

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			
2025 Estimated Population	16,421	138,921	364,100
2025 Estimated Households	6,389	56,075	150,303
INCOME			
2025 Estimated Avg HH Income	\$72,938	\$82,739	\$82,538
AGE			
Median Age	37	37	36
DAYTIME DEMOS			
Number of Businesses	972	8,969	25,305
Number of Employees	4,658	46,803	169,299
Total Daytime Population	9,945	90,818	290,059
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	EPIC-Empath	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	22,055
OP1	Wawa	1.92 AC (MOL)
OP2	T-Mobile	3,060
OP3	AVAILABLE	0.42 AC (MOL)

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