



Ideal Tenant Uses for CN (Commercial Neighborhood) Zoning

Overview

This brochure highlights the most suitable and high-value tenant categories for commercial spaces zoned CN (Commercial Neighborhood) in Hillsborough County, Florida. These uses are designed to serve local residential communities while maintaining a low-impact footprint. **Ideal Tenant Categories**

1. Health & Wellness

- Medical offices
- Dental practices
- Chiropractors
- Physical therapy
- Mental health counseling
- Optometry

2. Beauty & Personal Care

- Hair salons & barber shops
- Nail salons
- Estheticians & skincare studios
- Massage therapy
- Med spas

3. Neighborhood Retail

- Boutiques
- Small markets
- Florists
- Pet supply shops
- Gift shops

4. Food & Beverage

- Coffee shops
- Bakeries
- Smoothie/juice bars

- Small cafés & delis

5. Professional Services

- Real estate offices
- Insurance agencies
- Attorneys
- Accountants
- Financial advisors
- Consulting offices

6. Learning & Enrichment

- Tutoring centers
- Music or art studios
- After-school programs
- STEM or language centers

7. Community-Oriented Uses

- Nonprofit offices
- Church administrative offices
- Ministry resource centers

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