

FOR LEASE

8610 W Hillsborough Ave | Tampa, FL

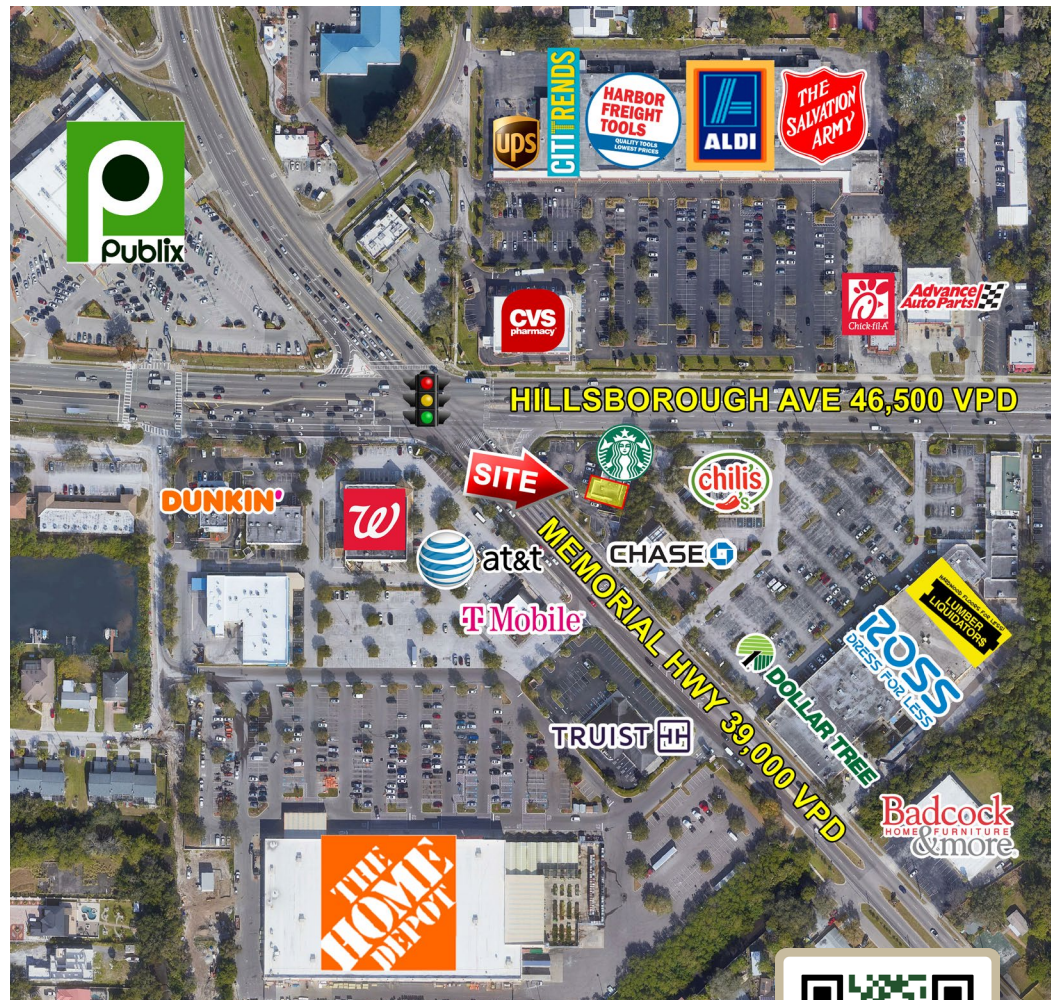


HIGHLIGHTS

- 1,200 SF end cap with Starbucks as co-tenant.
- Great visibility at a major signalized intersection with high combined traffic counts of over 85,500 VPD.
- Pylon signage available.
- Incentives for qualified tenants.
- Average household income of over \$83,000 within 3-miles.

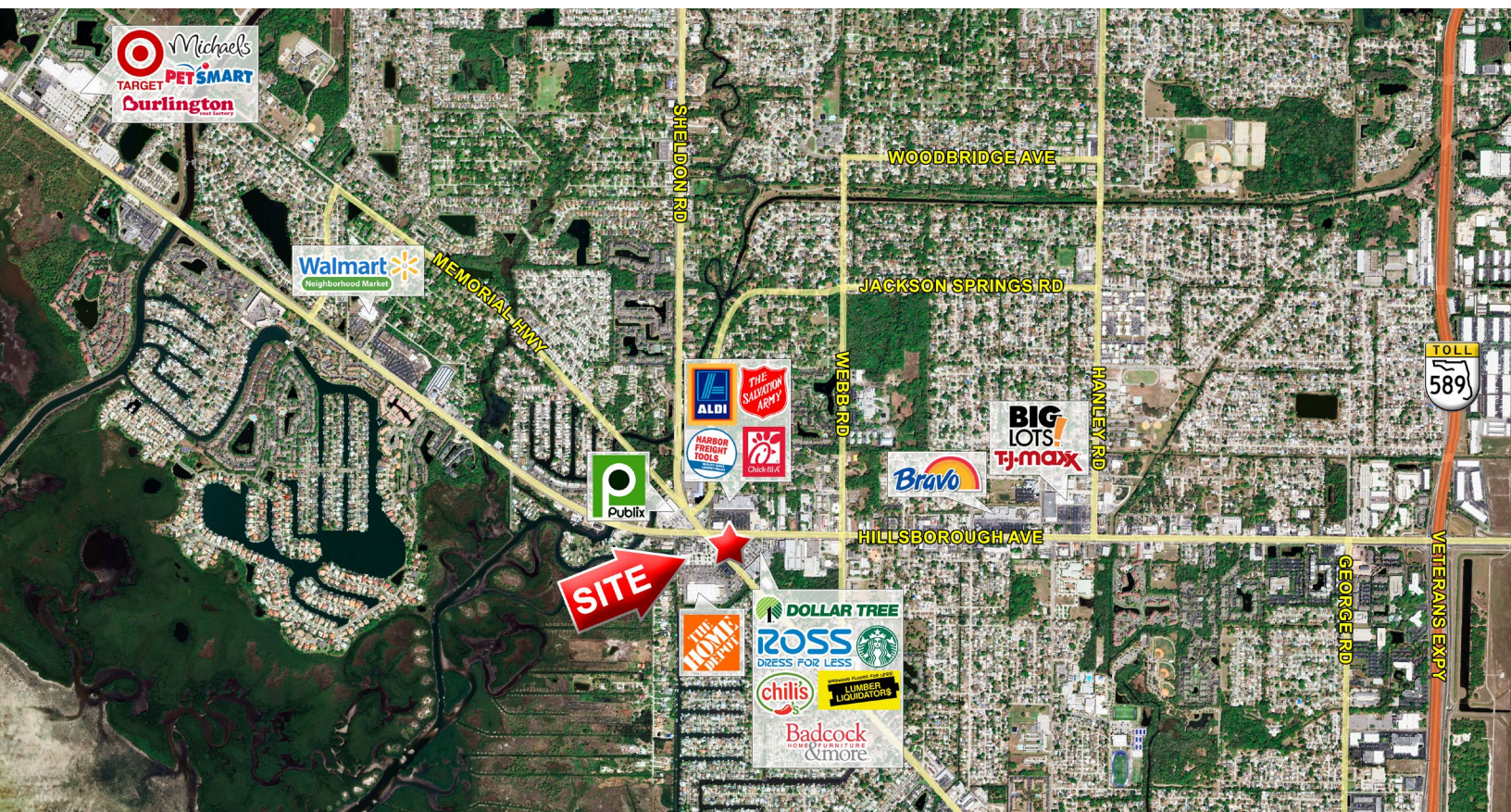
Traffic Counts

Hillsborough Ave: ±46,500 VPD
Memorial Hwy: ±39,000 VPD



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HILLSBOROUGH AVE 46,500 VPD

MEMORIAL HWY 39,000 VPD

Demographics	1 Mile	3 Miles	5 Miles
Population	14,170	82,064	159,954
HH Income	\$70,547	\$77,500	\$83,444
Daytime Employees	5,435	59,006	149,554