

GROUND LEASE OR SALE OPPORTUNITY

2110 W Hillsborough Avenue, Tampa, FL 33603



FORMER USE	FLIPPERS CAR WASH
LAND AREA	+/- 1.01 ACRES
ZONING	CG (COMMERCIAL GENERAL)
FRONTAGE	150 FT ALONG W HILLSBOROUGH AVE
TRAFFIC COUNTS	45,000 VEHICLES PER DAY
STATUS	VACANT / REDEVELOPMENT OPP.

Property Overview

Ideally positioned along one of Tampa's busiest commercial corridors, this property offers a prime redevelopment or owner-user opportunity in the rapidly transforming Seminole Heights and West Tampa submarkets. With excellent visibility, high traffic exposure, and flexible commercial zoning, the site is well-suited for a variety of retail, QSR, or service-oriented uses.

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NAI Burns Scalo
SW Florida



45,000+ VPD

W Hillsborough Avenue

Prime Tampa Location

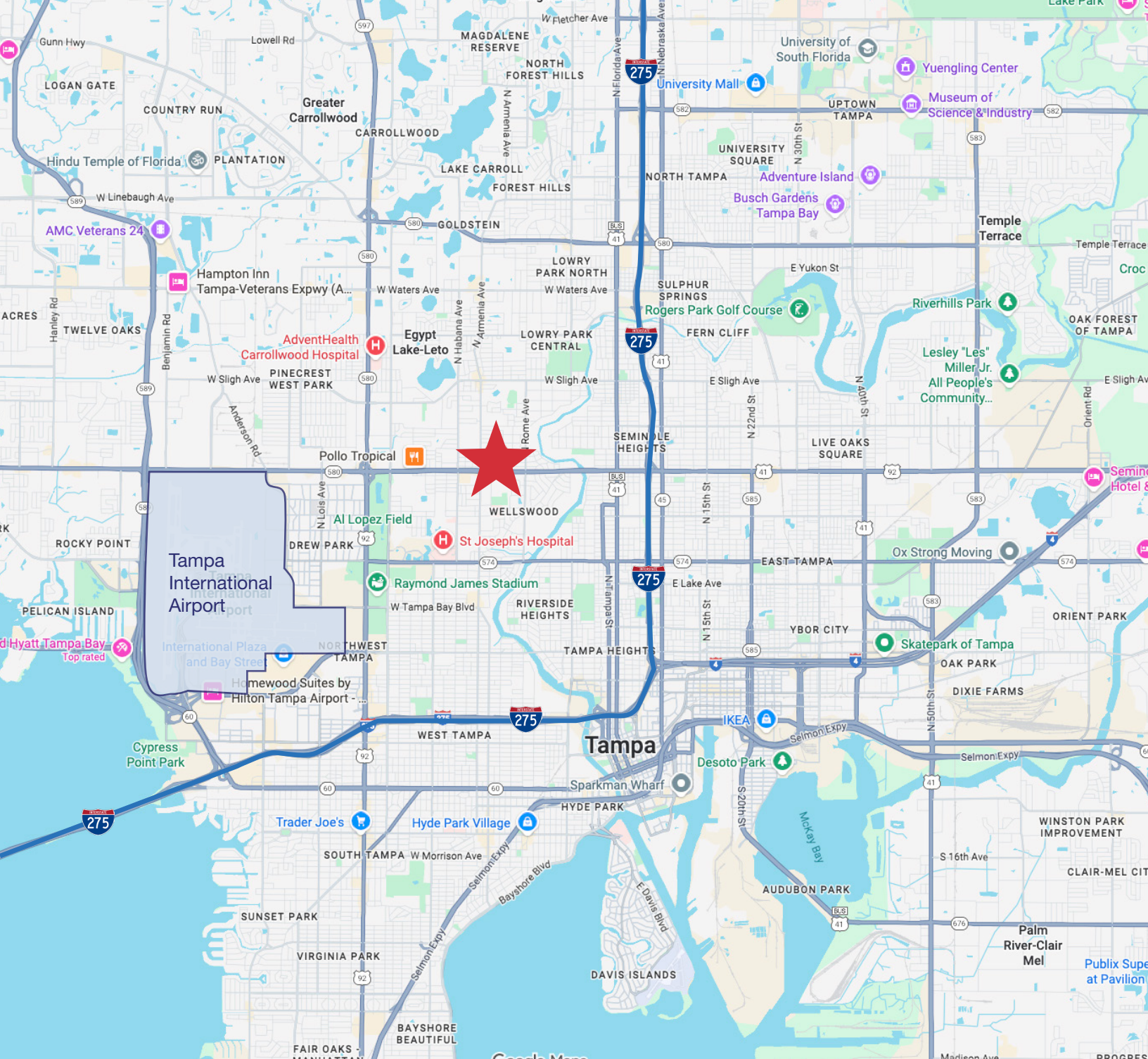
Exceptional exposure along W Hillsborough Avenue, one of Tampa's highest-traffic east-west corridors connecting Seminole Heights, West Tampa, and the Tampa International Airport area. The site benefits from strong traffic counts exceeding 45,000+ vehicles per day, providing superior visibility and brand recognition opportunities.

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Excellent Connectivity

Centrally located with easy access to I-275, Dale Mabry Highway, and Armenia Avenue, offering convenient connectivity to Downtown Tampa, Tampa Heights, and the Westshore Business District.

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Excellent Connectivity

Proximity to Major Development Activity: Close to emerging lifestyle, multifamily, and adaptive reuse projects along the Hillsborough and Florida Avenue corridors, fueling tenant demand and enhancing area vibrancy.

Established Retail Corridor

Surrounded by a dynamic mix of national and regional retailers including McDonald's, Starbucks, Advance Auto Parts, and Circle K, driving consistent consumer traffic and cross-shopping activity.

Demographics

	3 miles	5 miles
POPULATION	134,467	330,549
HOUSEHOLDS	54,585	136,232
AVG HOUSEHOLD INCOME	\$66,677	\$79,643
EMPLOYEES	77,706	270,134
BUSINESSES	10,924	31,688

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