

Retail Space for Lease

Shoppes at Armenia
Major Upscale Renovations
Excellent Tenant Mix
Strategic Location



**2513 West Hillsborough Avenue
Tampa, FL 33614**



**EUROPEAN EQUITIES
CORPORATION**

Property Facts & Highlights

Shoppes at Armenia

Major Upscale Renovations

Excellent Tenant Mix

Strategic Location

1,128 SF & 1,800 SF Available

(NNN) Terms: Negotiable

Excellent Tenant Mix

Great Traffic Count

Excellent Visibility

Anchored by Subway

Updated Pylon Sign

Upscale Renovations in Progress

Ample Parking

Bus Line

Contact: David McComas

727-410-2800



**2513 West Hillsborough Avenue
Tampa, FL 33614**



Prime Retail Space Available for Lease | Units 103 & 107 | (NNN) Terms: Negotiable

Now offering two retail spaces for lease at a recently upgraded shopping center located at the bustling intersection of W Hillsborough Ave and N Armenia Ave, one of Tampa's most heavily traveled corridors. This strategic corner enjoys exceptional visibility and accessibility, with exposure to over 50,000+ vehicles per day on Hillsborough Ave – a major east-west thoroughfare that connects to Dale Mabry Hwy, I-275, and Veterans Expressway (SR 589) within minutes.

Recent Upgrades: Enhanced façade, improved signage, refreshed parking lot — with more upgrades in progress

This vibrant retail center sits at the heart of a densely populated trade area, surrounded by national retailers, local businesses, schools, and residential neighborhoods. It's just minutes from popular destinations like Westshore Plaza, International Plaza & Bay Street, Raymond James Stadium, and Tampa International Airport. The area is also close to St. Joseph's Hospital and the West Tampa historic district, attracting consistent foot traffic from both locals and commuters.

Demographics (5-mile radius):

Population: Over 350,000 residents

Average Household Income: \$65,000+

Diverse, urban, and growing community

Whether you're a retailer, service provider, or looking for a second-generation space to customize, this center provides an excellent opportunity to join a high-performing, diverse tenant mix in a location that continues to grow in visibility and value.



Building & Available Space Details

Type	3 Star Retail Storefront Retail/Office (Strip Center)	Available	1,128 SF Retail	Available	1,800 SF Retail
Center	The Shoppes at Armenia	Suite	107	Suite	103
Year Built	2005	Floor	Partial 1st	Floor	Partial 1st
Location	Suburban	Floor		Floor	
GLA	17,626 SF	Contig	1,128 SF	Contig	1,800 SF
Stories	2	Bldg Contig	1,128 SF	Bldg Contig	1,800 SF
Typical Floor	8,813 SF	Occupancy	Feb-26	Occupancy	Vacant
Class	B	Lease		Lease	
Docks	None	Status	Available	Status	Available
Construction	Masonry	Position	In-Line	Position	In-Line
Tenancy	Multi	Rent	Withheld	Rent	Withheld
Owner Occ.	No	CoStar Est	(NNN) Terms: Negotiable	CoStar Est	(NNN) Terms: Negotiable
Est. Rent	(NNN) Terms: Negotiable	Type	Direct	Type	Direct
Frontage	160' on N Armenia Ave 170' on W Hillsborough Ave	Term	Negotiable	Term	Negotiable
Taxes	\$3.41/SF (2024)	Time on Market	15 Days	Time on Market	15 Days
Walk Score®	Very Walkable (78)	Build-Out	Full Build-Out	Build-Out	Full Build-Out
Transit Score®	Some Transit (36)	Build Out As	Professional Services	Build Out As	Standard Retail
Parking Ratio	3.89/1,000 SF	Condition	Excellent	Condition	Excellent
Pkg Spaces	Surface - 60				

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



Prime Turn-key Retail Space Available for Lease | Suite 103 | (NNN) Terms: Negotiable

Now leasing: a beautiful, 1,800 SF former nail salon space available in a recently upgraded, high-visibility shopping center at the corner of W Hillsborough Ave and N Armenia Ave — one of Tampa's busiest intersections. This turnkey salon, formerly Tampa Nails since 2016, is fully built out and ready for immediate occupancy, offering a unique opportunity for a nail or beauty business to step into an established location with a loyal customer base.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Prime Retail Space Available for Lease | Suite 107 | (NNN) Terms: Negotiable

Upcoming Availability – 1,128 SF Retail Space (Former Pharmacy) at 2513 W Hillsborough Ave, Tampa, FL - Available February 2026

Be the next to join a thriving shopping center at the high-traffic intersection of W Hillsborough Ave and N Armenia Ave, with this 1,128 SF retail space currently occupied by a long-standing pharmacy tenant since 2016. The space features a mostly open floor plan with an existing front service counter enclosed with protective glass, which can be easily removed or reconfigured to meet the needs of the new tenant.

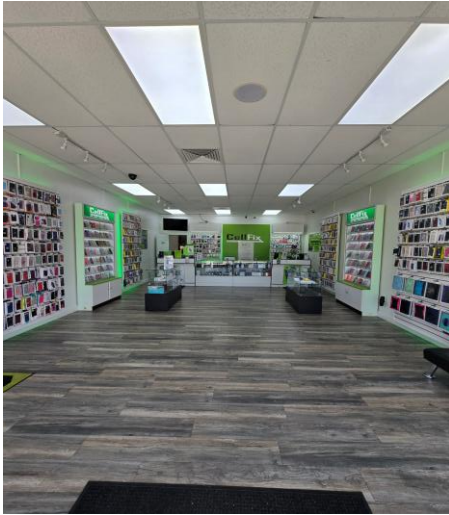
Flexible Layout – open room with a front counter (can be modified)
Ideal for: Retail, medical, health & wellness, service business, or boutique office

Recent and Ongoing Property Upgrades – refreshed façade, signage, paint, and parking improvements

High Visibility & Easy Access from Hillsborough Ave with strong traffic counts

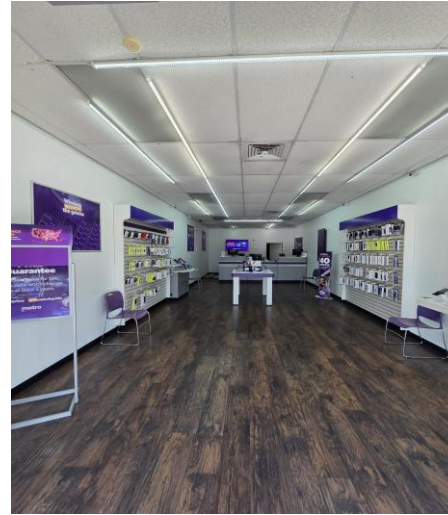


Current Tenants: Cell Fix | Metro by T-Mobile | Dummy Crabby | Subway



Your Local Phone Specialist Servicing

Here at Cell Fix Stores, we are devoted to helping you with your cellular needs. From selling Devices, repairing your phone to unlocking phones, we do it all!



In-store Services at Metro by T-Mobile

Shop this Metro by T-Mobile store to find your next device or prepaid phone plan. We have the largest selection of free 5g phones in wireless, along with great deals on iPhones and Samsung devices!



Welcome to DUMMY CRABBY!

Known for its fresh and delicious offerings, Dummy Crabby features seafood boils, crab legs, shrimp, and other seafood favorites, all customizable with different seasonings and spice levels. The restaurant provides a casual and fun atmosphere, making it a go-to spot for seafood lovers looking to enjoy a hearty and satisfying meal!



Your Local Tampa Subway® Restaurant

Brings new bold flavors along with old favorites to satisfied guests every day. We deliver these mouth-watering flavors with our famous Footlongs, 6" sandwiches, wraps and salads!

Demographics: Population Profiles & Traffic

Population	2 Miles	5 Miles	10 Miles	Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property		
2020 Population	58,478	315,282	773,936							
2024 Population	59,152	332,737	805,475	N Armenia Ave	W Mohawk Ave N	21,002	2025	0.05 mi		
2029 Population Projection	64,321	364,056	879,518	W Hillsborough Ave	Hillsboro Plz W	65,782	2025	0.09 mi		
Annual Growth 2020-2024	0.30%	1.40%	1.00%	N Habana Ave	W Comanche Ave N	9,442	2025	0.21 mi		
Annual Growth 2024-2029	1.70%	1.90%	1.80%	North Armenia Ave	W Henry Ave S	23,391	2025	0.22 mi		
Median Age	40.9	37.9	37.7	W Hillsborough Ave	N Albany Ave E	56,019	2025	0.27 mi		
Bachelor's Degree or Higher	26%	30%	34%	N Armenia Ave	W South Ave S	21,268	2025	0.34 mi		
U.S. Armed Forces	168	754	3,304	North Habana Ave	W Violet St S	8,250	2025	0.45 mi		
Households	2 Miles	5 Miles	10 Miles							
2020 Households	23,927	129,348	314,291	N Armenia Ave	W Jean St N	19,997	2025	0.50 mi		
2024 Households	24,233	136,998	327,588	N Habana Ave	W Osborne Ave S	19,365	2025	0.57 mi		
2029 Household Projection	26,413	150,437	358,786	N Armenia Ave	W Osborne Ave N	20,936	2025	0.59 mi		
Annual Growth 2020-2024	0.40%	1.30%	1.00%							
Annual Growth 2024-2029	1.80%	2.00%	1.90%							
Owner Occupied Households	14,058	69,905	174,176							
Renter Occupied Households	12,355	80,532	184,610							
Avg Household Size	2.4	2.3	2.3	Consumer Spending Details	2 Miles Total Spending	Avgerage Household	Per Capita	5 Miles Total Spending	Avgerage Household	Per Capita
Avg Household Vehicles	2	2	2	Apparel	\$34,845,325	\$1,438	\$589	\$205,629,044	\$1,501	\$618
Total Specified Consumer Spending (\$)	\$633.1M	\$3.7B	\$9.2B	Entertainment, Hobbies & Pets	\$89,666,163	\$3,700	\$1,516	\$536,714,400	\$3,918	\$1,613
Households	2 Miles	5 Miles	10 Miles							
Avg Household Income	\$72,232	\$80,179	\$86,090	Food & Alcohol	\$180,782,858	\$7,460	\$3,056	\$1,029,499,916	\$7,515	\$3,094
Median Household Income	\$53,876	\$55,493	\$59,929	Household	\$103,370,533	\$4,266	\$1,748	\$600,822,757	\$4,386	\$1,806
< \$25,000	5,288	33,880	70,137	Transportation & Maintenance	\$159,868,232	\$6,597	\$2,703	\$892,268,334	\$6,513	\$2,682
\$25,000 - 50,000	5,899	28,456	68,599	Health Care	\$31,354,058	\$1,294	\$530	\$170,994,130	\$1,248	\$514
\$50,000 - 75,000	4,535	23,520	57,013	Education & Daycare	\$33,183,079	\$1,369	\$561	\$218,656,389	\$1,596	\$657
\$75,000 - 100,000	3,027	14,929	38,731	Total Specified Consumer Spending (\$)	\$633,070,248	\$26,124	\$10,702	\$3,654,584,970	\$26,676	\$10,983
\$100,000 - 125,000	2,311	11,579	27,921							
\$125,000 - 150,000	1,082	6,248	16,249							
\$150,000 - 200,000	1,047	8,431	20,278							
\$200,000+	1,045	9,957	28,658							

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

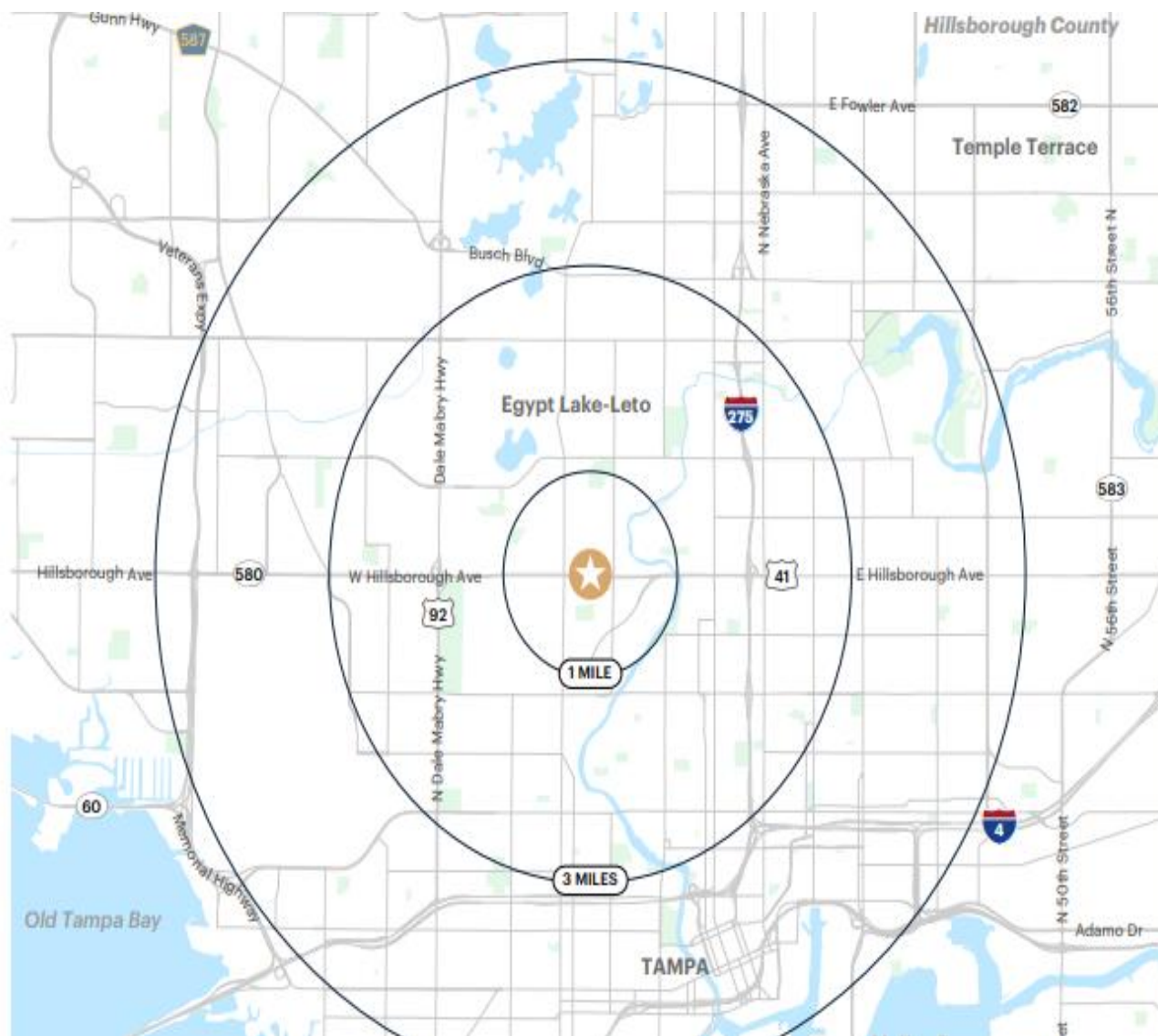


Location: Major Retail Corridor



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Location: Major Retail Corridor



3 mile	133,912
5 mile	325,204



POPULATION DENSITY (POPULATION PER SQ. MILE)

1 mile	4,595
3 mile	4,737
5 mile	4,141



PER CAPITA INCOME

1 mile	\$33,894
3 mile	\$32,345
5 mile	\$40,262



HOUSEHOLDS

1 mile	5,898
3 mile	54,786
5 mile	135,440



MEDIAN HOUSEHOLD INCOME

1 mile	\$60,478
3 mile	\$56,143
5 mile	\$61,635



AVERAGE HOME VALUE

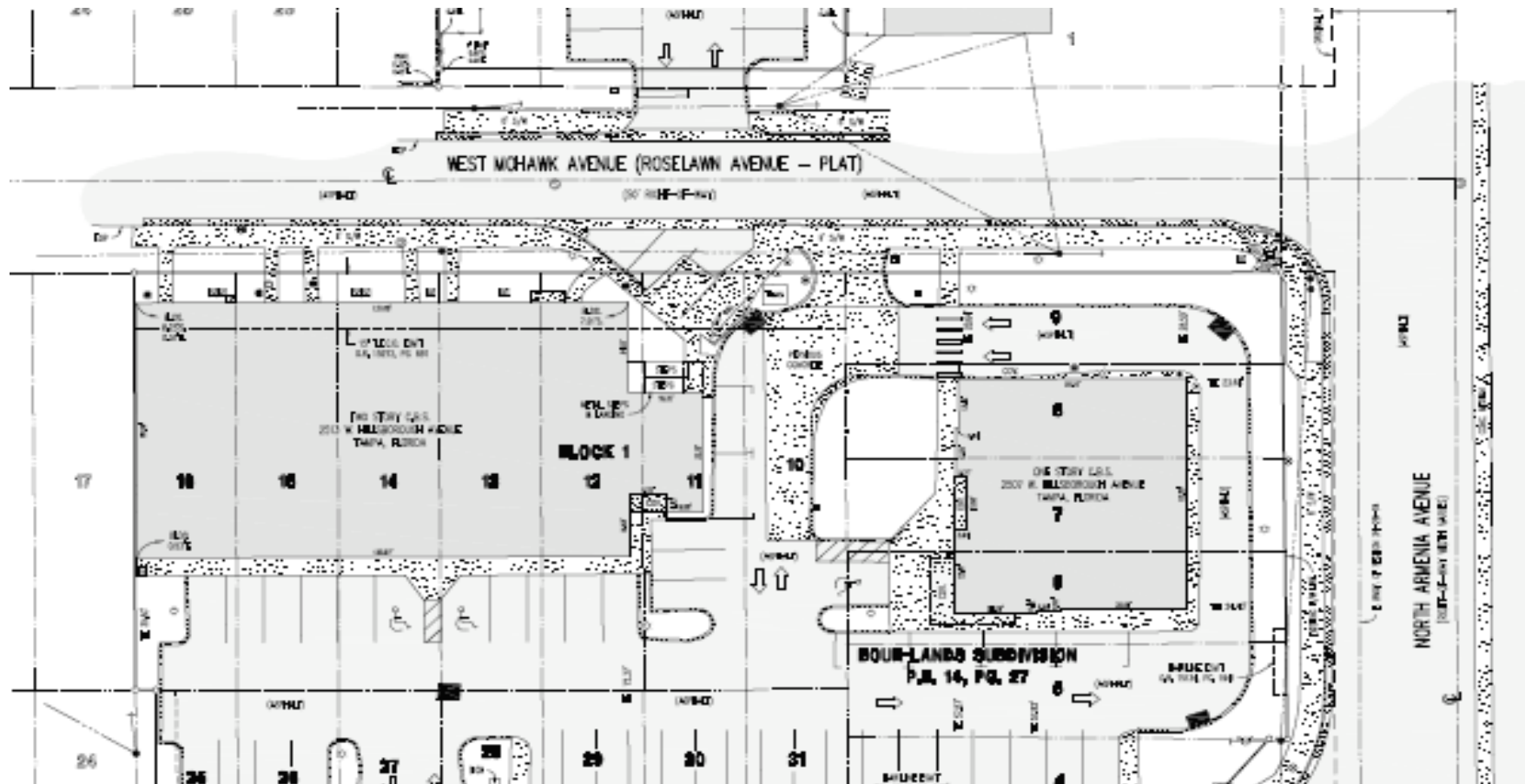
1 mile	\$503,149
3 mile	\$440,509
5 mile	\$481,744

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



EUROPEAN EQUITIES
CORPORATION

Site Plan



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

Confidentially and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from European Equities Corporation and should not be made available to any other person or entity without the written consent of European Equities Corporation Real Estate Investment Services of Florida, Inc. ("European Equities Corporation"). This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. European Equities Corporation has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, European Equities Corporation has not verified, and will not verify, any of the information contained herein, nor has European Equities Corporation conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

European Equities Corporation Real Estate Investment Services, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of EEC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of EEC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

European Equities Corporation is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of European Equities Corporation, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of European Equities Corporation, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR EUROPEAN EQUITIES CORPORATION AGENT FOR MORE DETAILS.

Net Lease Disclaimer

European Equities Corporation hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, European Equities Corporation has not and will not verify any of this information, nor has European Equities Corporation conducted any investigation regarding these matters. European Equities Corporation makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. European Equities Corporation expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.



Confidentially and Disclaimer

European Equities Corporation hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, European Equities Corporation has not and will not verify any of this information, nor has European Equities Corporation conducted any investigation regarding these matters. European Equities Corporation makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. European Equities Corporation expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.



Special COVID-19 Notice

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. European Equities Corporation has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. European Equities Corporation's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. European Equities Corporation and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

About Us

David McComas, CEO
18167 US Hwy 19 N, Ste. 450
Clearwater, FL 33764
C: 727.410.2800
P: 727.723.3771
F: 727.723.7150
W: europeanequities.com

Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

