



Retail Property For Sale

Town 'n Country Plaza - Retail / Entertainment

7501 W Hillsborough Ave, Tampa, FL 33615

For More Information:

813-254-6756 | EXT 12

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	507,932 SF
Year Built:	1967
Building Size:	154,520 SF
Zoning:	CG
Market:	FL-Tampa/St. Petersburg
Submarket:	Northeast Tampa
Traffic Count:	60,000

PROPERTY OVERVIEW

This high visibility center is approximately 150,000+ SF and is anchored by Big Lots, Auto Zone, TJ Maxx, and is also home to Rent King and Ace Hardware, as well as outparcel retailers such as Checkers and KFC. The site has an abundance of parking and great access and visibility with traffic counts exceeding 60,000 VPD on Hillsborough Avenue. Currently, 50,000 SF is available which enjoys ample retail frontage within the center and is priced aggressively for a tenant who desires retail exposure in a busy location or has a need for excellent entertainment venue possibilities. 16' clear height.

Estimated CAM: \$2.63

LOCATION OVERVIEW

Located at the northwest corner of the signalized intersection of Hillsborough Avenue and Hanley Road in Tampa.

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Lease Space



Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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7565 W Hillsborough Ave - 50,000 SF



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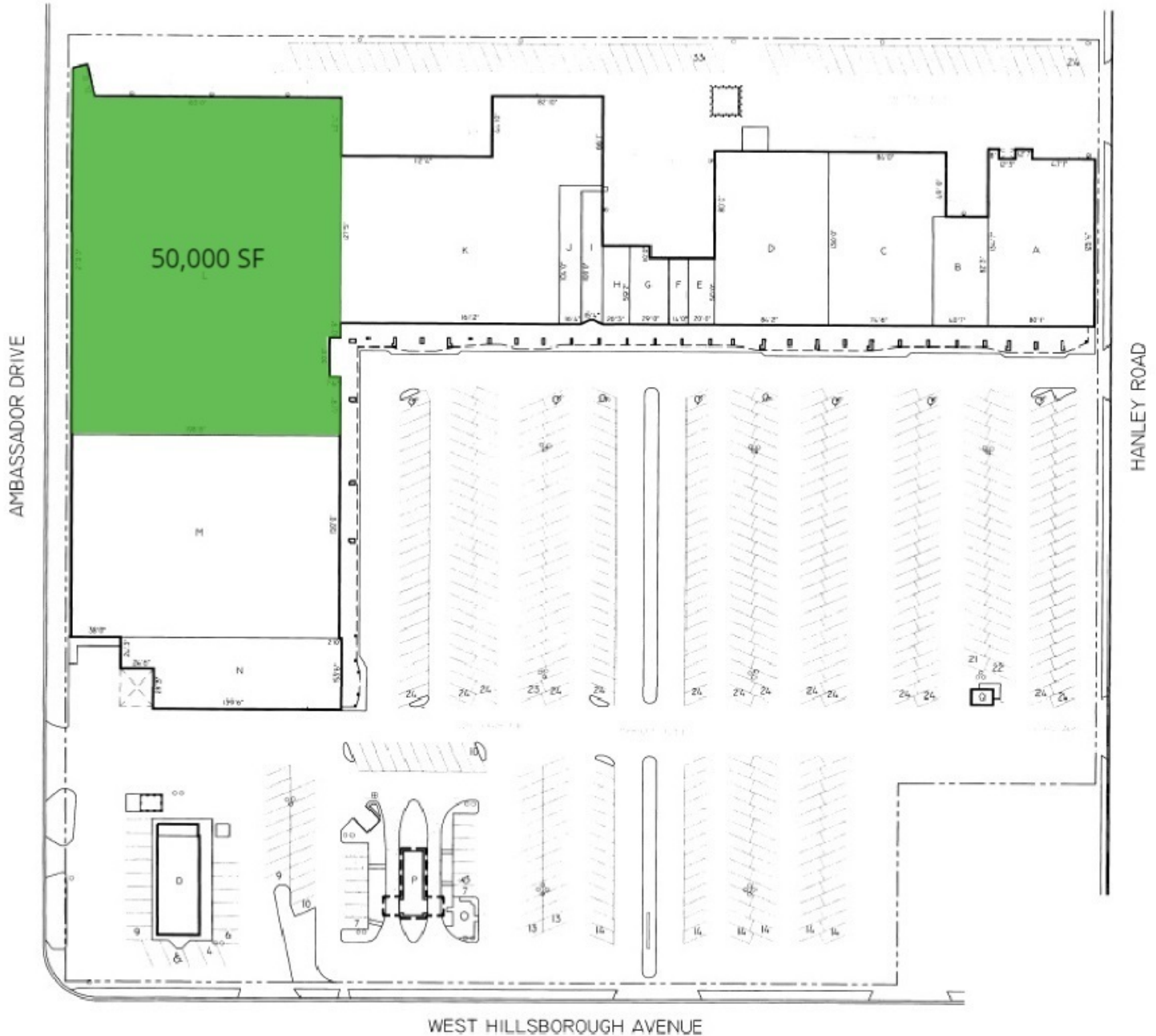




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Site Plan - 50,000 SF

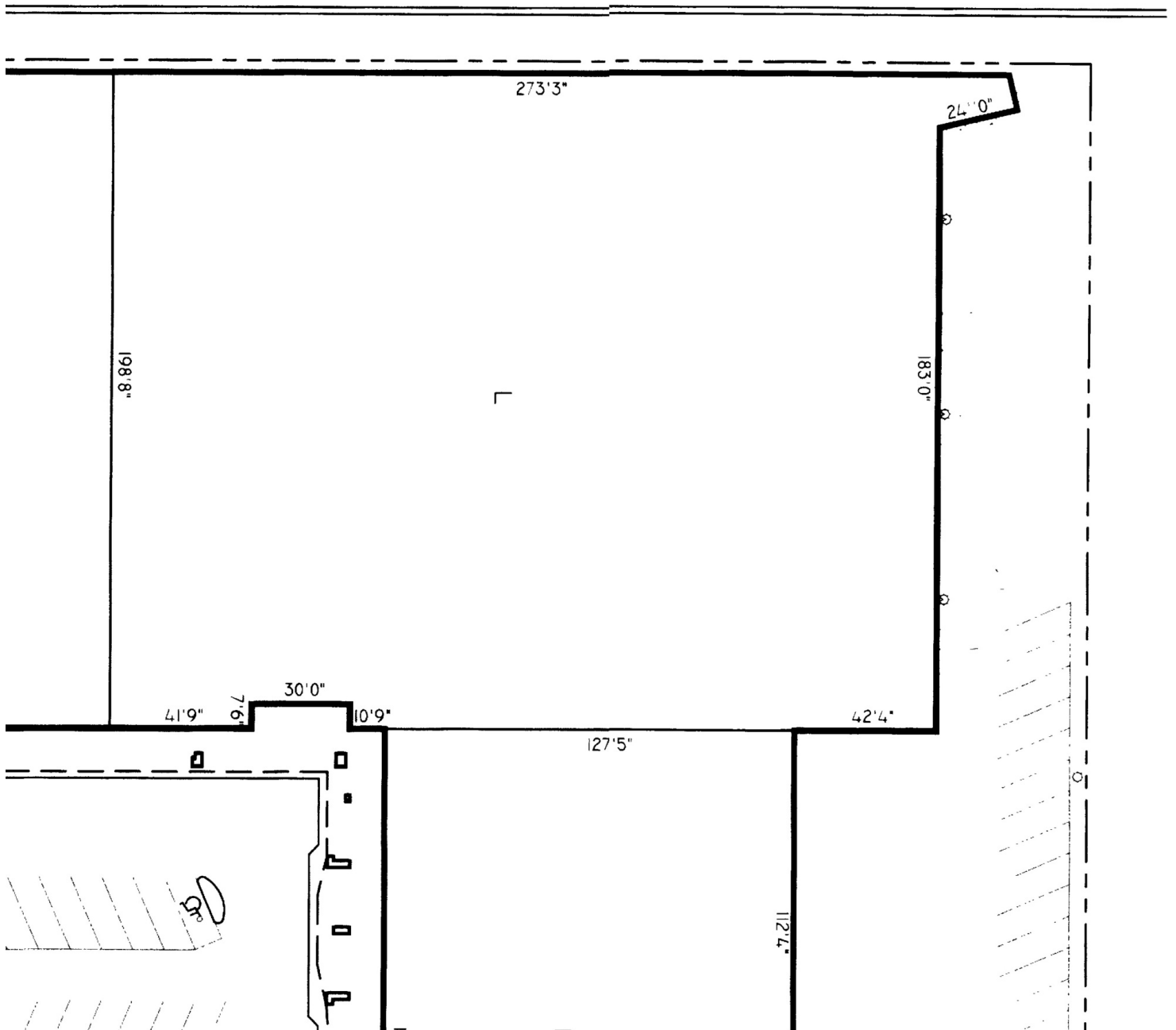




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Alternative Venue Plan



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Location Maps



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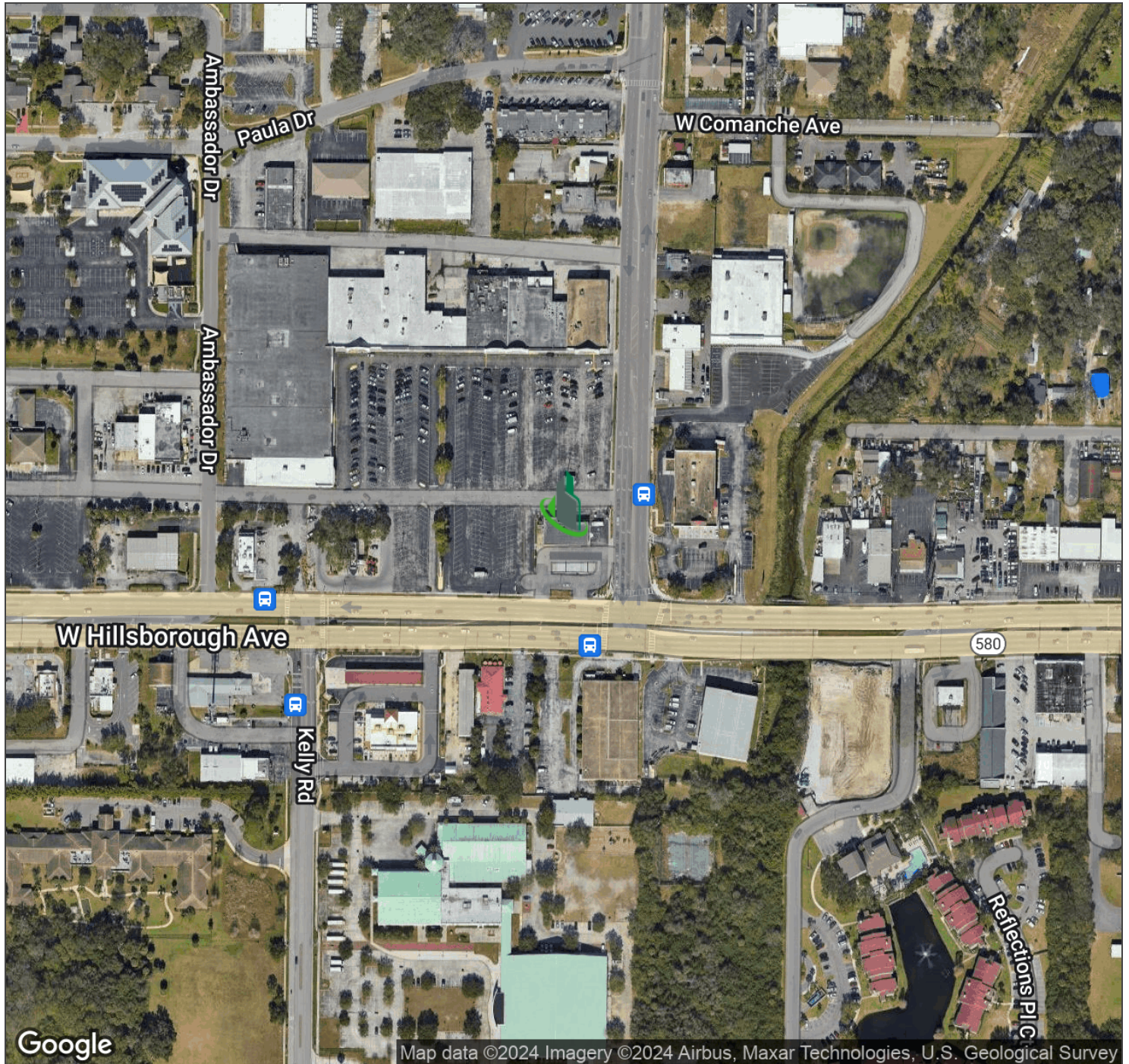




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Aerial Map



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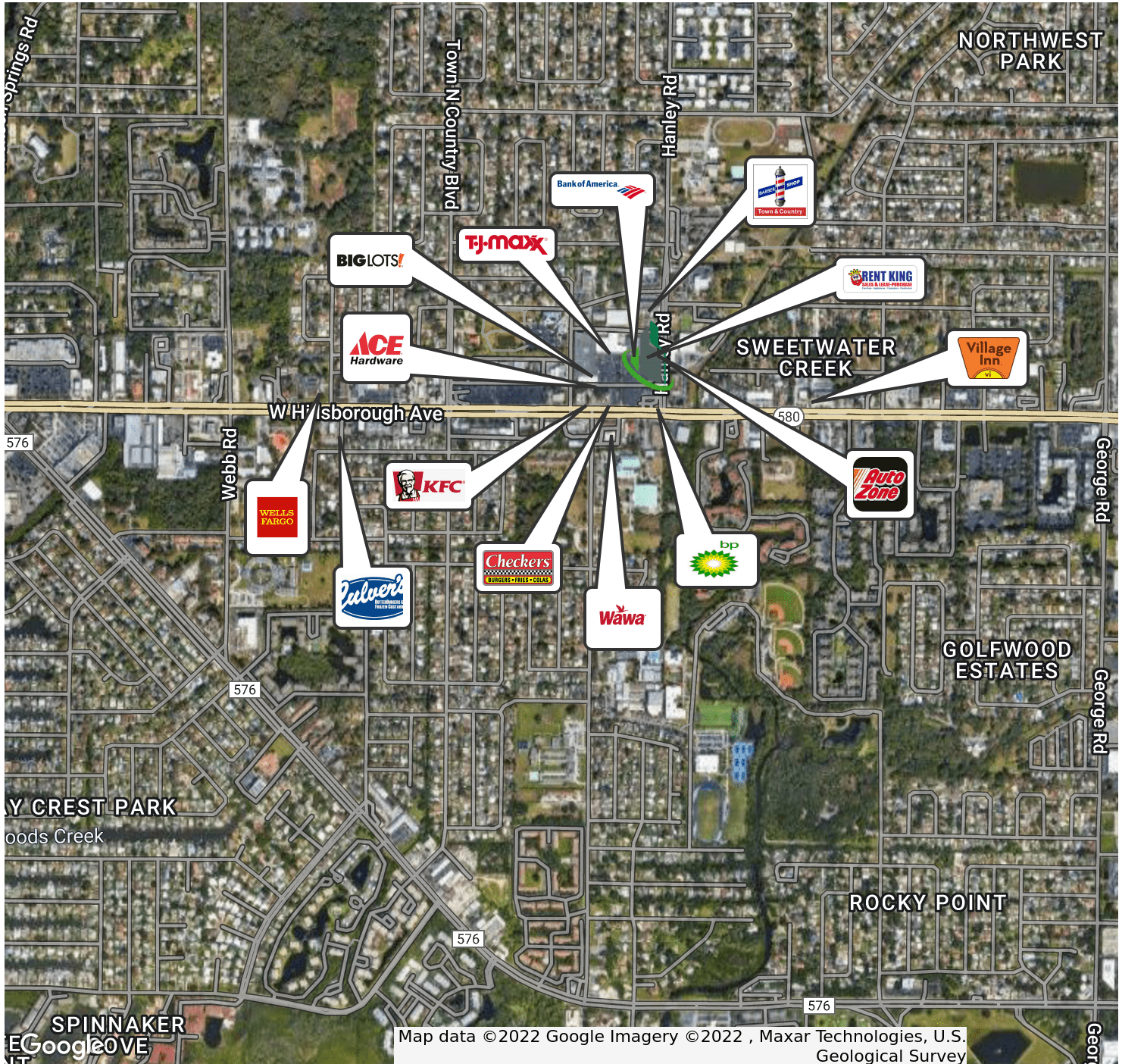




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Retailer Map



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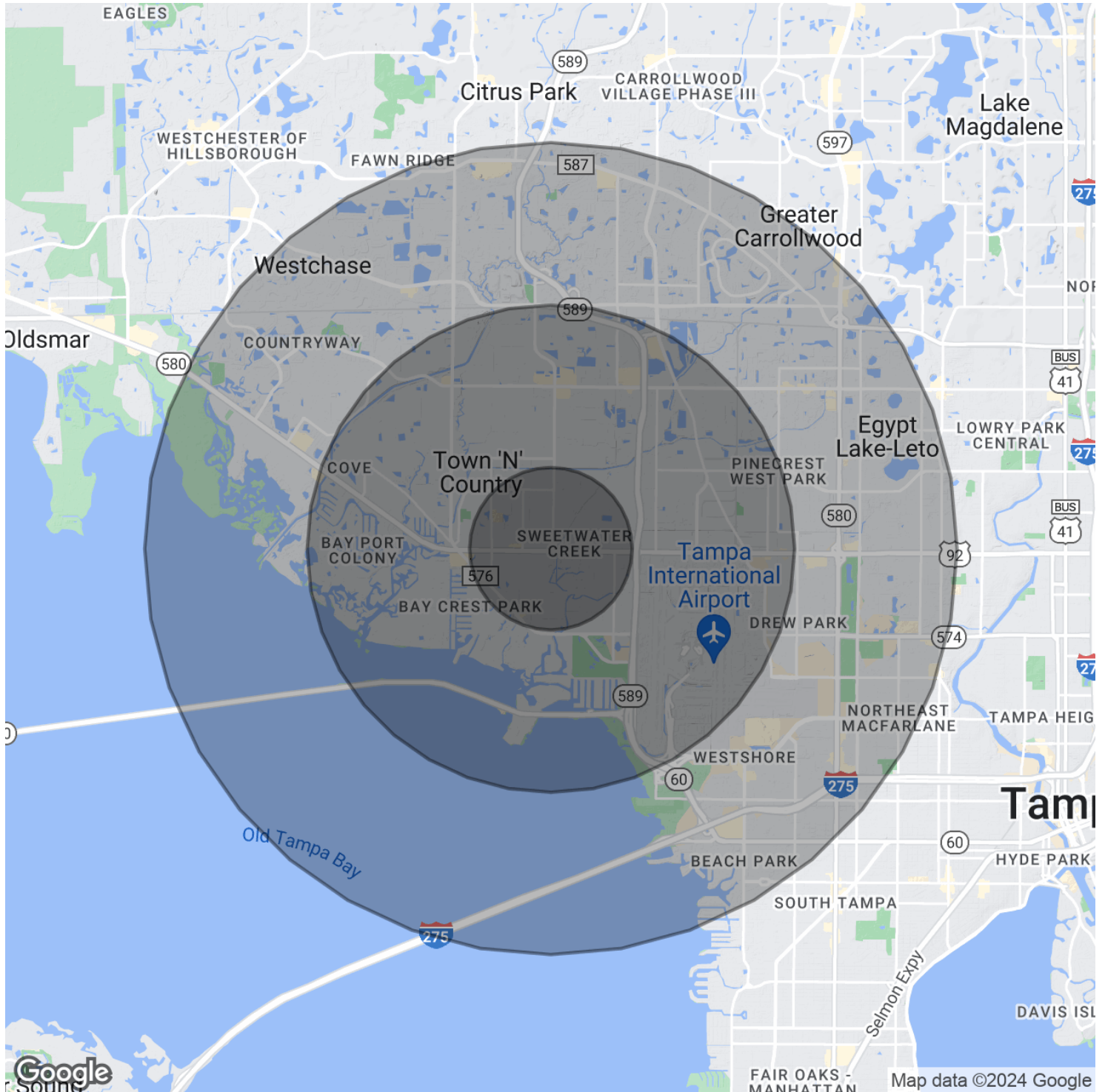
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,594	73,892	175,215
Average age	33.3	35.3	35.5
Average age (Male)	31.6	34.7	34.1
Average age (Female)	34.9	36.0	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,937	29,512	69,348
# of persons per HH	2.6	2.5	2.5
Average HH income	\$52,244	\$57,064	\$60,569
Average house value	\$198,167	\$209,042	\$212,569

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	46.2%	42.9%	42.2%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	9,588	57,319	136,524
% White	76.1%	77.6%	77.9%
Total Population - Black	1,669	8,111	19,261
% Black	13.3%	11.0%	11.0%
Total Population - Asian	338	2,136	6,436
% Asian	2.7%	2.9%	3.7%
Total Population - Hawaiian	0	0	44
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	51	619	1,206
% American Indian	0.4%	0.8%	0.7%
Total Population - Other	609	3,976	7,583
% Other	4.8%	5.4%	4.3%

TRAFFIC COUNTS

W. Hillsborough Avenue & Hanley Road 60,000/day

** Demographic data derived from 2020 ACS - US Census*

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