

NORTHGATE SHOPPING CENTER

8851 – 9035 N Florida Ave | Tampa, FL 33604



PROPERTY HIGHLIGHTS:

- Anchored by Walmart Neighborhood Market, Home Depot, Firestone, Bealls Outlet, Dollar General, Rent-A-Center, and Dollar Tree
- Located at the first signalized intersection off I-275
- E Busch Blvd and N Florida Ave have a combined traffic count of 78,500 AADT
- Pylon signage opportunities
- Ample parking
- Demographics include a population of over 357,000 with an average household income of more than \$84,000 within a 5-mile radius
- Shopping center total GLA: 82,576 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	17,747	140,242	357,638
2025 Estimated Households	6,678	56,483	143,934
INCOME			
2025 Estimated Avg HH Income	\$63,428	\$83,623	\$84,773
AGE			
Median Age	37	36	36
DAYTIME DEMOS			
Number of Businesses	1,013	8,737	24,240
Number of Employees	5,213	46,839	154,486
Total Daytime Population	11,071	90,085	265,496
TRAFFIC COUNTS			
I-275 (N/S)	169,000 AADT		
E Busch Blvd (E/W)	50,500 AADT		
N Florida Ave (N/S)	28,000 AADT		



FOR LEASING INFORMATION:

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UNIT	TENANT	SF
8851	Dollar Tree	11,250
8857	AVAILABLE 2nd Gen Restaurant	3,750
8859	H & R Block	1,166
8865	Bealls Outlet	35,000
8871	Rent-A-Center	4,500
8875	Tampa Jewelers	1,600

UNIT	TENANT	SF
8877	Family Barber	750
8877A	Storage	439
9001	Dollar General	10,200
9023	1-One Fashion	2,110
9025	Nail Salon	1,125
9035	Firestone	9,200

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