

# 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: 150,058 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	16,315	137,961	364,747
2024 Estimated Households	6,359	55,644	147,541
<b>INCOME</b>			
2024 Estimated Avg HH Income	\$68,752	\$81,739	\$76,617
<b>AGE</b>			
Median Age	37	37	36
<b>DAYTIME DEMOS</b>			
Number of Businesses	950	8,738	24,657
Number of Employees	4,630	46,484	166,802
Total Daytime Population	9,689	86,937	277,840
<b>TRAFFIC COUNTS</b>			
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
<b>8219</b>	<b>AVAILABLE</b>	<b>2,000</b>
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
<b>8245</b>	<b>AVAILABLE SOON</b>	<b>22,055</b>
OP1	Wawa	1.92 AC (MOL)
OP2	T-Mobile	3,060
<b>OP3</b>	<b>AVAILABLE</b>	<b>0.42 AC (MOL)</b>

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