

NORTHGATE SHOPPING CENTER

8851 – 9035 N Florida Ave | Tampa, FL 33604



PROPERTY HIGHLIGHTS:

- Anchored by Walmart Neighborhood Market, Home Depot, Firestone, Bealls Outlet, Dollar General, Rent-A-Center, and Dollar Tree
- Located at the first signalized intersection off I-275
- E Busch Blvd and N Florida Ave have a combined traffic count of 78,500 AADT
- Pylon signage opportunities
- Ample parking
- Demographics include a population of over 357,000 with an average household income of more than \$84,000 within a 5-mile radius
- Shopping center total GLA: 82,576 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	17,747	140,242	357,638
2025 Estimated Households	6,678	56,483	143,934
INCOME			
2025 Estimated Avg HH Income	\$63,428	\$83,623	\$84,773
AGE			
Median Age	37	36	36
DAYTIME DEMOS			
Number of Businesses	1,013	8,737	24,240
Number of Employees	5,213	46,839	154,486
Total Daytime Population	11,071	90,085	265,496
TRAFFIC COUNTS			
I-275 (N/S)	169,000 AADT		
E Busch Blvd (E/W)	50,500 AADT		
N Florida Ave (N/S)	28,000 AADT		



FOR LEASING INFORMATION:

David Moskovitz
813.928.0394
david@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

NORTHGATE SHOPPING CENTER

8851 – 9035 N Florida Ave | Tampa, FL 33604



UNIT	TENANT	SF
8851	Dollar Tree	11,250
8857	AVAILABLE 2nd Gen Restaurant	3,750
8859	H & R Block	1,166
8865	Bealls Outlet	35,000
8871	Rent-A-Center	4,500
8875	Tampa Jewelers	1,600

UNIT	TENANT	SF
8877	Family Barber	750
8877A	Storage	439
9001	Dollar General	10,200
9023	1-One Fashion	2,110
9025	Nail Salon	1,125
9035	Firestone	9,200

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 020326



FOR LEASING INFORMATION:

David Moskovitz
813.928.0394
david@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com