

Seminole Heights Plaza

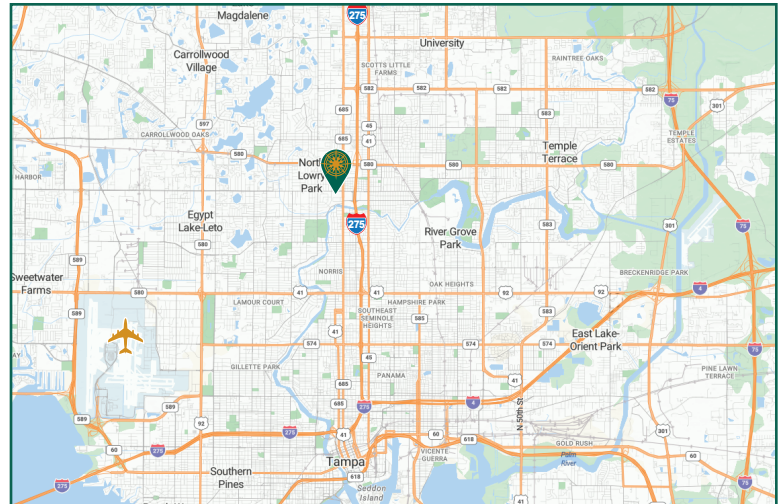
8330 N Florida Avenue, Tampa, FL 33604

FOR LEASE



PROPERTY HIGHLIGHTS

- Size of Center: 159,120 SF
- Parking: 685 (4.30/1,000 SF)
- Located on the Southwest corner of N Florida Avenue and Waters Avenue in one of the most densely populated areas of Tampa and five miles north of downtown
- National anchors include Save A Lot, Planet Fitness, Sunshine Health, Humana, Red, White & Blue Thrift Store, Wendy's and Dunkin
- In close proximity to Busch Gardens, Adventure Island, and Tampa's Lowry Park Zoo
- Traffic Counts (AADT): N Florida Avenue 25,500 and W Waters Ave 25,000



DEMOGRAPHICS (EST. 2024)

	1 MILE	3 MILES	5 MILES
Population	16,011	134,574	357,611
Households	6,300	54,645	146,150
Avg. HH Income	\$70,994	\$83,102	\$80,834
Median Age	37.0	36.9	35.6

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I-275 (166,500 VDP)

SUITE	TENANT	SF
8302	AVAILABLE	4,700
8310	Hair Galleria	12,067
8320B	CitiTrends Coming Available 1/1/26	14,240
8320	Super Fresh	17,825
8322	Nails	2,400

SUITE	TENANT	SF
8326	Humana	7,840
200	Sunshine Health	19,222
210	Planet Fitness	20,450
215	Black Friday Deals	17,036
220	Red, White & Blue Thrift	43,206