

EASTGATE SHOPPING CENTER

2211 – 2329 E Hillsborough Ave | Tampa, FL 33610



PROPERTY HIGHLIGHTS:

- Popular East Tampa shopping center with national retailers including Ross Dress For Less, DTLR, and dd's Discounts
- Located at a busy, signalized intersection of E Hillsborough Ave and N 22nd St with a 56,400 combined AADT
- Within a 5-mile trade radius there is a population of over 325,000 with an average household income of more than \$79,000
- Trade area tenants include Publix Super Market, Walmart, Starbucks, McDonald's, Taco Bell, Burger King, Checkers, Family Dollar, Walgreens, Hibbett Sports, Wendy's, Dunkin', AutoZone, Baskin Robbins, Advance Auto Parts, Dollar General, KFC, and O'Reilly Auto Parts
- Shopping center total GLA: 111,999 SF (MOL)

| KEY DEMOS | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|-------------|----------|----------|
| POPULATION | | | |
| 2024 Estimated Population | 17,358 | 126,950 | 325,861 |
| 2024 Estimated Households | 6,309 | 49,189 | 129,721 |
| INCOME | | | |
| 2024 Estimated Avg HH Income | \$70,667 | \$69,831 | \$79,088 |
| AGE | | | |
| Median Age | 36 | 36 | 35 |
| DAYTIME DEMOS | | | |
| Number of Businesses | 813 | 7,717 | 26,731 |
| Number of Employees | 5,437 | 52,807 | 196,300 |
| Total Daytime Population | 10,095 | 87,961 | 286,993 |
| TRAFFIC COUNTS | | | |
| E Hillsborough Ave (E/W) | 45,000 AADT | | |
| 22nd St N (N/S) | 11,400 AADT | | |



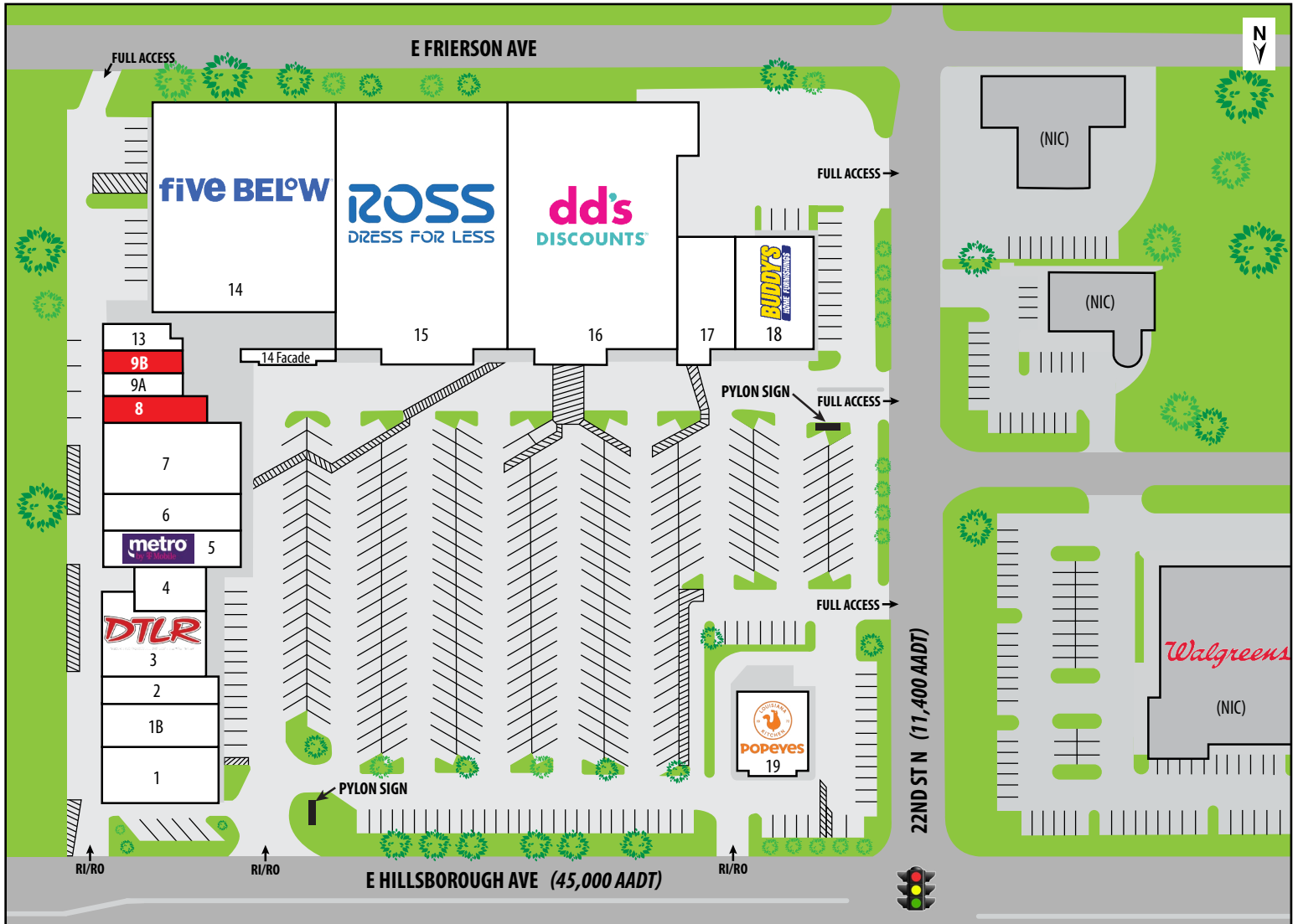
FOR LEASING INFORMATION:

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| UNIT | TENANT | SF |
|----------|-----------------------|--------------|
| 1 | Shoe Mountain | 3,360 |
| 1B | Tasty Shop | 2,880 |
| 2 | Jackson Hewitt | 1,920 |
| 3 | DTLR | 3,871 |
| 4 | Real Cleaners | 1,792 |
| 5 | Metro by T-Mobile | 2,100 |
| 6 | City Nail Salon & Spa | 2,625 |
| 7 | Hi Style Fashion | 6,600 |
| 8 | Available | 1,600 |

| UNIT | TENANT | SF |
|-----------|-----------------------------|------------|
| 9A | African Hair Braiding | 856 |
| 9B | Available | 856 |
| 13 | Ya Ya's Southern Restaurant | 900 |
| 14 | Five Below Coming Soon | 21,000 |
| 15 | Ross Dress For Less | 20,000 |
| 16 | dd's Discounts | 21,000 |
| 17 | Fat Boys Beauty Supply | 3,639 |
| 18 | Buddys Home Furnishings | 5,100 |
| 19 | Popeyes Louisiana Kitchen | 3,677 |

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