

# 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 67,000 AADT
- Pylon signage opportunities
- Ample parking
- Demographics include a population of over 346,000 with an average household income of more than \$60,000 within a 5-mile radius
- Shopping center total GLA: 82,576 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	16,534	134,836	346,733
2021 Estimated Households	6,153	53,392	138,143
<b>INCOME</b>			
2021 Estimated Avg HH Income	\$47,266	\$59,364	\$60,539
<b>AGE</b>			
Median Age	37	37	36
<b>DAYTIME DEMOS</b>			
Number of Businesses	1,018	7,474	20,919
Number of Employees	6,359	49,747	156,707
Total Daytime Population	12,518	92,768	270,688
<b>TRAFFIC COUNTS</b>			
I-275 (N/S)	129,500 AADT		
E Busch Blvd (E/W)	44,500 AADT		
N Florida Ave (N/S)	22,500 AADT		



## FOR LEASING INFORMATION:

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UNIT	TENANT	SF
8851	Dollar Tree	11,250
8857	No. 1 China Buffet	3,750
8859	H & R Block	1,166
8865	Bealls Outlet	35,000
8871	Rent-A-Center	4,500
8875	Oportun	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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