

Shoppes at Armenia

2507 - 2513 W Hillsborough Ave, Tampa FL 33614

For Leasing info:

Luis Nazario

305-582-8270

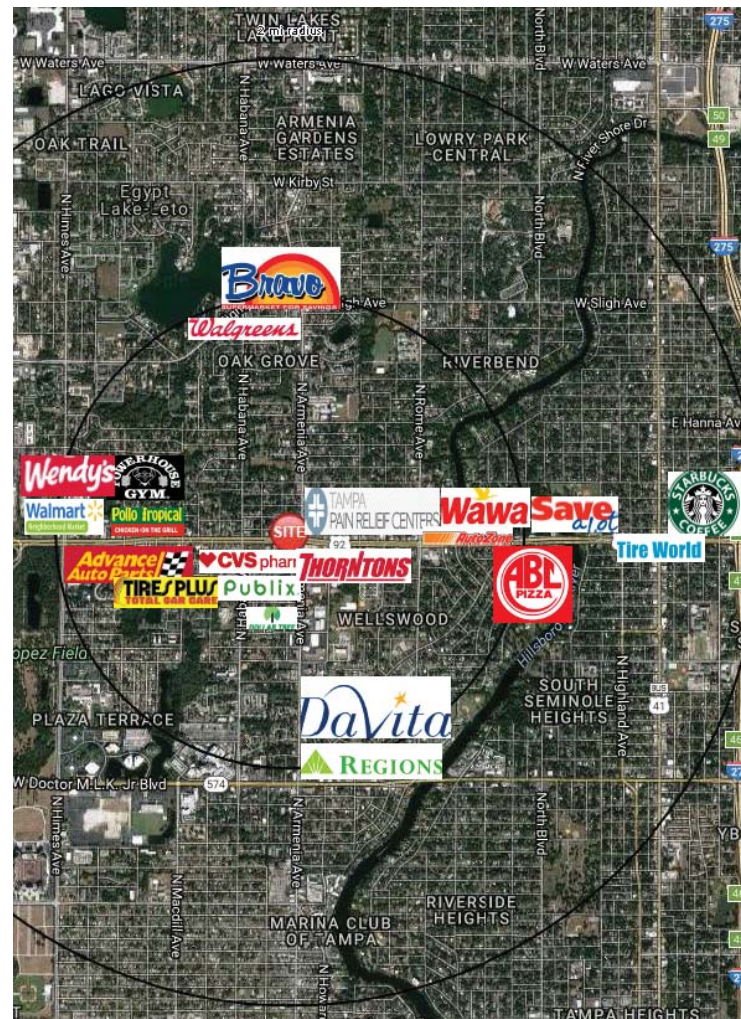
luis@saglo.com



Unique Attributes

Area Map

- Located at the intersection of Hillsborough Ave and Armenia Ave.
- Hillsborough Avenue is major east-west thoroughfare with daily traffic counts of over 66,000 VPD. Armenia Avenue is a north-south commercial corridor that has traffic counts of over 22,000 VPD.
- Close proximity to St. Joseph's Hospital, Tampa International Airport, Interstate 275 and I-4.
- 54,000 SF of new medical office space neighbors the property.
- Daytime Population is 58,460 within 3 miles.



| | |
|----------------|-----------------------|
| Size of Center | 15,413 SF |
| Daily Traffic | 88,556 Cars |
| Parking | 65 spaces (4.22/1000) |

Estimated 2019 Demographics

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------------------|----------|----------|----------|
| 2019 Estimated Total Population | 19,461 | 61,595 | 134,189 |
| Est. Annual Growth 2019-2024 | 1.9% | 1.9% | 2.2% |
| Average Household Income | \$48,937 | \$57,130 | \$53,294 |
| 2019 Daytime Population | 7,063 | 23,892 | 58,460 |
| Median Age | 38.2 | 38.2 | 37 |



| Unit | Tenant | Size |
|---------|--------------|----------|
| 101 | Subway | 1,600 SF |
| 103 | Opportun | 1,800 SF |
| 105 | Metro PCS | 1,096 SF |
| 107 | Pharmacy | 1,128 SF |
| 109-110 | China Dragon | 1,262 SF |
| 111 | H&R Block | 1,392 SF |
| 201 | Available | 3,631 SF |
| 2507 | Tampa Nails | 3,504 SF |

Key

- Dumpster
- Available
- Not in Center (NIC)
- Ingress/Egress
- Traffic Light
- Pylon
- Bus Stop
- Staircase
- Elevator



54,000 SF
Medical Village