

FOR LEASE  
Up to 3,835 SF Retail Space  
**Gardentree Plaza**  
TAMPA, FLORIDA



3,835 SF Available  
Space can be divided into 2 or 3 units

Traffic Count 18,700/day

Center renovated in 2020 & 2021  
Parking Lot Sealed & Striped – 2021

**Other Tenants:** El Loco Supermarket; Bullock Insurance; Marco's Pizza; 24 Hr Laundromat; Express Convenience Store; Panitas Bakery; Twistee Treat – outparcel

<b>Rental Rate:</b>	<b>\$22 NNN</b>
NNN Estimate:	\$10.51
# Tenants:	7-9 Inline
SF Leaseable:	16,273
Term:	5 years
Annual Escalations:	3%
Available:	July 1, 2025

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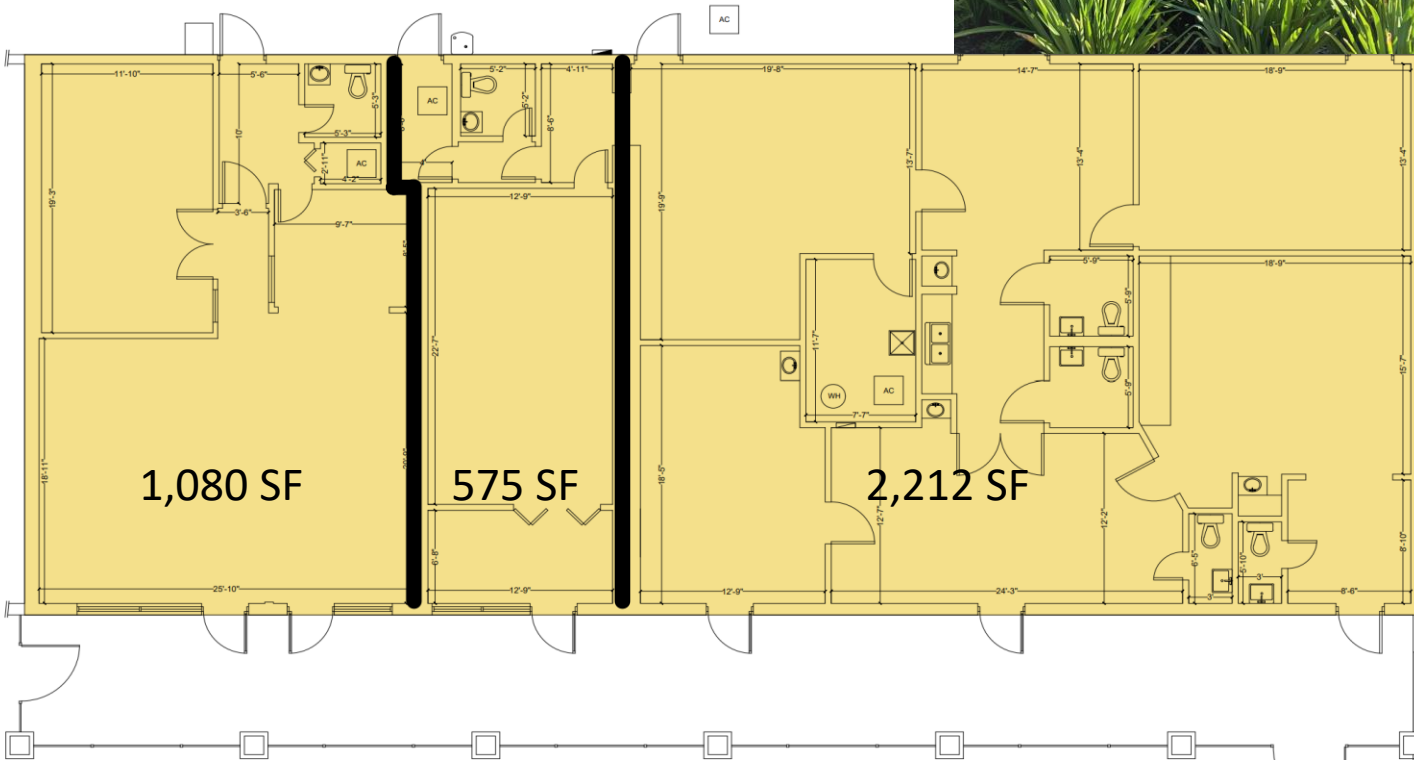
**REAL ESTATE ADVISORY CORP. – TAMPA**

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NOTE: All efforts have been made to provide accurate information, nevertheless broker is not responsible for errors omissions, mis-statements of facts, and all potential prospective buyers should perform their own due diligence.

# Gardentree Plaza

**Address:** 6900 – 7008 Hanley Road, Tampa Florida  
**Center Size:** 16,273 SF  
**Land Size:** 1.83 Acres  
**Zoning:** PD  
**Parking:** 115 Surface Spaces; 7.1/1000  
**Folio #:** 004580-0540  
**Year Built:** 1973/2021 Renovated



**CAN DIVIDE INTO ANY COMBINATION ABOVE  
LINES ARE SUGGESTED DIVISIONS**

**Overview:** Gardentree Plaza is a multi-tenant, neighborhood retail center located in the Town N' Country area of Tampa Florida. The center is located at the fully signalized intersection of Hanley Road and Woodbridge Boulevard. The property is extremely well maintained was upgraded in 2019 – 2021 with new roofs, gutters, decorate stone columns, parking lot improvements including resealing and striping, attractive color scheme repainting, and sidewalk improvements. The center has above average parking availability of 7.1 spaces per 1000 SF.



# GARDENTREE PLAZA TAMPA, FLORIDA

