

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: 149,669 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	16,059	138,967	361,466
2023 Estimated Households	6,174	55,069	143,111
INCOME			
2023 Estimated Avg HH Income	\$64,427	\$75,920	\$72,701
AGE			
Median Age	37	37	36
DAYTIME DEMOS			
Number of Businesses	957	8,762	24,654
Number of Employees	4,652	46,516	166,826
Total Daytime Population	9,155	83,055	267,383
TRAFFIC COUNTS			
N Florida Ave (N/S)	26,000 AADT		
E Waters Ave (E/W)	29,500 AADT		
I-275 (N/S)	165,000 AADT		



FOR LEASING INFORMATION:

Luli Cannon
813.712.3054
lcannon@rmcpg.com

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Tampa, FL 33614
800.728.5379
www.RMCPG.com

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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
8219	AVAILABLE SOON	2,000
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
8245	American Freight	22,008
OP1	Wawa	1.92 AC (MOL)
OP2	T-Mobile	3,060
OP3	Captain D's	0.56 AC (MOL)

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