

PRIME COMMERCIAL SPACE FOR LEASE +/- 11,300 SF (FORMER FAMILY DOLLAR)

11616 N NEBRASKA AVE, TAMPA, FL 33612



FOR INFORMATION CONTACT

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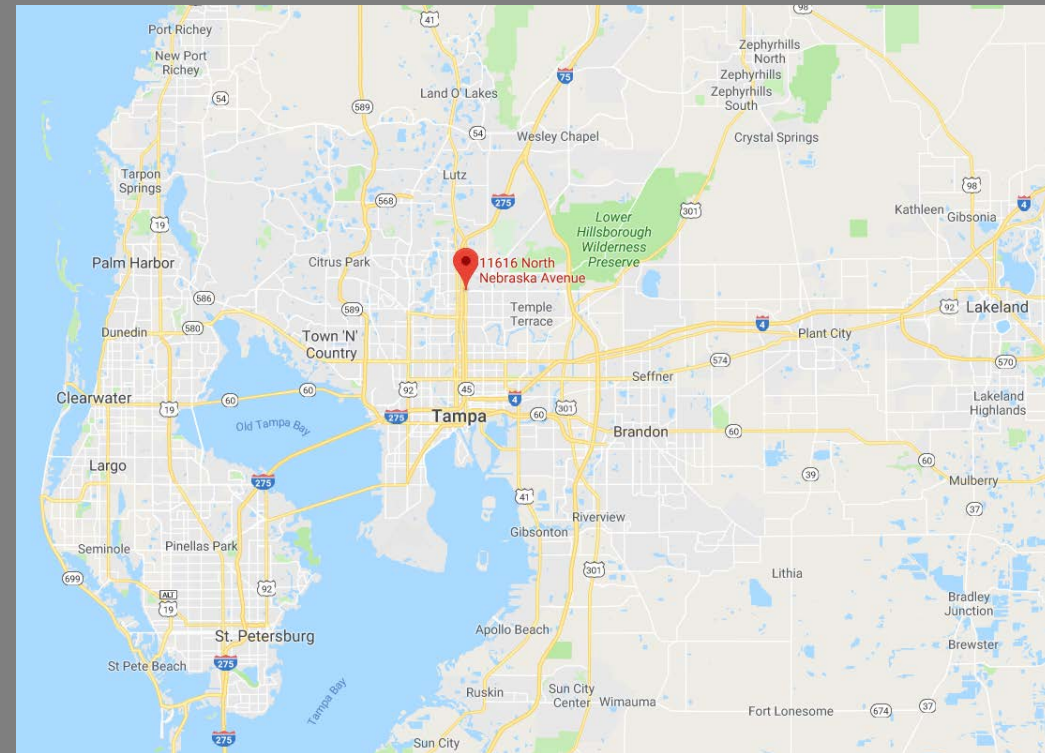
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- Close to I-275, University Mall Redevelopment, USF, Tampa Innovation District
- Building Size: +/- 11,300 SF
- High Visibility and Traffic Counts 52,000 and 22,500 AADT
- Property Type: Zoned CI- Commercial Intensive in Hillsborough County
- 2015 Population within 5 miles: 356,644
- Retailers in the immediate vicinity include:

- McDonald's, Waffle House, Advance Auto Parts, Metro PCS, Burger King, O'Reilly Auto Parts, Hertz Rental Car, BMW, Audi Tampa, Land Rover, Ferman Acura, Reeves VW

Demographics	1 Mile	3 Miles	5 Miles
2015 Estimated Population	21,558	166,167	356,644
2015 Estimated Households	8,304	66,306	143,013
2015 Estimated Avg. HH Income	\$34,221	\$46,672	\$53,584
Median Age	38	42	43



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