

NORTHGATE SHOPPING CENTER

SEC of N. Florida Ave. (US Hwy. 41) & Busch Blvd. (SR 580) • Tampa, FL



LOCATION:

8851-9035 N. Florida Ave.
Tampa, FL

FEATURES:

- Strong national tenant mix
- Located at a signalized intersection
- High traffic shopping center
- Pylon signage available
- Located at I-275 interchange (Busch Blvd.)
- Dense infill location with 51,000 households in a 3-mile radius

ANCHORS:

- Wal-Mart Neighborhood Market
- Home Depot
- Bealls Outlet
- Family Dollar
- Big Lots
- Firestone

GROSS LEASABLE AREA:

- 82,567 (mol)

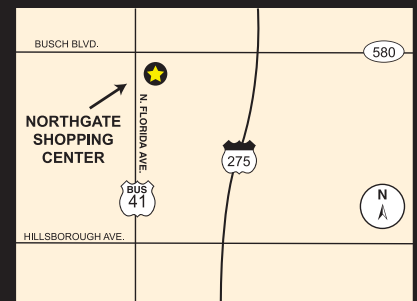
TRAFFIC COUNTS:

- N. Florida Ave.:
50,000 A.D.T. (N/S)

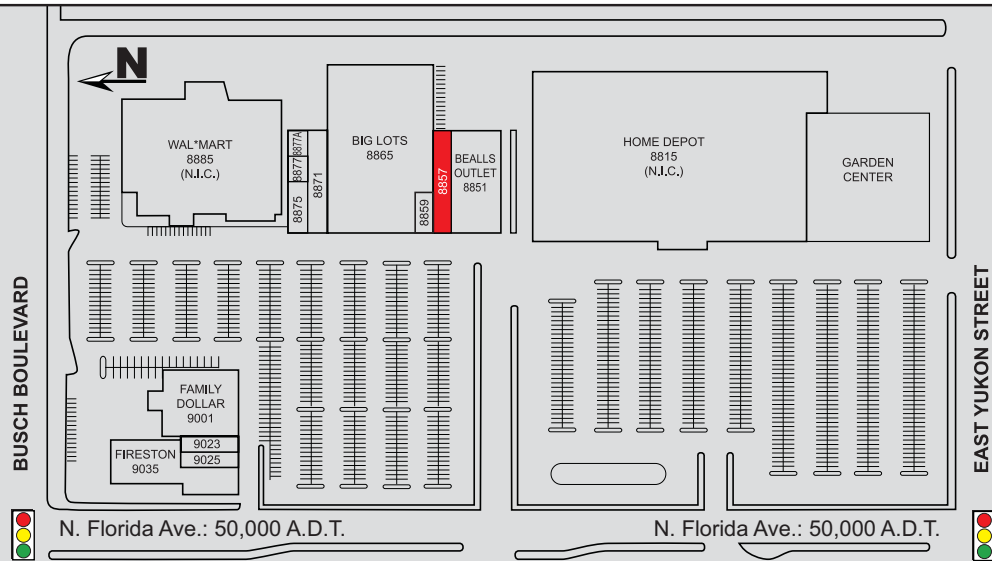


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Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

TENANTS:

Unit	Tenant	Sq. Ft.
8851	Bealls Outlet	11,250
8857	Available	3,750
8859	H&R Block	1,166
8865	Big Lots	35,000
8871	Rent-A-Center	4,500
8875	Sally Beauty	1,600
8877	Family Barber	750
8877A	Storage	439
9001	Family Dollar	10,200
9023	Radio Shack	2,110
9025	Advance America	1,125
9035	Firestone	9,200

POPULATION:

• 1-mile:	14,824
• 3-mile:	113,457
• 5-mile:	320,422

HOUSEHOLDS:

• 1-mile:	5,981
• 3-mile:	51,037
• 5-mile:	130,585

AVG HOUSEHOLD INCOME:

• 1-mile:	\$38,897
• 3-mile:	\$48,200
• 5-mile:	\$50,644

MEDIAN AGE:

• 1-mile:	33
• 3-mile:	35
• 5-mile:	34