



0.86 ACRE PARCEL AVAILABLE

105 W Prince Street | Tampa, FL 33612

PROPERTY HIGHLIGHTS

- ▶ **37,312 SF (0.86± Acres)** – Parcel, Available for Ground Lease
- ▶ **Prime Florida Avenue Frontage** – One Block South of W Fletcher Avenue
- ▶ **High-Visibility Location** – Directly Behind Northpointe Crossing Shopping Center
- ▶ **Unmatched Connectivity** – Quick Access to I-275
- ▶ **Strong Trade Area Density** – Surrounded by Dense Residential Population Driving Daily-Needs, Quick-Service & Service-Based Retail
- ▶ **Strong Demographics** – Population over 302,000 and HH Income of \$97,000 in a 5-mile radius.
- ▶ **Zoned** – CG & CN

KEY DEMOS	3 MILES	5 MILES	7 MILES
POPULATION			
2026 Estimated Population	130,942	302,087	484,732
2026 Estimated Households	52,087	123,663	196,135
INCOME			
2026 Estimated Avg HH Income	\$85,196	\$97,274	\$103,269
DAYTIME DEMOS			
Number of Businesses	7,716	19,465	33,176
Number of Employees	51,352	116,776	218,938
Total Daytime Population	93,909	207,403	364,477
TRAFFIC COUNTS			
N Florida Ave	23,000 AADT		
E Fletcher Ave	37,500 AADT		

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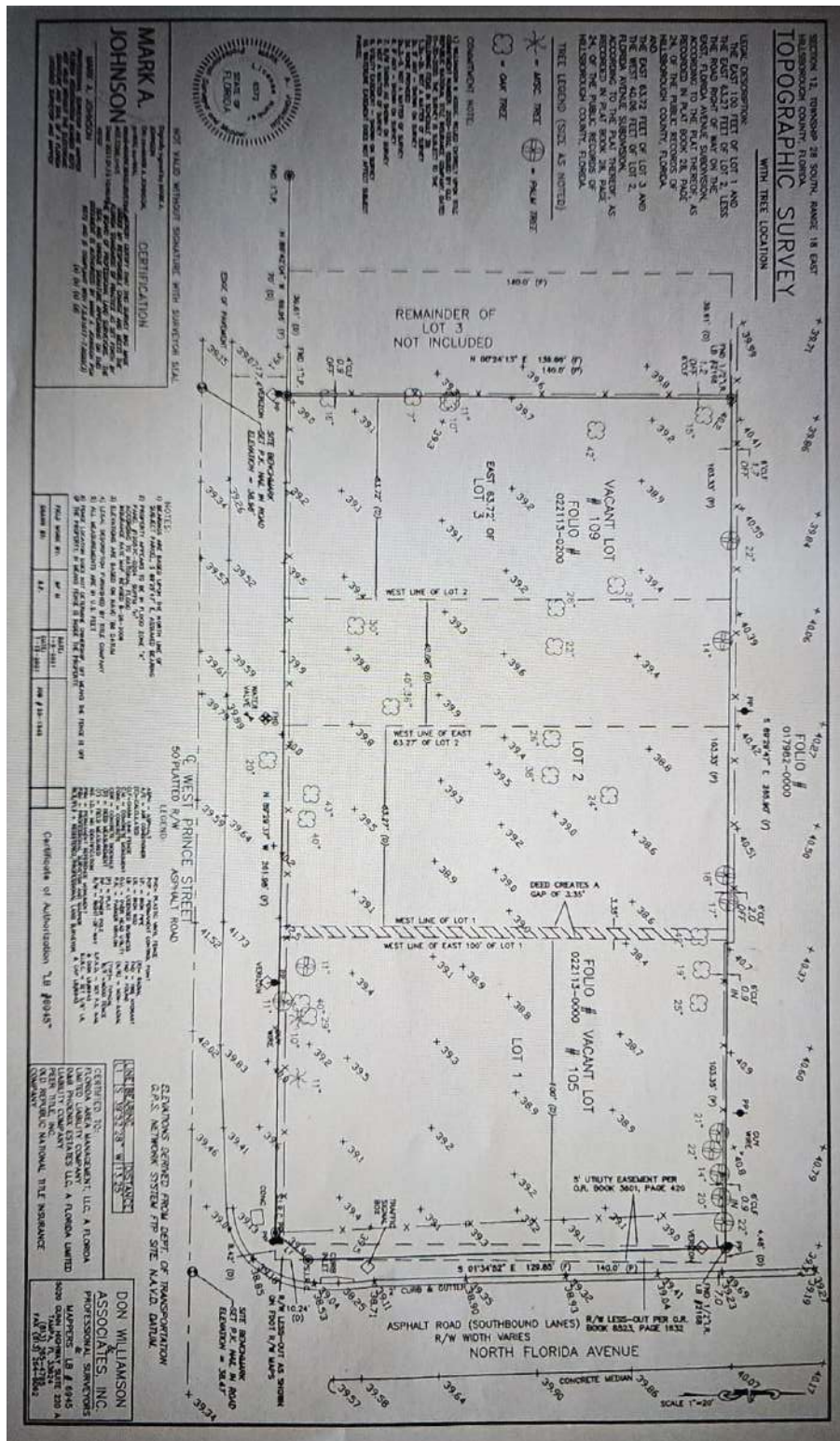
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Survey

140' X 262' ±



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