TOP OF THE HEIGHTS

8207 - 8325 N Florida Ave
Tampa, FL 33604



PROPERTY HIGHLIGHTS:

- Great visibility and immediate access to I-275
- Full access at E Waters Ave and N Florida Ave
- Located at a signalized intersection in a dense infill location with over 54,000 households within a 3-mile radius
- Proximate to growing residential population (+3.0%) area in Seminole Heights
- 1.2 miles from ZooTampa, 3.8 miles from Busch Gardens, and 5.3 miles from Downtown Tampa
- Shopping center total GLA: 150,065 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	16,429	133,323	359,545
2026 Estimated Households	6,408	54,077	148,505
INCOME			
2026 Estimated Avg HH Income	$78,335	$92,526	$87,284
AGE			
Median Age	36	36	34
DAYTIME DEMOS			
Number of Businesses	995	8,811	25,369
Number of Employees	5,058	47,080	181,224
Total Daytime Population	9,990	86,737	293,594
TRAFFIC COUNTS			
N Florida Ave (N/S)	27,000 AADT		
E Waters Ave (E/W)	21,500 AADT		
I-275 (N/S)	181,500 AADT		

RMC PROPERTY GROUP

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
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FOR LEASING INFORMATION:
Luli Cannon
813.712.3054
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UNIT	TENANT	SF
8207	AVAILABLE SOON	1,600
8209	Audiomax	2,400
8211	Iroko Dance Academy	4,000
8215	Laundromat	4,000
8219	EPIC-Empath	2,007
8221	Chinese Restaurant	2,000
8223	Church	4,950

UNIT	TENANT	SF
8225	Dollar General	10,500
8243	AutoZone	47,551
8247	Habitat for Humanity ReStore	45,969
8245	Crazy Hot Buys	22,055
OP1	Wawa	1.92 AC (MOL)
OP2	T-Mobile	3,060
OP3	AVAILABLE	0.42 AC (MOL)

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