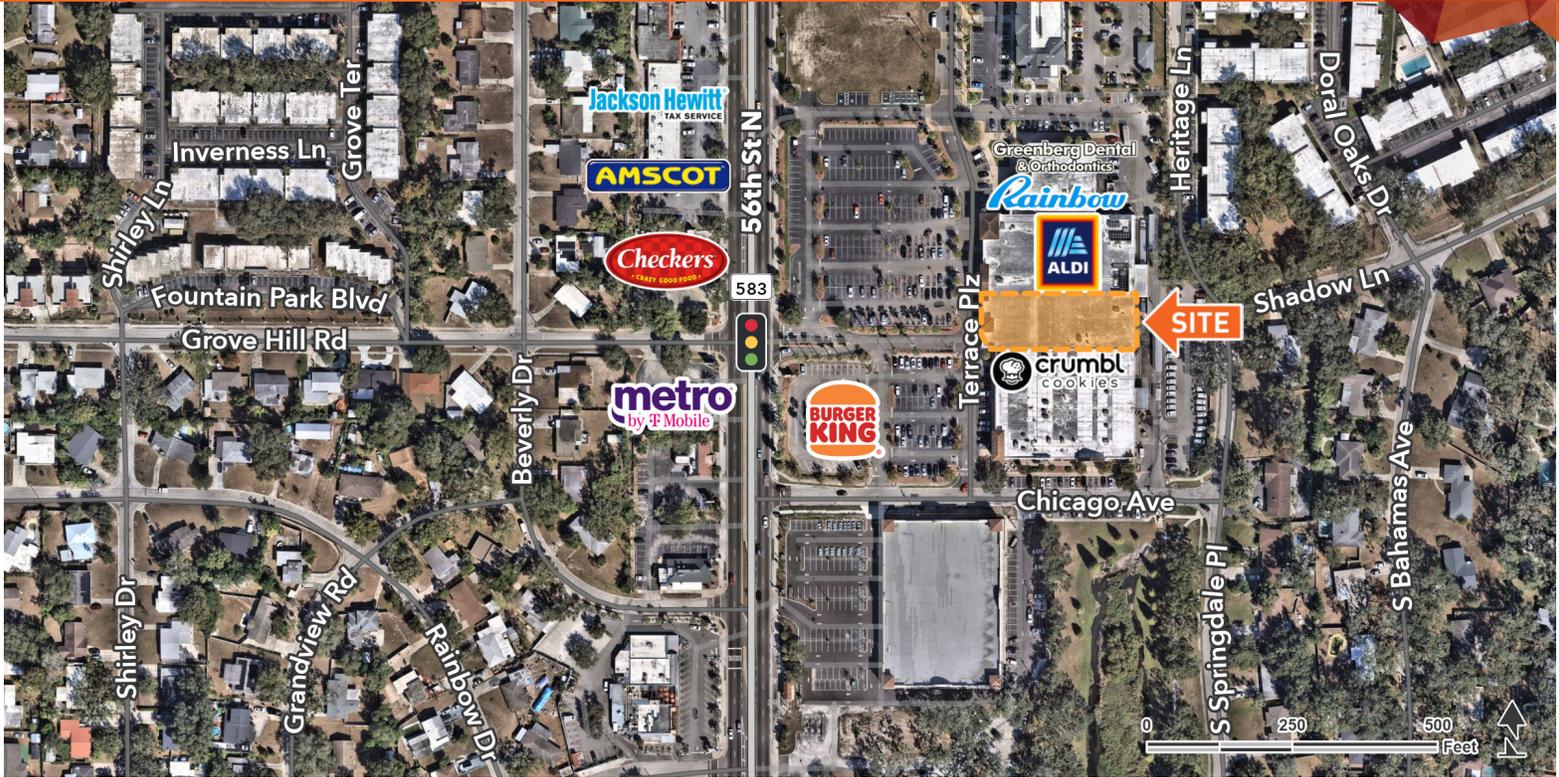


ALDI EXCESS SPACE - TEMPLE TERRACE

8837 NORTH 56TH STREET, TAMPA, FL 33617

FOR SUBLEASE

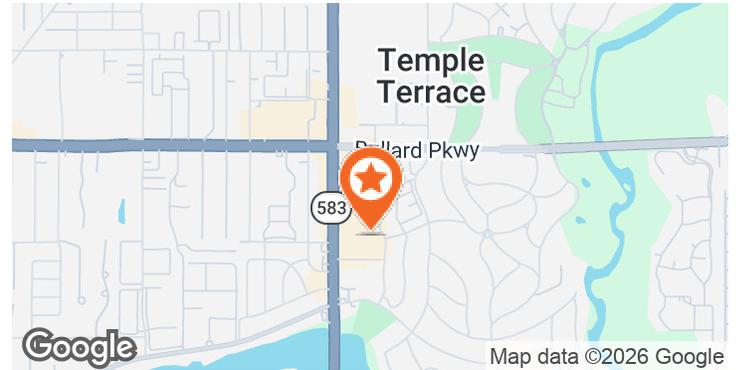


LOCATION DESCRIPTION

Temple Terrace, Hillsborough County, FL

PROPERTY HIGHLIGHTS

- 18,958 SF Available
- 83'7" frontage 226' depth 20' ceiling height
- Cotenants Include: Crumble Cookies, Le Nails, Sanitas Medical Center, Burger King, Rainbow Shops, Greenberg Dental & Orthodontics, Zen Noodle Bar, and Exquisite Home Services Appliance Store
- Nearby Retailers Include: Firehouse Grill & Pub, Checkers, Citgo, and Jersey Mike's Subs
- Strong visibility & major thoroughfare exposure
- Close proximity to Downtown Tampa and major highways with easy access to I-275 and I-75
- Traffic Count (AADT): N 56th St. - 41,000



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	17,673	102,965	264,109
Daytime Population	14,729	131,582	297,272
Households	7,465	37,096	100,572
Average HH Income	\$71,271	\$71,077	\$70,186



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