

TOP OF THE HEIGHTS

8207 – 8325 N Florida Ave | Tampa, FL 33604



PROPERTY HIGHLIGHTS:

- Great visibility and immediate access to I-275
- Full access at E Waters Ave and N Florida Ave
- Located at a signalized intersection in a dense infill location with over 55,000 households within a 3-mile radius
- Proximate to growing residential population (+3.0%) area in Seminole Heights
- 1.2 miles from ZooTampa, 3.8 miles from Busch Gardens, and 5.3 miles from Downtown Tampa
- Shopping center total GLA: 150,065 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	16,315	137,961	364,747
2024 Estimated Households	6,359	55,644	147,541
INCOME			
2024 Estimated Avg HH Income	\$68,752	\$81,739	\$76,617
AGE			
Median Age	37	37	36
DAYTIME DEMOS			
Number of Businesses	950	8,738	24,657
Number of Employees	4,630	46,484	166,802
Total Daytime Population	9,689	86,937	277,840
TRAFFIC COUNTS			
N Florida Ave (N/S)	25,500 AADT		
E Waters Ave (E/W)	25,000 AADT		
I-275 (N/S)	181,500 AADT		



FOR LEASING INFORMATION:

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UNIT	TENANT	SF
8207	Quick N Save Pharmacy	1,600
8209	Audiomax	2,400
8211	Iroko Dance Academy	4,000
8215	Laundromat	4,000
8219	AVAILABLE	2,007
8221	Chinese Restaurant	2,000
8223	Church	4,950

UNIT	TENANT	SF
8225	Dollar General	10,500
8243	AutoZone	47,551
8247	Habitat for Humanity ReStore	45,969
8245	AVAILABLE SOON	22,055
OP1	Wawa	1.92 AC (MOL)
OP2	T-Mobile	3,060
OP3	AVAILABLE	0.42 AC (MOL)

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