

# Retail or Restaurant Space Available

## 13830 Hillsborough Avenue

### Tampa, FL 33635



## FOR LEASE

### Retail or Restaurant Space



- 2.3 Acre site can be developed as either:
  - \* 32,000 SF Retail/Restaurant Center **OR**
  - \* 5,797 SF Restaurant Pad with a 3,610 SF Retail Pad
- 125 parking spaces.
- Price: \$20 per square foot NNN.
- Located in a fast growing retail area in NW Tampa; Nearby retailers include Publix, Lowes, Super Target, Walgreens, Bank of America, Cracker Barrel, Starbucks, and TGI Friday's.
- Traffic Count: Hillsborough Ave. & Race Track Rd. - 56,400 VPD



### 2008 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
<b>Population</b>	40,765	139,248	296,285
<b>Average HH Income</b>	\$108,460	\$93,191	\$82,443
<b>Households</b>	15,493	56,608	123,767



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