



8408-8438 N Armenia Ave

Tampa, Florida 33604

Property Highlights

- Shopping plaza located in the heart of Tampa, Florida. Winn-Dixie anchored center with LaudroLab Laundry Mat, Octapharama Plasma, China Wok and McDonalds
- Corner of West Waters Avenue and North Armenia Avenue
- Located a half mile away from Interstate-275 with direct access to downtown Tampa
- In proximity of USF, Tampa Bay Busch Gardens (4 million visitors a year) and Lowry Park Zoo (1,171,319 visitors a year)
- 4.1 mile drive from St Josephs Hospital (1,354 beds)
- 5 miles drive from Raymond James Stadium (seats 75,000 visitors)

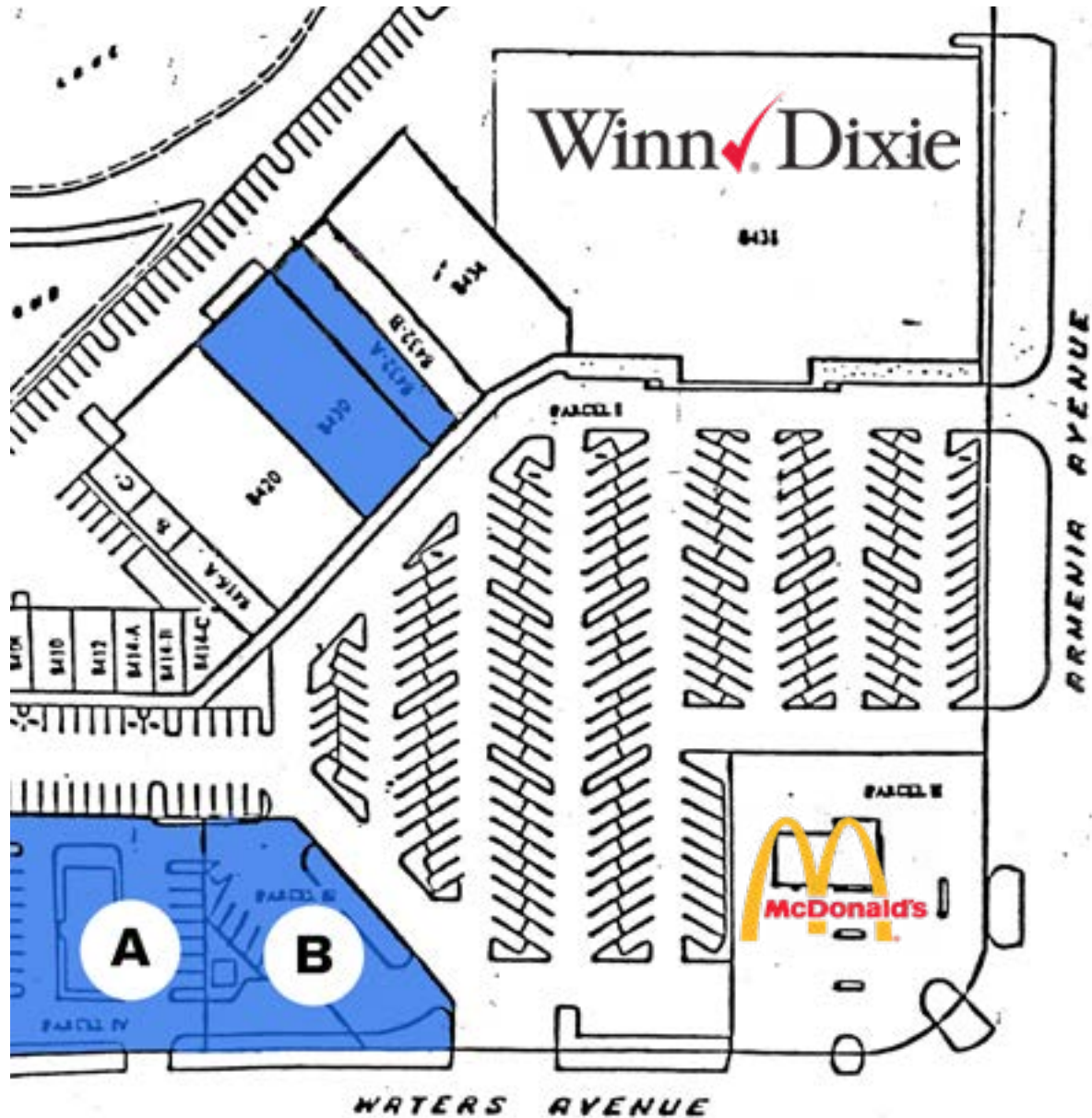
DEMOGRAPHIC INFORMATION



Radius	Population	Households
1 Mile	17,443	7,237
3 Miles	129,966	52,747
5 Miles	326,930	130,380



Radius	Average HH Income	Employees
1 Mile	\$75,087	6,033
3 Miles	\$81,645	60,219
5 Miles	\$81,344	191,251



Spaces Available

Suite	Tenant	Size
8430	Available	8,323 sf
8430 2a	Available	3,082 sf
Outparcel A	Available May 2025	2,437 sf
Outparcel B	Available	0.30 +- acre



W WATERS AVE AADT 25000

Logos for: Winn-Dixie, Western Union, CHINA WOK, KeyMe LOCKSMITHS, LaundroLab

Logos for: McDonald's, POPEYES, 7 ELEVEN, DOLLAR GENERAL, AutoZone

Logos for: AdventHealth, AVIS, DUNKIN' DONUTS, TACO BELL
Beds: 119
Employees: 719

N ARMENIA AVE AADT 15500

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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