NORTHGATE SHOPPING CENTER

8851 - 9038 N Florida Ave
Tampa, FL 33604



PROPERTY HIGHLIGHTS:

- Anchored by Walmart Neighborhood Market, Home Depot, Firestone, Dollar General, Rent-A-Center, and Dollar Tree
- Located at the first signalized intersection off I-275
- E Busch Blvd and N Florida Ave have a combined traffic count of 78,500 AADT
- Pylon signage opportunities
- Ample parking
- Demographics include a population of over 357,000 with an average household income of more than $84,000 within a 5-mile radius
- Shopping center total GLA: 82,576 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	17,747	140,242	357,638
2025 Estimated Households	6,678	56,483	143,934
INCOME			
2025 Estimated Avg HH Income	$63,428	$83,623	$84,773
AGE			
Median Age	37	36	36
DAYTIME DEMOS			
Number of Businesses	1,013	8,737	24,240
Number of Employees	5,213	46,839	154,486
Total Daytime Population	11,071	90,085	265,496
TRAFFIC COUNTS			
I-275 (N/S)	169,000 AADT		
E Busch Blvd (E/W)	50,500 AADT		
N Florida Ave (N/S)	28,000 AADT		

RMC PROPERTY GROUP
8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
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FOR LEASING INFORMATION:
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UNIT	TENANT	SF
8851	Dollar Tree	11,250
8857	Smiley Face Braces	3,750
8859	H & R Block	1,166
8865	**AVAILABLE SOON**	**35,000**
8871	Rent-A-Center	4,500
8875	Tampa Jewelers	1,600

UNIT	TENANT	SF
8877	Legal Services	750
8877A	Storage	439
9001	Dollar General	10,200
9023	1-One Fashion	2,110
9025	Nail Salon	1,125
9035	Firestone	9,200

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