

EASTGATE SHOPPING CENTER

2211 – 2329 E Hillsborough Ave | Tampa, FL 33610



PROPERTY HIGHLIGHTS:

- Popular East Tampa shopping center with national retailers including Ross Dress For Less, DTLR, and dd's Discounts
- Located at a busy, signalized intersection of E Hillsborough Ave and N 22nd St with a 56,400 combined AADT
- Within a 5-mile trade radius there is a population of over 333,000 with an average household income of more than \$92,000
- Trade area tenants include Publix Super Market, Walmart, Starbucks, McDonald's, Taco Bell, Burger King, Checkers, Family Dollar, Walgreens, Hibbett Sports, Wendy's, Dunkin', AutoZone, Baskin Robbins, Advance Auto Parts, Dollar General, KFC, and O'Reilly Auto Parts
- Shopping center total GLA: 111,999 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	17,701	125,643	333,252
2025 Estimated Households	6,440	50,218	136,656
INCOME			
2025 Estimated Avg HH Income	\$75,451	\$85,467	\$92,652
AGE			
Median Age	36	36	35
DAYTIME DEMOS			
Number of Businesses	771	7,907	27,014
Number of Employees	4,827	54,133	198,955
Total Daytime Population	10,787	93,890	306,398
TRAFFIC COUNTS			
E Hillsborough Ave (E/W)	46,000 AADT		
22nd St N (N/S)	11,400 AADT		



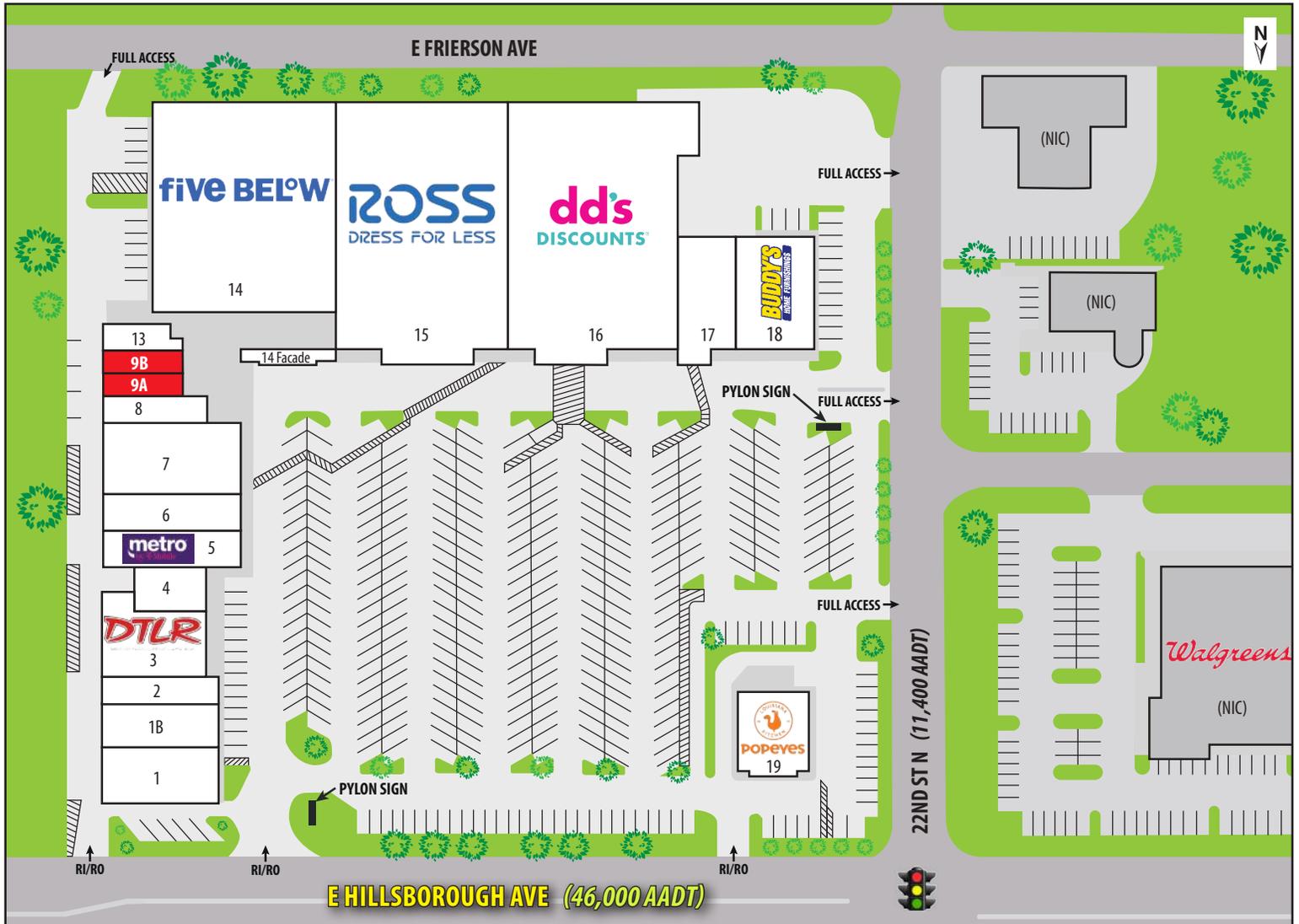
FOR LEASING INFORMATION:

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UNIT	TENANT	SF
1	Shoe Mountain	3,360
1B	Tasty Shop	2,880
2	Jackson Hewitt	1,920
3	DTLR	3,871
4	Real Cleaners	1,792
5	Metro by T-Mobile	2,100
6	City Nail Salon & Spa	2,625
7	Hi Style Fashion	6,600
8	Hair Salon	1,600

UNIT	TENANT	SF
9A	Available	856
9B	Available	856
13	Ya Ya's Southern Restaurant	900
14	Five Below	21,000
15	Ross Dress For Less	20,000
16	dd's Discounts	21,000
17	Fat Boys Beauty Supply	3,639
18	Buddys Home Furnishings	5,100
19	Popeyes Louisiana Kitchen	3,677

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