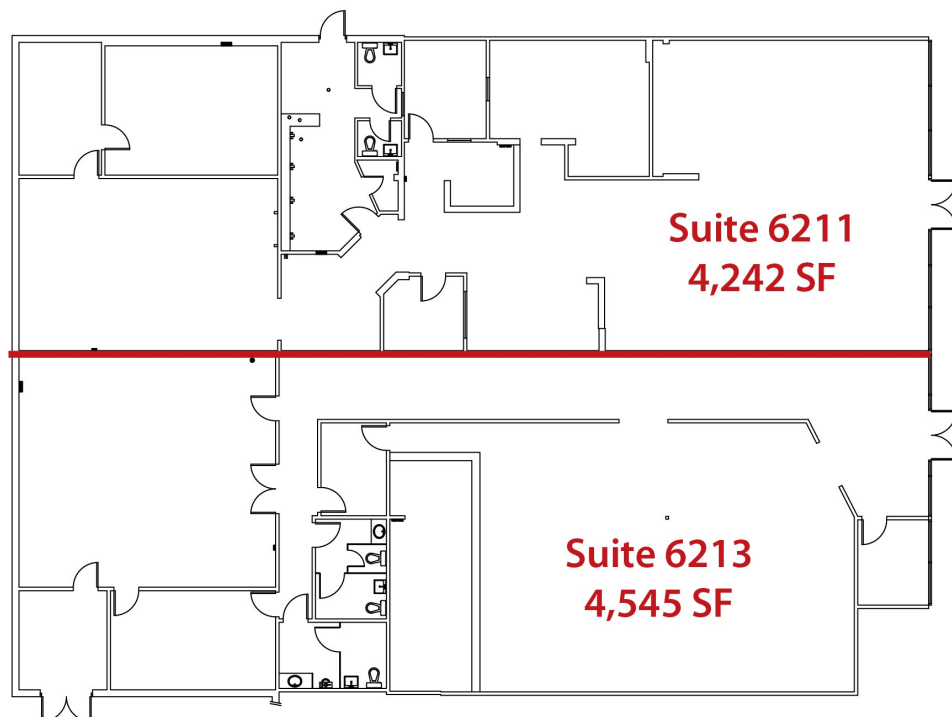
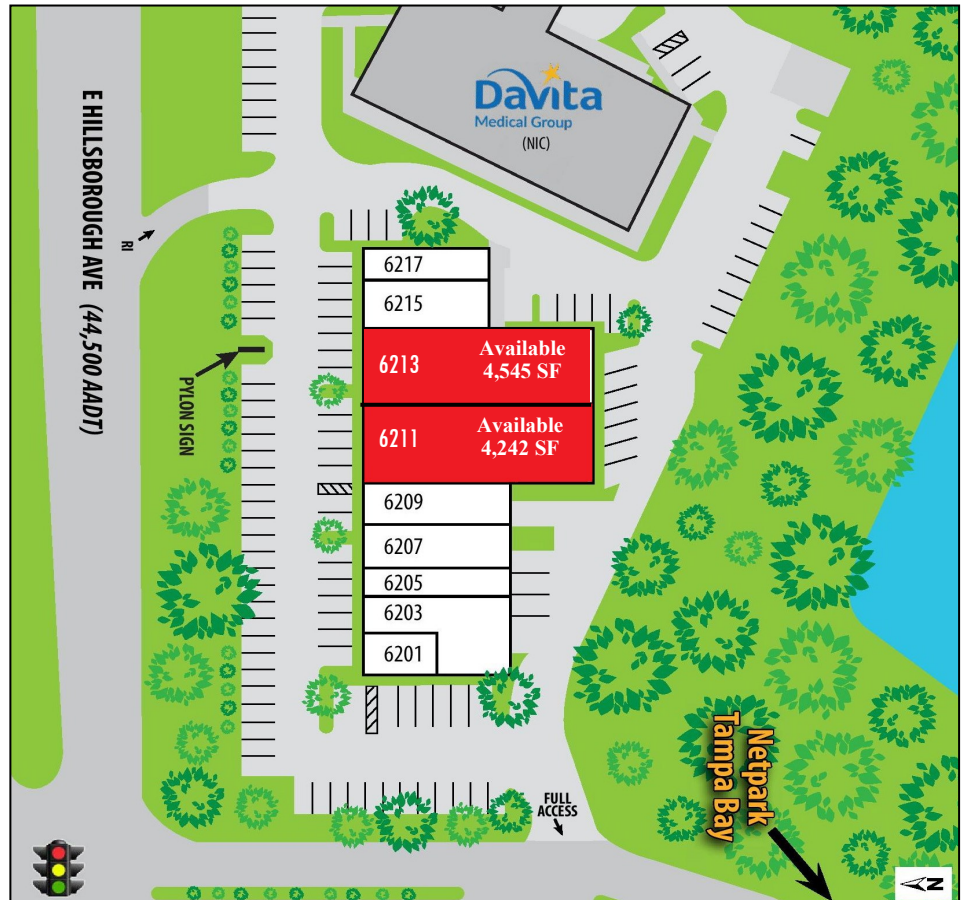
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2024 DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	1,245	77,041	233,518
Total Households	430	28,252	88,316
Average HH Income	\$85,484	\$74,142	\$88,398
Median Age	34		



SITE PLAN



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