



EAST COAST  
MANAGEMENT

# Temple Terrace Town Center

8837 N. 56th Street  
Temple Terrace, FL 33617

RETAIL SPACE FOR LEASE



## FOR LEASE:

**Price:** Call for details

**SF Available:** 1,399

**GLA:** 90,328

**National Tenants:**

Winn/Dixie



crumbl

Rainbow

## Property Highlights

- Located within the fast-growing Tampa, Florida metropolitan area.
- Stable grocery-anchored retail center with several national tenants, including Winn Dixie, the U.S. Postal Service, and Rainbow
- Strong visibility on a highly trafficked, major thoroughfare leading directly into downtown Tampa
- Strong Winn Dixie sales, ranked second highest in the state of Florida

**ALLISON ALMERICO**

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**East Coast Management**

13041 W. Linebaugh Ave

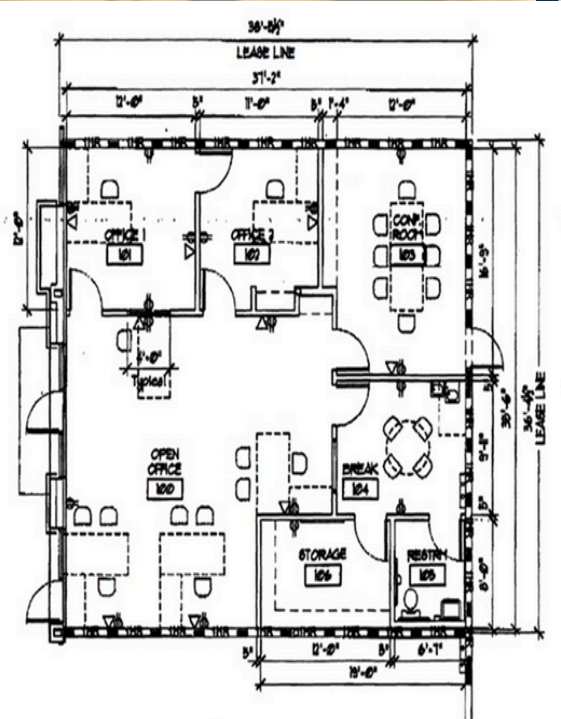
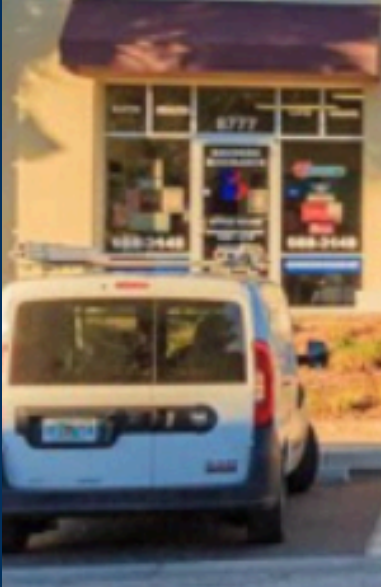
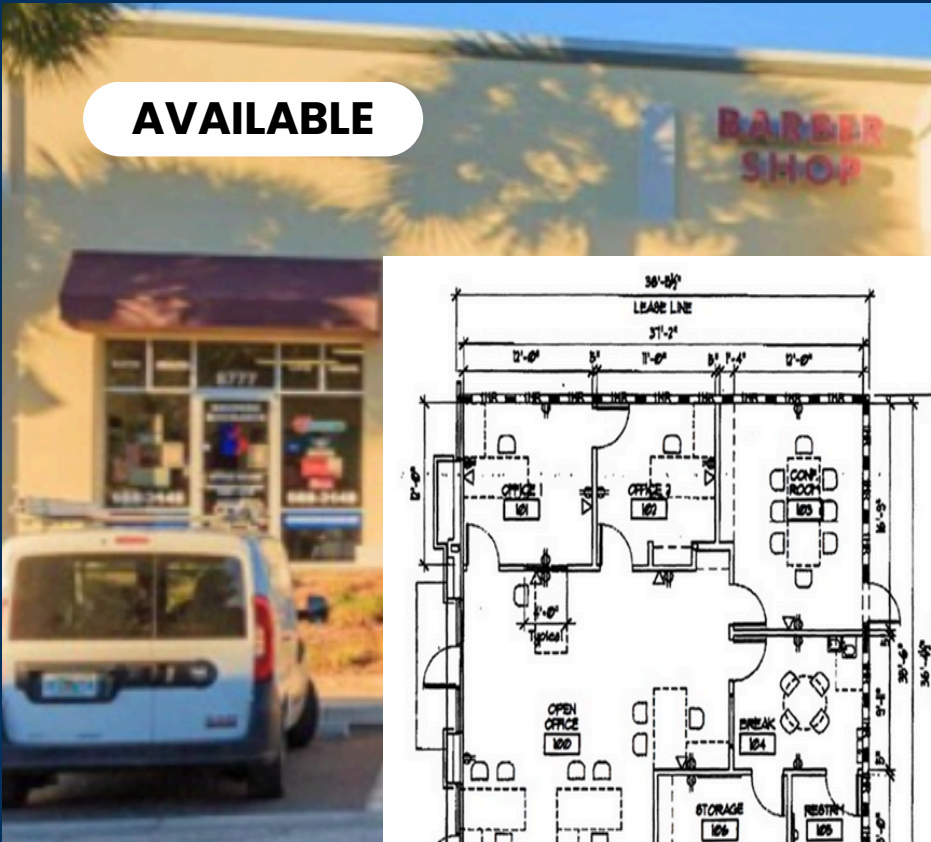
Tampa, FL 33626.

www.EastCoastAcq.com

# SITE



**AVAILABLE**



8111 N. 56TH ST REET  
1399 LEASEABLE SF  
SCALE: 1/8" = 1'-0"

# Unit 11



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# Tenants

Suite	Sq ft	Tenant	Suite	Sq ft	Tenant	Suite	Sq ft	Tenant
1	3,660	Greenberg Dental	7	4,676	Sanitas	12	525	DownTown BarberShop
3	45,798	Winn Dixie	8	1,745	Mandy Mink Lashes & More	13	13,000	USPS
2-4	7,673	Rainbow	9	1,626	Le Nails	14	1,745	Burger King
5	2,257	Mariner Finance	10	2,602	The Spot Sushi & Burritos			
6	2,203	Crumbl Cookies	11	1,399	Available			

# DEMOGRAPHICS



Distance	
I-75	2.7 Miles
Museum of Science & Industry	1.7 Miles
University of South Florida	1.8 Miles
Tampa Telecom Office Park	2.5 Miles
Busch Gardens	1.5 Miles
Florida, V.A., and Shriners Hospital	2.7 Miles
University Mall	3.0 Miles

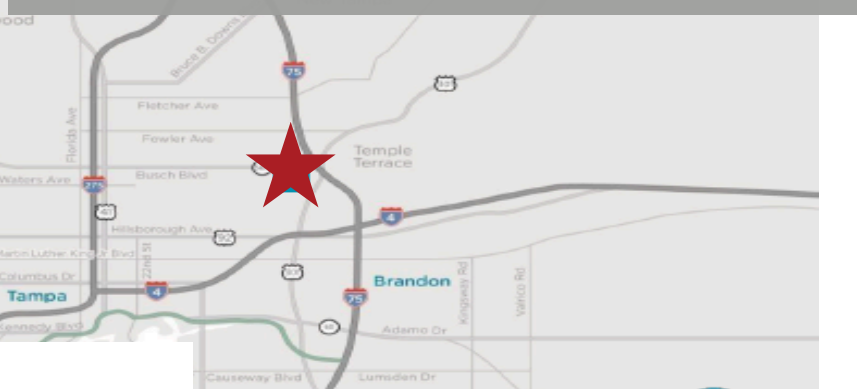
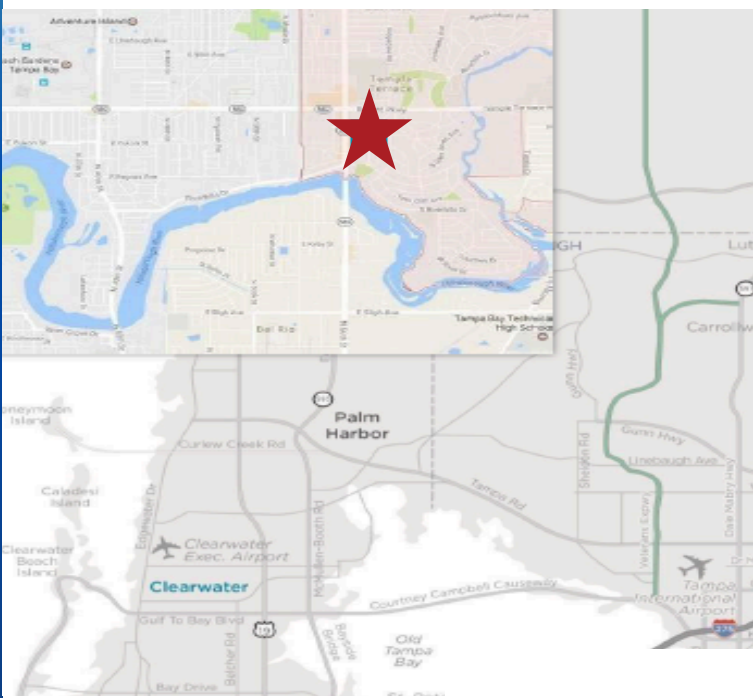
## Traffic Counts:

N. 56th St. -	44,500 VPD
Fletcher at N. 56th-	63,600 VPD
Fowler at N. 56th-	121,660 VPD

Radius	Population	Avg. HH Income
1 Mile	16,521	52,120
3 Miles	99,887	54,163
5 Miles	299,333	52,363

## Location Overview:

- Prime location adjacent to residential apartments & Temple Terrace Country Club
- Near to national retailers such as Publix, Starbucks, Jersey Mike's, Chase Bank, and AT&T
- Close to USF College campus, Busch Gardens, K-12 schools, and Temple Terrace Public Library
- Plaza sits on highly trafficked throughfare leading directly to Downtown Tampa





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**Contact below  
for additional inquiries!**

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Thank you!