

FORMER STAND ALONE GROCERY STORE

4319 N Armenia Ave (SEC of W Dr MLK Jr Blvd & N Armenia Ave) | Tampa, FL 33607



PROPERTY HIGHLIGHTS:

- 1.46-acre (MOL) site at a lighted intersection with existing 15,070 ± SF building; 75 parking spots or 5/1,000 SF ratio
- Located at a lighted intersection with a 49,000 combined AADT
- Seeking retail, medical or office tenant
- 0.4 Miles to St. Joseph's Hospital (1,336 beds) and St. Joseph's Women's Hospital (108 beds)
- Strong demographics including a population of over 302,000 and an average income of more than \$116,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	14,983	128,589	302,196
2023 Estimated Households	5,964	52,861	126,471
INCOME			
2023 Est. Avg HH Income	\$81,063	\$91,597	\$116,359
AGE			
Median Age	43	38	38
DAYTIME DEMOS			
Number of Businesses	1,440	13,681	34,688
Number of Employees	8,154	106,524	270,997
Total Daytime Population	12,215	139,125	345,923
TRAFFIC COUNTS			
W Dr MLK Jr Blvd (E/W)	28,000 AADT		
N Armenia Ave (N/S)	21,000 AADT		



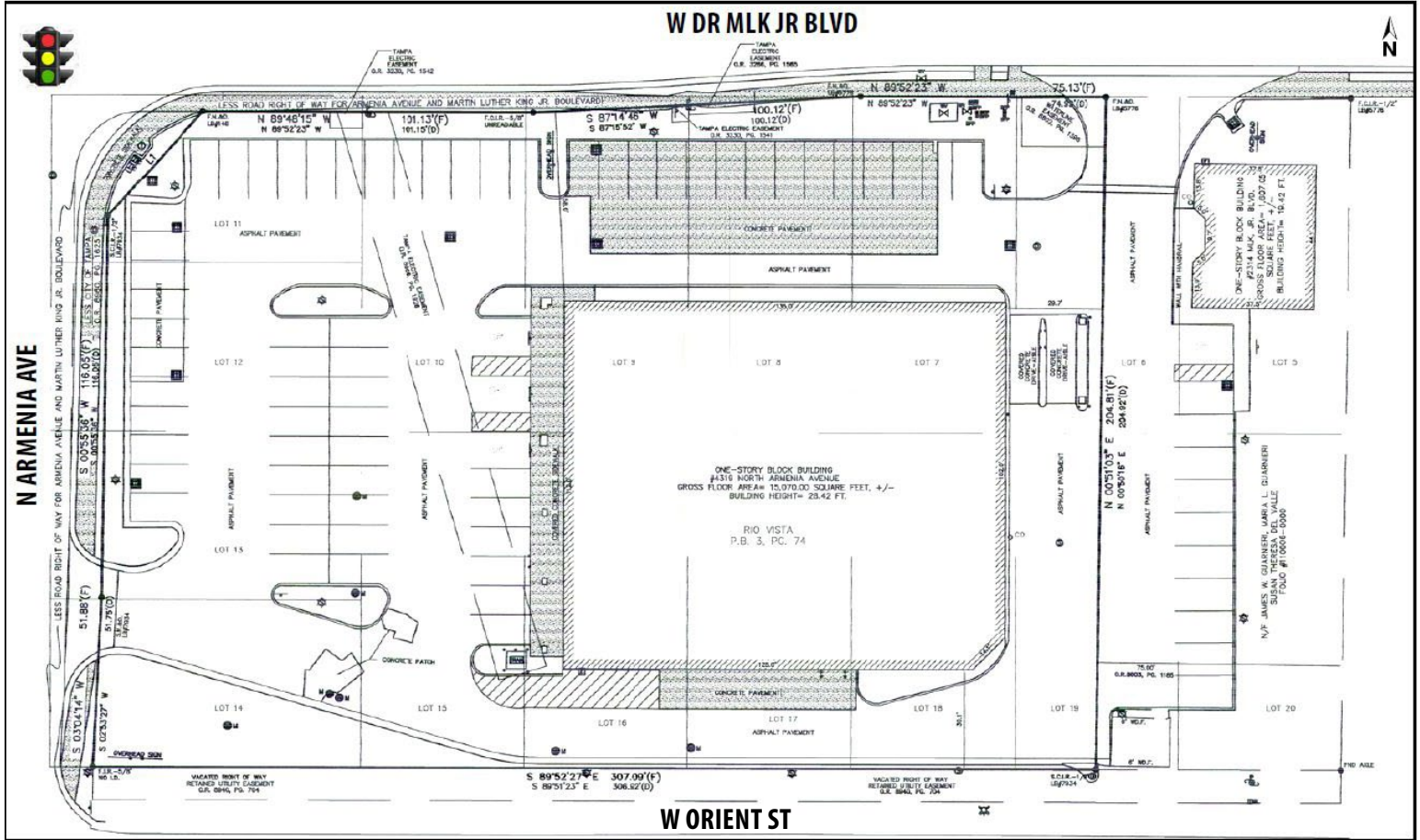
FOR LEASING INFORMATION:

Luli Cannon
813.712.3054
Lcannon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

FORMER STAND ALONE GROCERY STORE

4319 N Armenia Ave (SEC of W Dr MLK Jr Blvd & N Armenia Ave) | Tampa, FL 33607



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 021424



FOR LEASING INFORMATION:

Luli Cannon
813.712.3054
Lcannon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com