



# Tampa Festival Centre

**TOTAL VISITORS**  
**105.4K**  
**(12 MONTHS)**

Experience the vibrant community of Tampa Festival Centre, anchored by the thriving Key Food Supermarket. Our diverse range of tenants, including Citi Trends, Rainbow, Family Dollar, Rent-A-Center, Hibbett Sports, T-Mobile, and Little Caesars, create a dynamic shopping experience for all. Conveniently located on a spacious 14.6-acre site on Hillsborough Avenue, just east of I-275 and north of the Central Business District, our center is nestled in one of Tampa's most bustling neighborhoods. With easy access, ample parking, and exceptional visibility, we ensure a seamless and enjoyable visit for our valued customers.

## OVERVIEW

**2525 E. Hillsborough Avenue**  
**Tampa, FL 33610**

**For Lease**  
**Type:** Retail  
**Total SF:** 141,580

## RETAILERS INCLUDE



## LEASING ASSOCIATE



**Raymond Hicks**  
*Sr. Leasing Manager*  
(757) 434-1168  
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## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	116,665	304,058	826,025
HOUSEHOLDS	43,956	115,635	316,557
AVG. HH INCOME (\$)	\$50,750	\$59,345	\$75,377
MEDIAN AGE	34	34	36

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SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
101	H&R Block	1,536	149	Hibbett Sports	4,782
101A	Little Caesars	1,264	157	Top China	1,600
105	Laundromat	4,100	161	Golden Krust	1,600
111	Swann Chiropractic	1,171	165	Rainbow	11,000
113	T-Mobile	1,804	173A	Key Food Supermarket	35,600
121	Rainbow Women's	5,800	173B	J-LO Beauty Supply	10,000
<b>129</b>	<b>Rent-A-Center</b>	<b>4,800</b>	177	Family Dollar	15,000
133	Shoe Time	3,900	181	Citi Trends	15,159
137	Experience the One	1,200	189	The Juice Bar	6,814
141	ATL Deli	1,600	201	Alpha Medical	1,900
143	City Nails	1,200	209	Dialysis Center	9,750

**SUITE 129 COMING AVAILABLE JUNE 1, 2026**

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**AADT: 47,655 (E. Hillsborough Ave.)**

**Avg. Hourly Traffic: 1,986 (E. Hillsborough Ave.)**

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