



Executive Summary

7702 E HILLSBOROUGH AVE | RETAIL PROPERTY FOR LEASE



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OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.02 Acres
Zoning:	CN

PROPERTY OVERVIEW

Prime opportunity to lease this corner property with high exposure and visibility to over 47,000 vehicles per day. Located on Hillsborough Ave adjacent to the Hard Rock Hotel and Casino and close proximity to the Florida State Fair Grounds and Mid-Florida Credit Union Amphitheatre.

Three options available:

- A) Lease an existing 2,940 SF Building
- B) Lease an existing 595 SF Building
- C) Ground Lease

PROPERTY HIGHLIGHTS

- Directly across the street from Hardrock Hotel and Casino
- High visibility on busy Hillsborough Ave
- Super high pylon signage
- Over 47,000 AADT

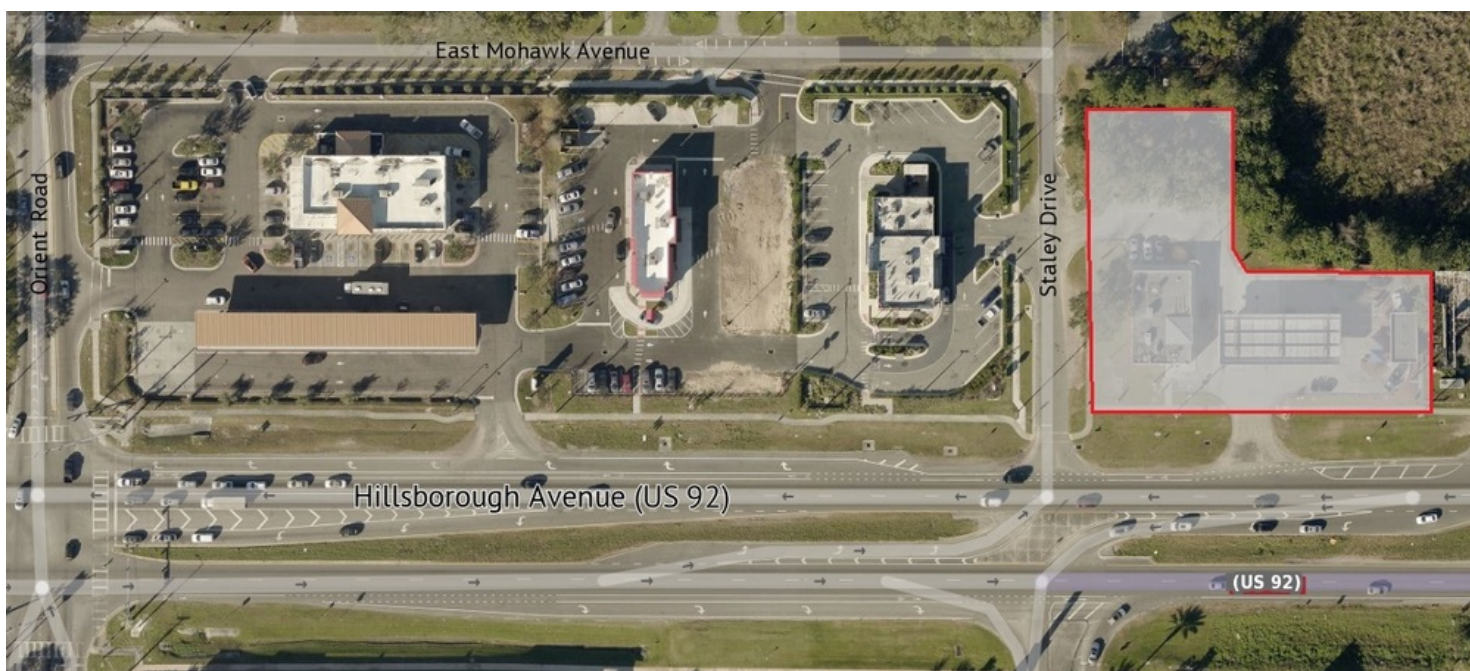
Nick Ganey, CCIM | Tommy Szarvas
 813.967.6077 | 813.495.3143
 nick@bounat.com | tommy@bounat.com

bounat
 Boutique Firm | National Reach



Additional Photos

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nick@bounat.com

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Site Plan Options A & B

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Site Plan Option C

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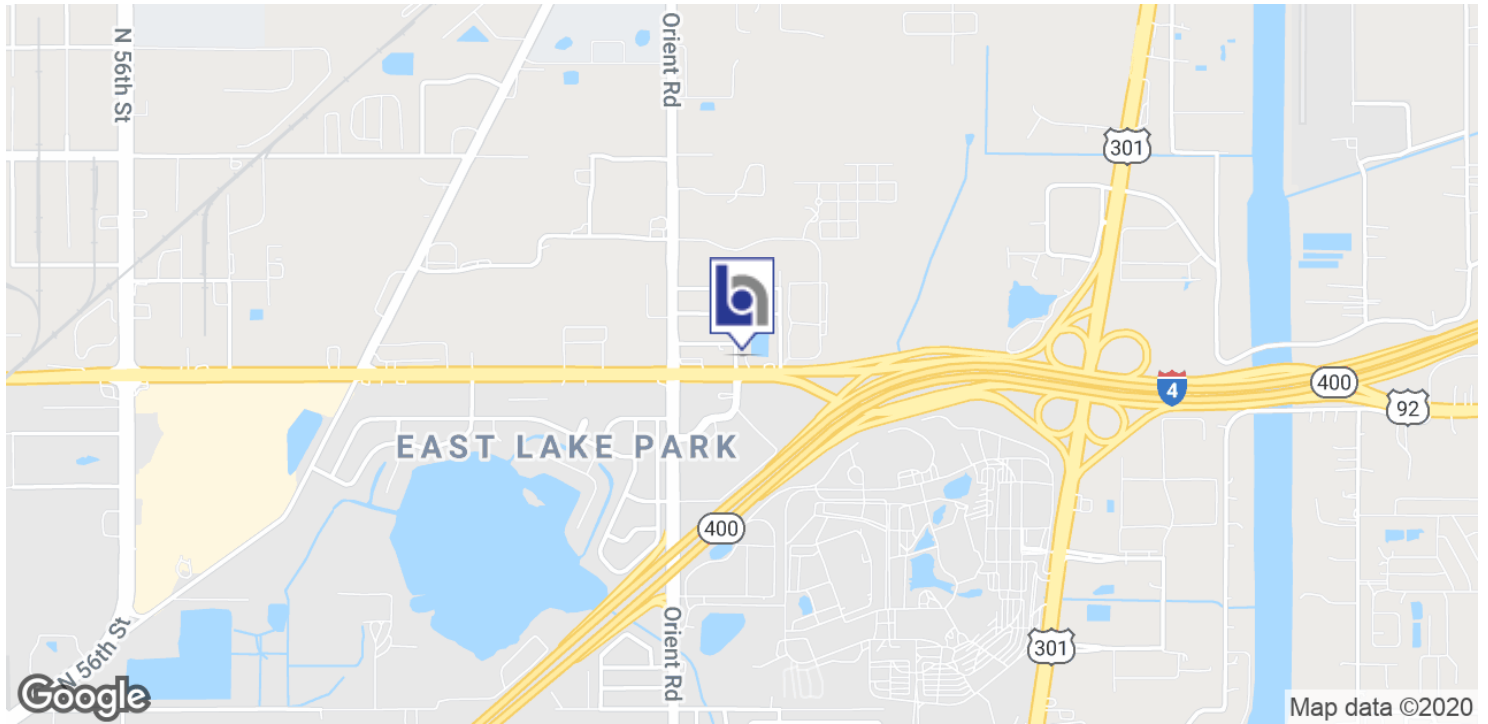
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Location Maps

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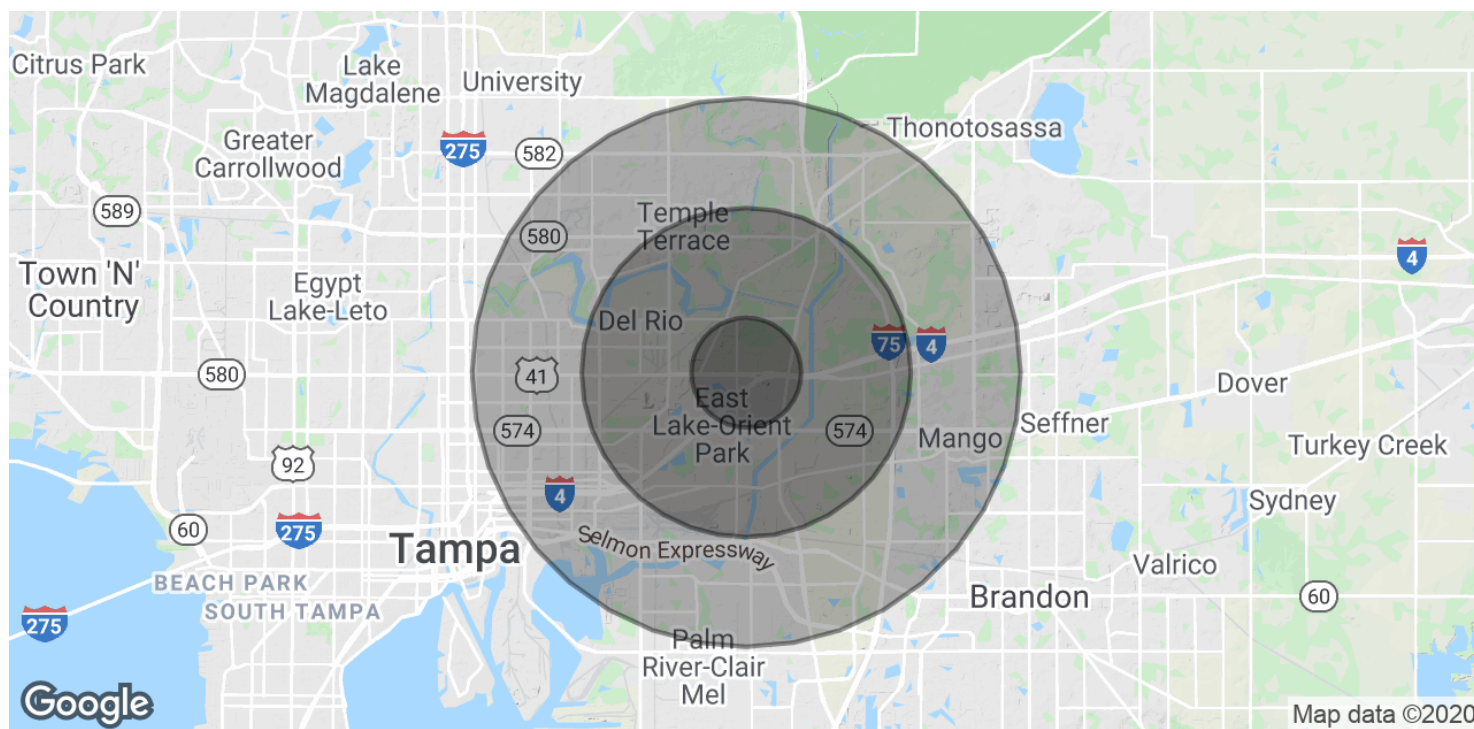
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Demographics Map & Report

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Demographic Summary Report

Dealers Wholesale Outlet

7702 E Hillsborough Ave, Tampa, FL 33610

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Convenience Store** % Leased: **100%**
 GLA: **2,940 SF** Rent/SF/Yr: **-**
 Year Built: **1960**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	4,220	65,795	221,377
2020 Estimate	3,839	60,553	204,078
2010 Census	2,998	51,769	177,050
Growth 2020 - 2025	9.92%	8.66%	8.48%
Growth 2010 - 2020	28.05%	16.97%	15.27%
2020 Population by Hispanic Origin	711	11,944	48,609
2020 Population	3,839	60,553	204,078
White	1,819 47.38%	26,226 43.31%	104,191 51.05%
Black	1,707 44.46%	30,316 50.07%	85,942 42.11%
Am. Indian & Alaskan	15 0.39%	357 0.59%	1,191 0.58%
Asian	180 4.69%	1,722 2.84%	6,618 3.24%
Hawaiian & Pacific Island	0 0.00%	68 0.11%	303 0.15%
Other	118 3.07%	1,864 3.08%	5,832 2.86%
U.S. Armed Forces	4	53	352
Households			
2025 Projection	1,558	24,509	82,081
2020 Estimate	1,419	22,579	75,760
2010 Census	1,111	19,444	66,201
Growth 2020 - 2025	9.80%	8.55%	8.34%
Growth 2010 - 2020	27.72%	16.12%	14.44%
Owner Occupied	887 62.51%	10,877 48.17%	37,951 50.09%
Renter Occupied	532 37.49%	11,702 51.83%	37,809 49.91%
2020 Households by HH Income	1,421	22,580	75,761
Income: <\$25,000	277 19.49%	7,118 31.52%	22,622 29.86%
Income: \$25,000 - \$50,000	524 36.88%	7,167 31.74%	21,539 28.43%
Income: \$50,000 - \$75,000	227 15.97%	3,997 17.70%	13,664 18.04%
Income: \$75,000 - \$100,000	164 11.54%	2,009 8.90%	7,125 9.40%
Income: \$100,000 - \$125,000	86 6.05%	997 4.42%	4,402 5.81%
Income: \$125,000 - \$150,000	56 3.94%	540 2.39%	2,447 3.23%
Income: \$150,000 - \$200,000	67 4.71%	442 1.96%	2,173 2.87%
Income: \$200,000+	20 1.41%	310 1.37%	1,789 2.36%
2020 Avg Household Income	\$60,666	\$50,295	\$56,999
2020 Med Household Income	\$42,155	\$37,435	\$41,082