

# Freestanding Retail Building for Lease

5501 N. Armenia Ave., Tampa, FL 33603



## EXECUTIVE SUMMARY



### Summary:

|                           |   |
|---------------------------|---|
| Lease Rate:               | \$15,000/Month +/-<br>(\$25 NNN + OPEX \$5 PSF)                     |
| Total SF:                 | 6,000 SF  |
| Signage:                  | Building signage along Armenia<br>Pylon sign along Hillsborough Ave |
| Construction:             | Concrete Block  |
| Wall Heights:             | 14'+/-  |
| Zoning:                   | CI/Commercial Intensive   |
| Potential Uses:           | Retail, Office, Medical   |
| Available:                | August 1, 2025  |
| Parking:                  | 9 spots +/-   |
| Utilities                 | Water/Sewer City of Tampa<br>Electric: Tampa Electric               |
| Traffic Counts<br>(AADT): | 21,000 +/- on N Armenia Ave<br>61,000 +/- on E Hillsborough Ave     |

### Overview:

This lease opportunity is the former Aaron's retail building. Located off the northeast corner of N. Armenia and W. Hillsborough Ave. the site has excellent access with several driveways. This building is adjacent to Tampa General Hospital's Medical Village. The property is centrally located within the heart of Tampa and just a short drive to Dale Mabry, Interstate 275, Raymond James Stadium, Tampa International Airport, Saint Joseph's Hospital, the new Mid Town development. The property features signage along N Armenia Ave as well as a pole sign along W Hillsborough Ave. With over 80,000 cars per day along Hillsborough and on Armenia, the building has excellent visibility. The building features 6,000 square feet of concrete block construction on a 0.35-acre lot. The property is zoned CI/Commercial Intensive zoning. There are large floor to ceiling windows that allow lots of natural light. The 10' drop ceiling heights allow for an open and spacious feel. The current lease asking rate is \$17,500 per month (\$30 NNN + \$5 OPEX PSF).

**Demographics:** This location offers close to 30,000 in population, with over 12,000 households, and almost \$56,000 in household income within a 5-minute drive time.

This location is perfect for a retailer looking for a building with excellent visibility and access.

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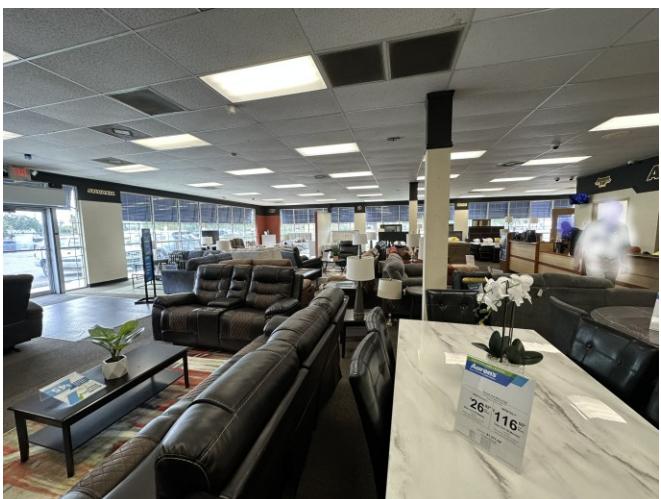


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PHOTOS



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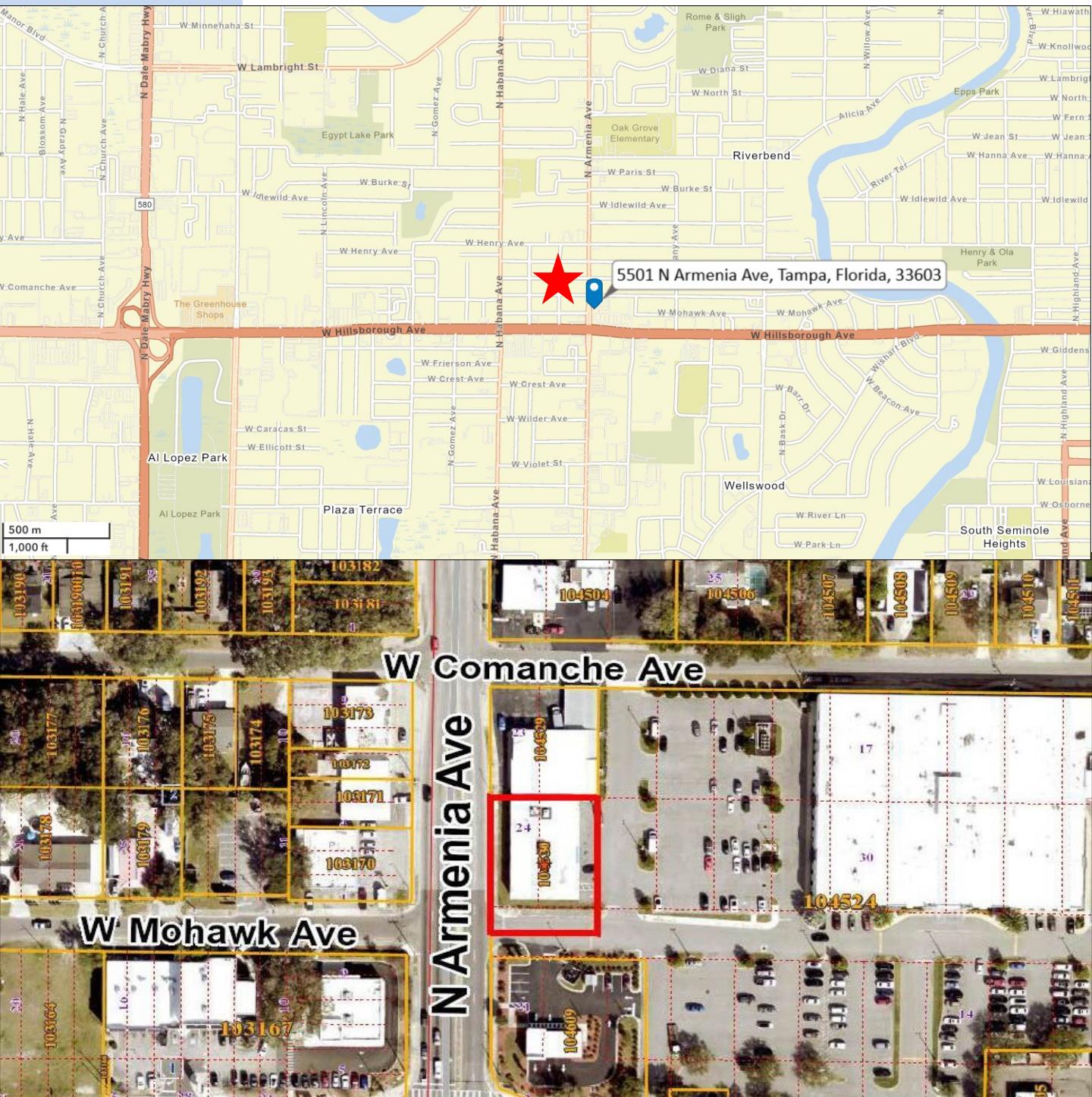
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## LOCATION AND AERIAL MAPS



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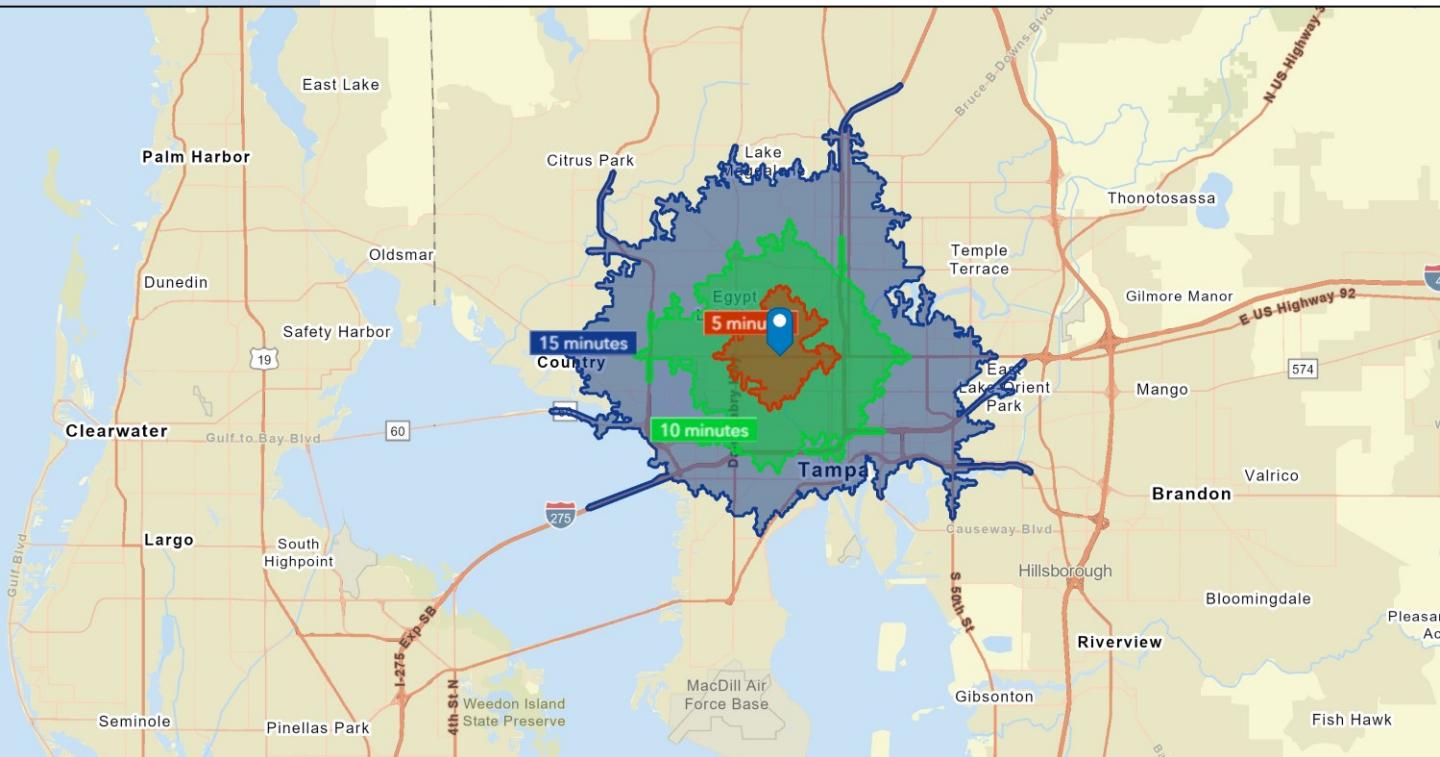
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## DRIVE TIME AND DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

5501 N Armenia Ave, Tampa, Florida, 33603

Drive time of 5 minutes

### KEY FACTS

29,623

Population



12,318

Households

40.6

Median Age

\$48,325

Median Disposable Income

### EDUCATION

14.0%



No High School Diploma



29.5%

High School Graduate



25.6%

Some College/ Associate's Degree



30.9%

Bachelor's/Grad/ Prof Degree



\$55,781

Median Household Income



\$31,805

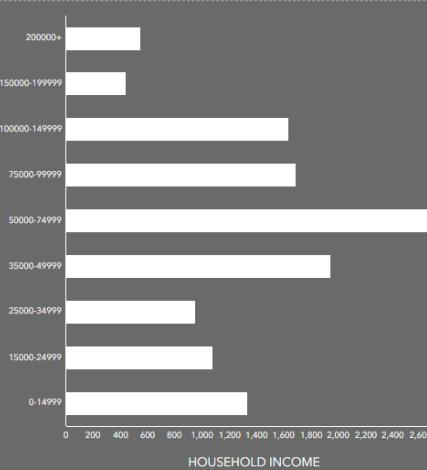
Per Capita Income



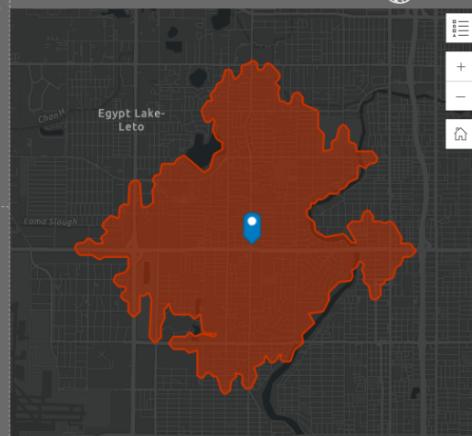
\$74,092

Median Net Worth

### INCOME



HOUSEHOLD INCOME



### EMPLOYMENT

White Collar 55.6%

Blue Collar 26.8%

Services 20.4%

4.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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## DRIVE TIME AND DEMOGRAPHICS



### Traffic Count Map - Close Up

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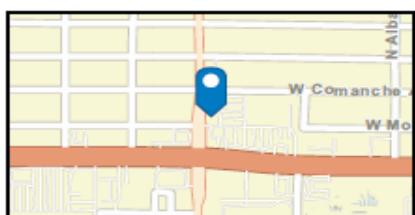
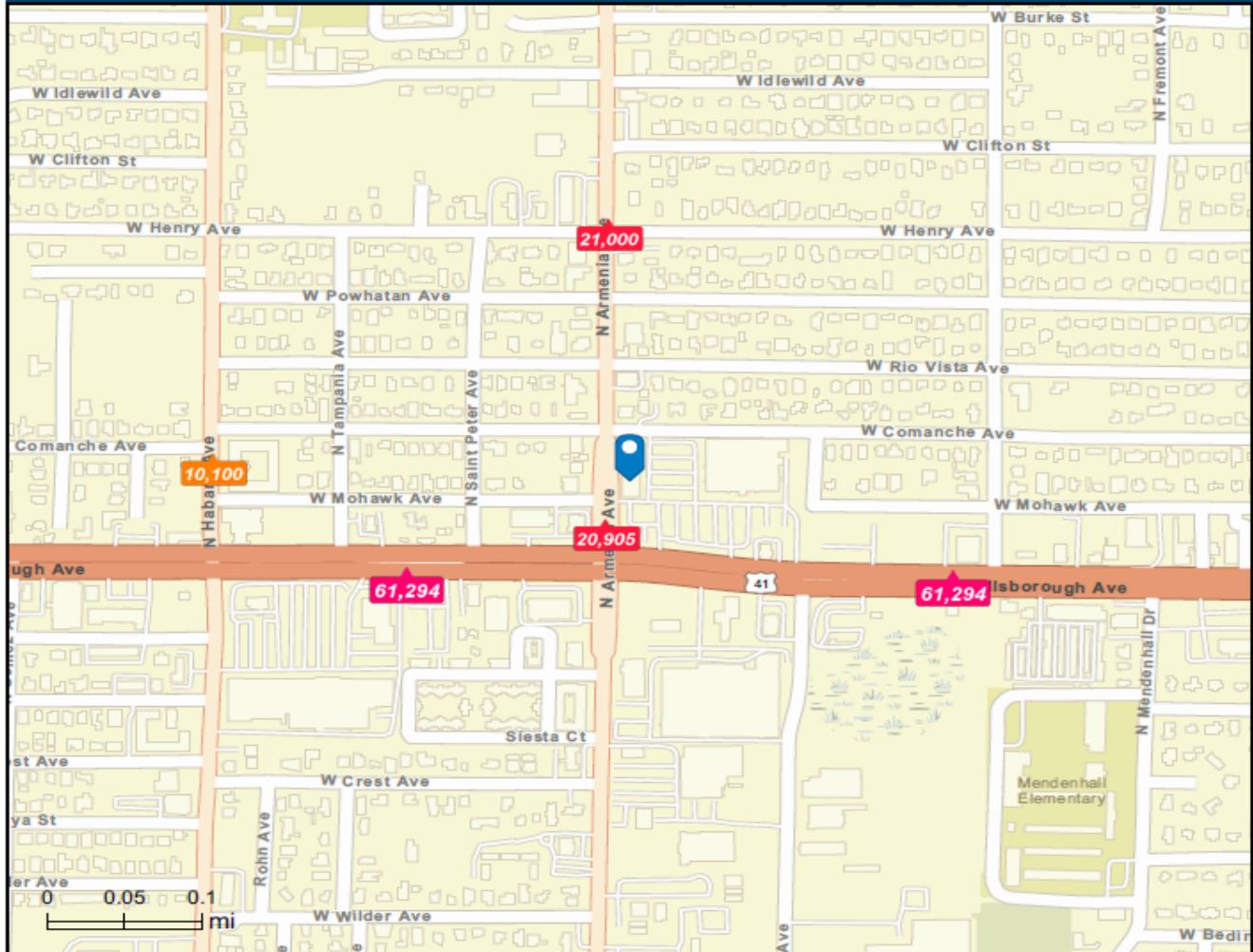
5501 N Armenia Ave, Tampa, Florida, 33603

Drive time: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 27.99708

Longitude: -82.48415



Source: ©2024 Kalibrate Technologies (Q4 2024).

**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



April 07, 2025

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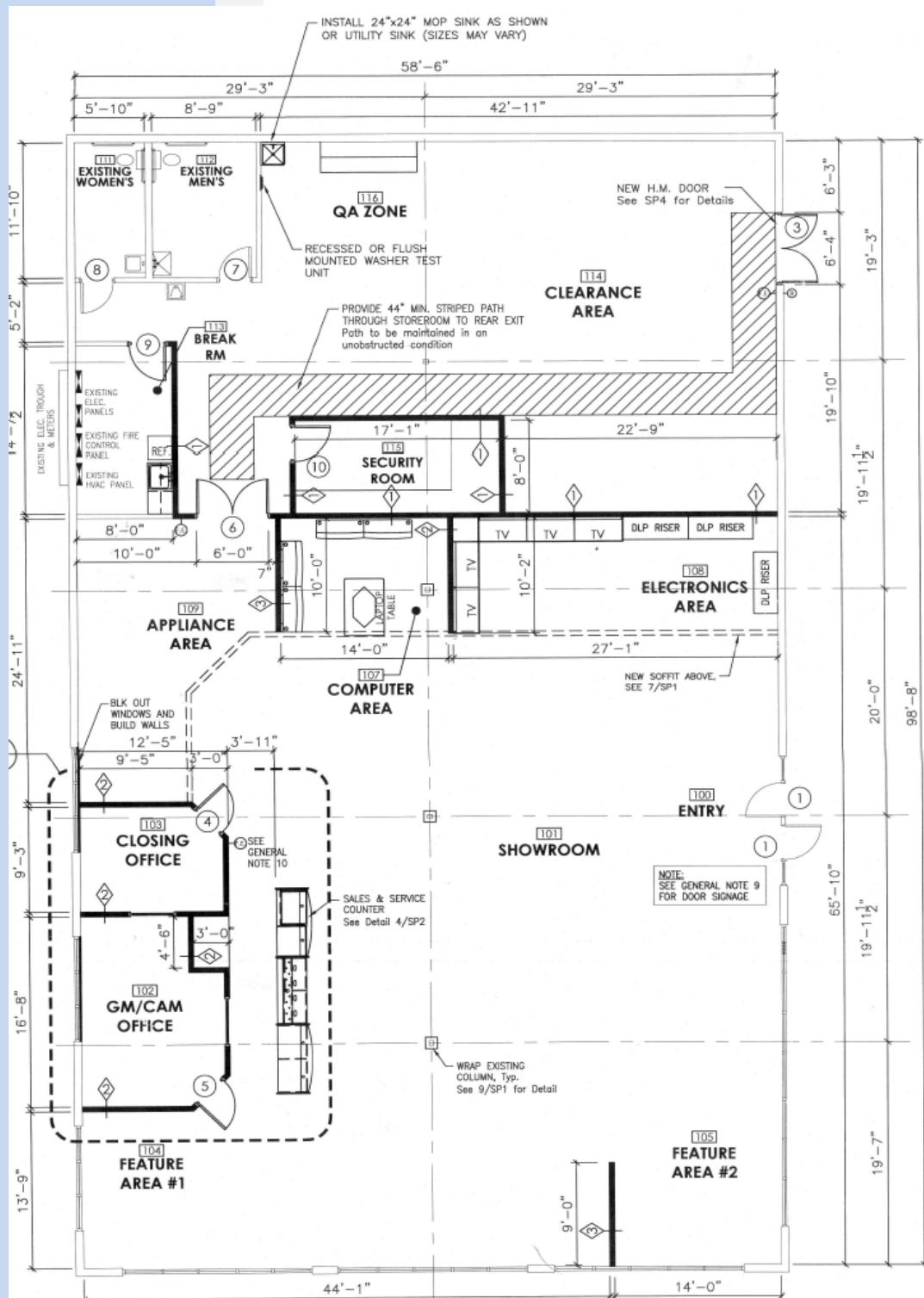
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**A**  
ANDRETTA  
PROPERTIES

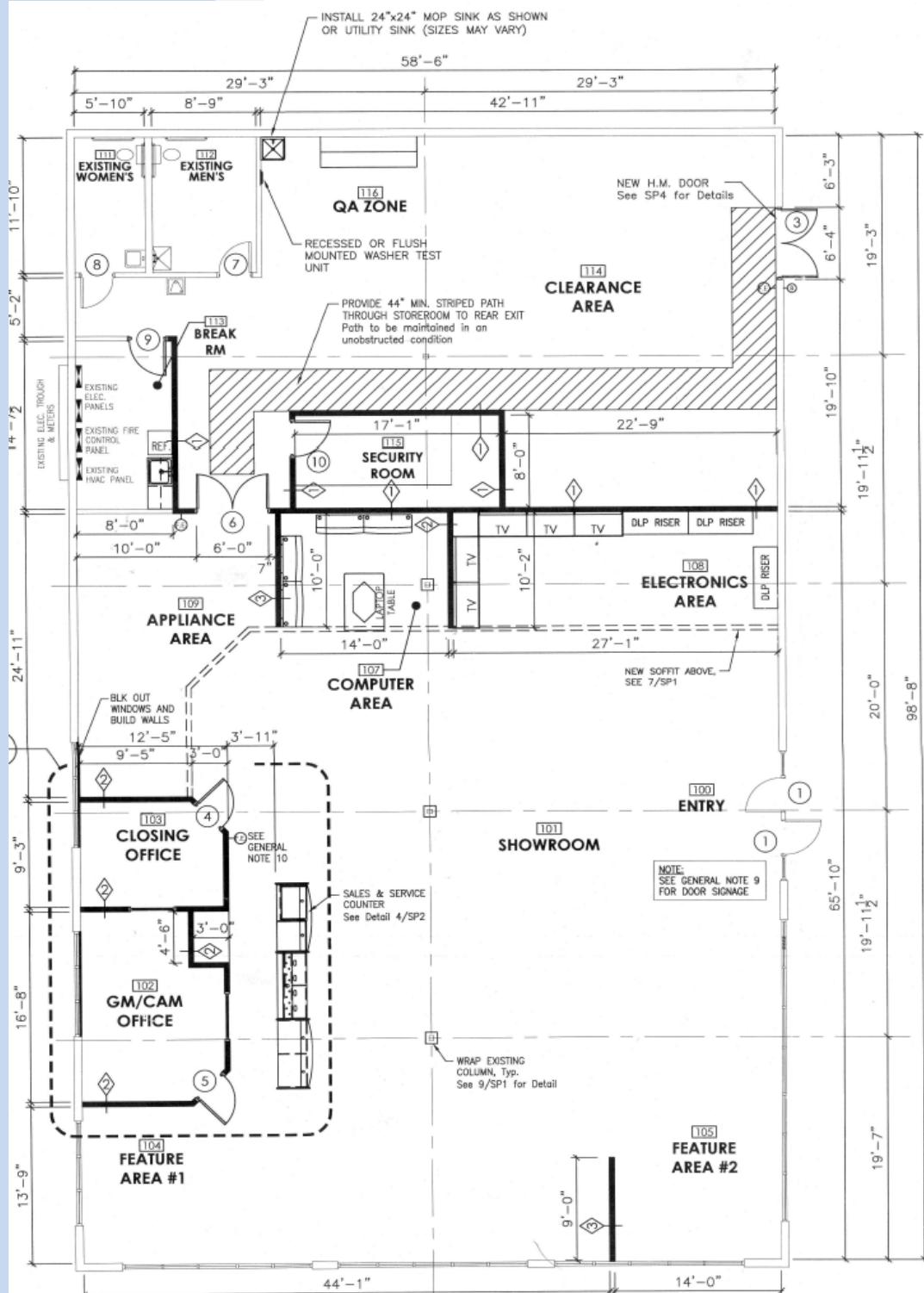
FLOORPLAN



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## SITE PLAN



Bil

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