

ARMENIA PLAZA

4411 N Armenia Ave | Tampa, FL

FOR LEASE



**DON FREDDY
ENVIOS CORP.**
786-542-5650



**MAMBOS
CAFE**
*Authentic
Spanish Cuisine*
813-873-1995



TORRECILLA
**JOYERIA
& PAWN #2**
813-876-1505

gomerritt.com



THE SPACE

Location	4411 N Armenia Ave Tampa, FL 33603
County	Hillsborough
APN	105910-0000
Cross Street	Martin Luther King Jr., Blvd
Size	1,700 SF
Space	Restaurant Space
Lease Rate	\$25.00 PSF (Yearly)
Lease Type	NNN

Notes CAM \$5.00 psf



HIGHLIGHTS

- Second-generation restaurant space
- Full commercial hood system with fire suppression
- Walk-in cooler and freezer units installed
- 3-compartment sink
- Gast lines and floor drains already in place
- Tankless water heater system
- Strong Visibility and access



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	14,483	139,399	306,326

AVERAGE HOUSEHOLD INCOME

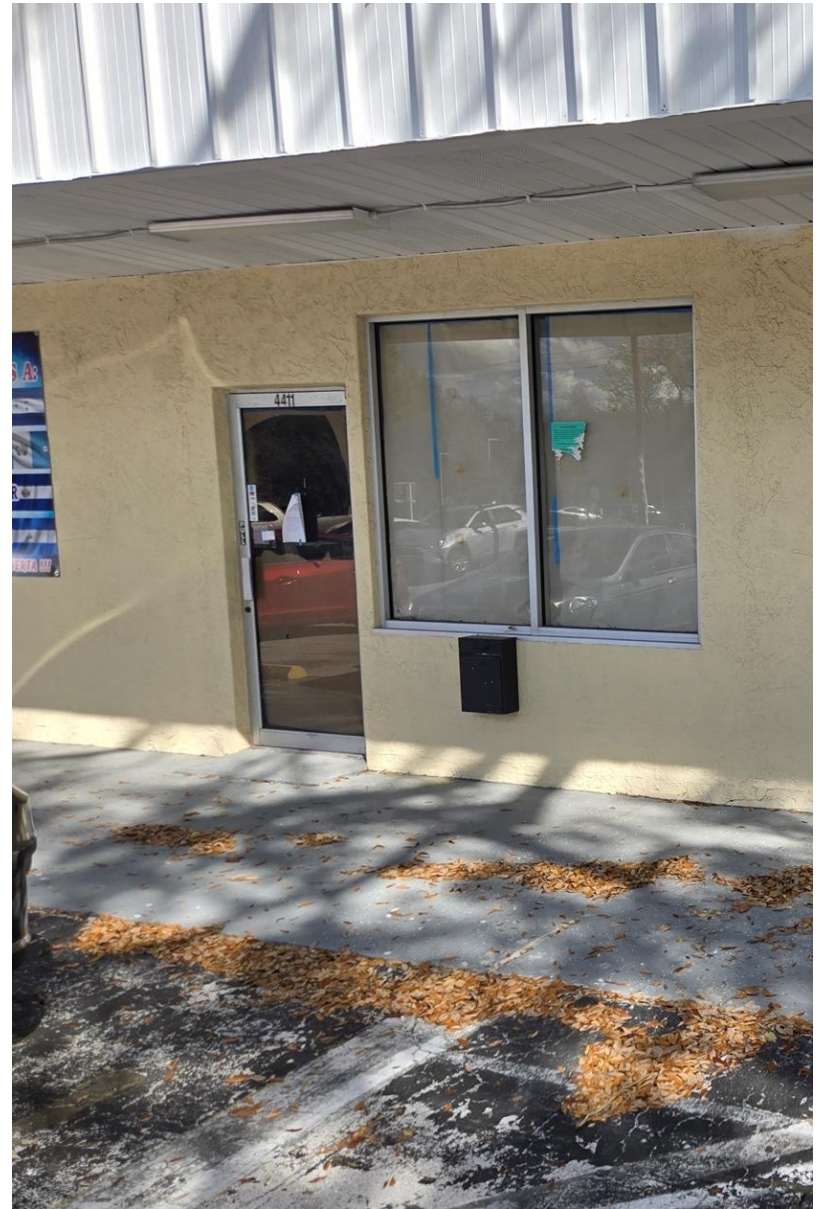
	1.00 MILE	3.00 MILE	5.00 MILE
	\$100,065	\$96,639	\$114,615

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	6,425	59,651	129,339

PROPERTY FEATURES

TOTAL TENANTS	6
BUILDING SF	8,515
GLA (SF)	6,025
LAND SF	16,530
YEAR BUILT	1954
ZONING TYPE	CG
BUILDING CLASS	C
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	25

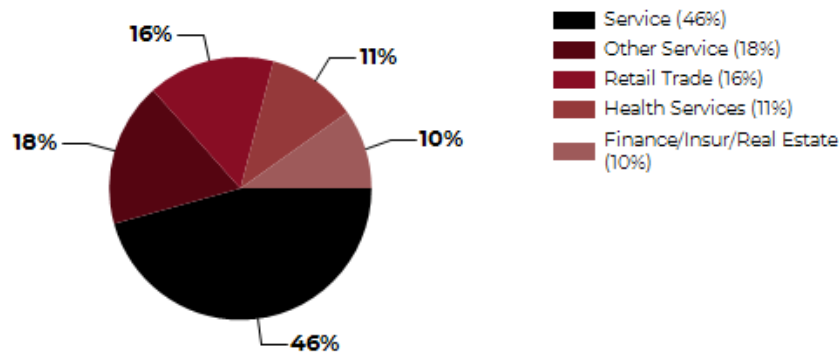


Great Location

- Located along Armenia Avenue, the property benefits from strong north-south connectivity and proximity to major Tampa corridors including Hillsborough Avenue and I-275. The surrounding area includes dense residential neighborhoods and established commercial uses, supporting consistent daytime and evening traffic.

The location is well positioned to serve both neighborhood demand and destination traffic, with continued growth and redevelopment in the immediate trade area.

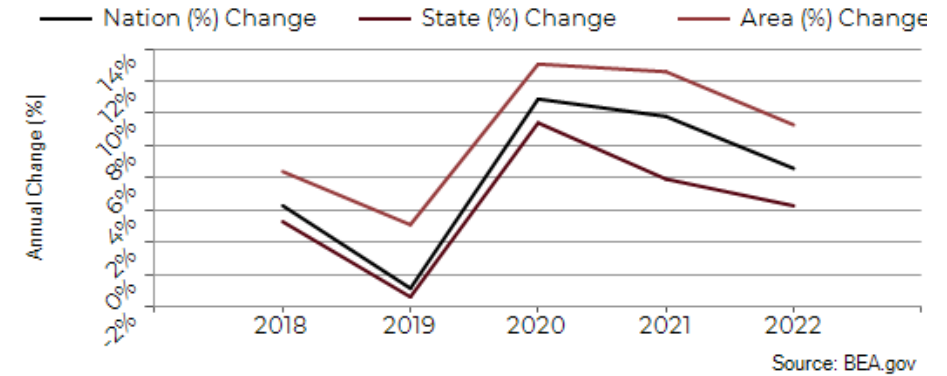
Major Industries by Employee Count

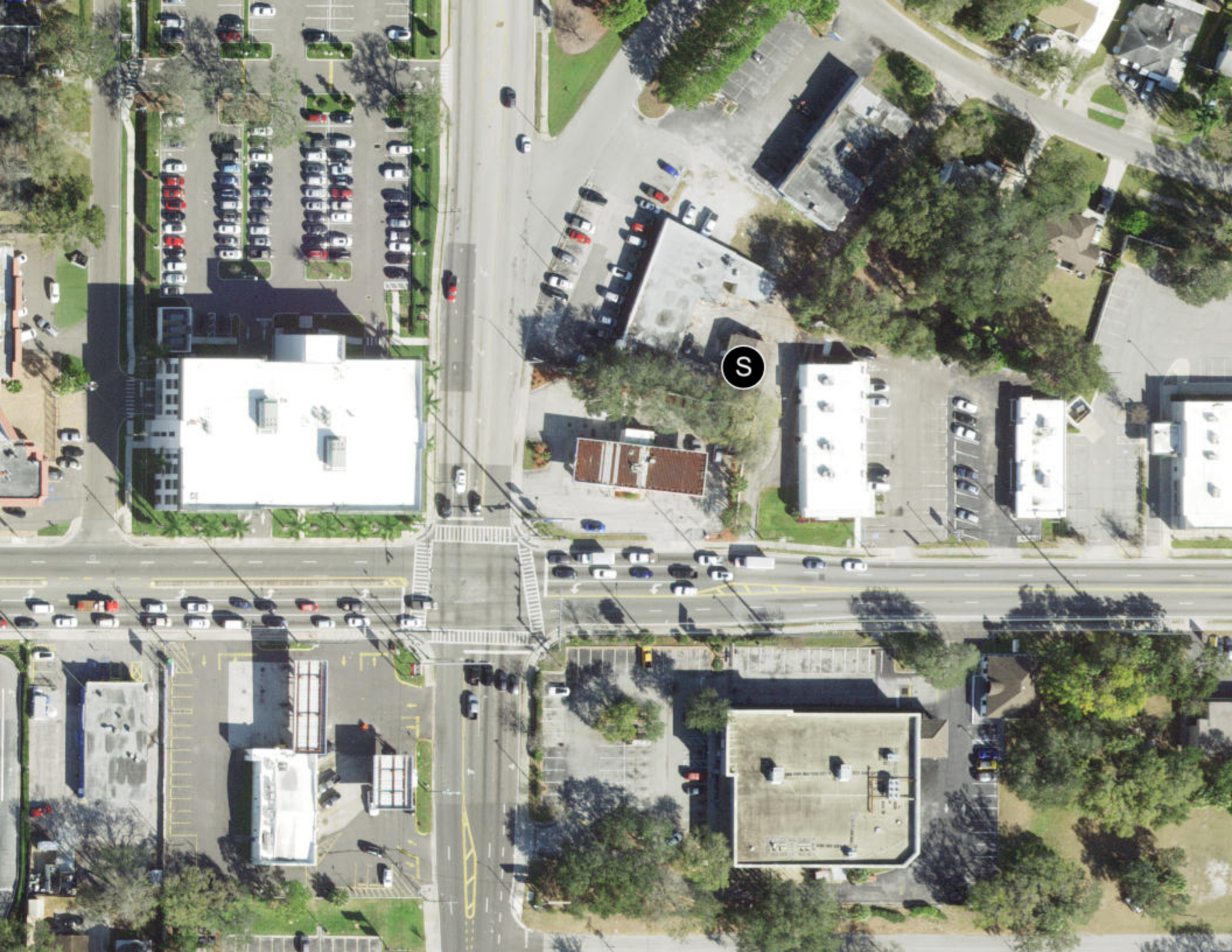


Largest Employers

BayCare Health System	19,600
Publix Super Market	13,800
HCA West Florida	13,150
Frontier Communications	9,950
Tampa General Hospital	6,600
Wal-Mart	5,800
Florida Hospital	5,100
JPMorgan Chase & Co.	5,000

Hillsborough County GDP Trend



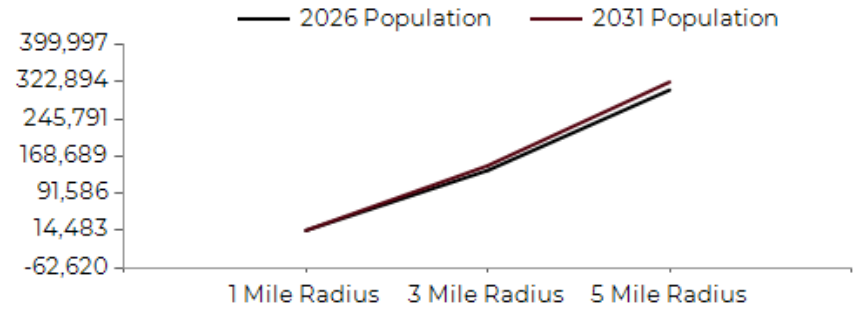




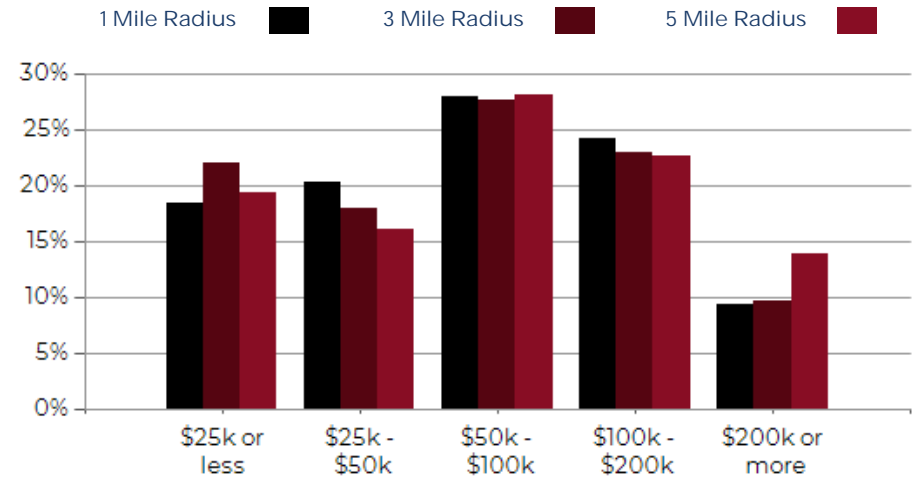


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,222	119,389	255,486
2010 Population	14,258	121,159	264,270
2026 Population	14,483	139,399	306,326
2031 Population	14,801	149,168	322,894
2026 African American	1,409	26,184	65,017
2026 American Indian	65	754	1,438
2026 Asian	356	4,300	10,365
2026 Hispanic	8,651	60,180	112,000
2026 Other Race	1,863	14,819	29,399
2026 White	6,326	60,144	136,962
2026 Multiracial	4,439	33,119	62,982
2026-2031: Population: Growth Rate	2.20%	6.80%	5.30%

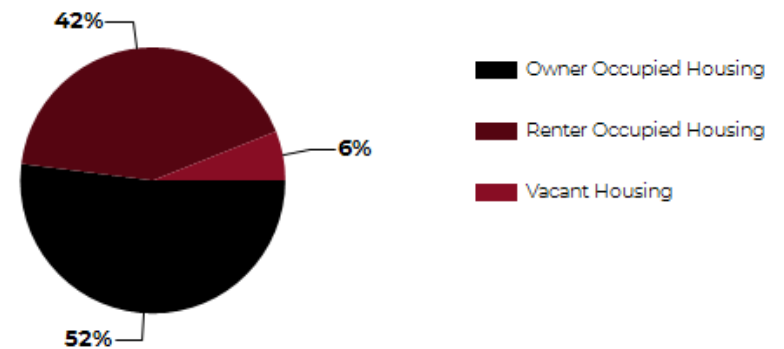
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	783	8,339	15,695
\$15,000-\$24,999	402	4,737	9,360
\$25,000-\$34,999	574	4,257	8,161
\$35,000-\$49,999	723	6,394	12,646
\$50,000-\$74,999	976	9,362	21,022
\$75,000-\$99,999	819	7,129	15,283
\$100,000-\$149,999	1,135	9,559	20,022
\$150,000-\$199,999	414	4,115	9,166
\$200,000 or greater	599	5,757	17,984
Median HH Income	\$67,949	\$65,505	\$71,937
Average HH Income	\$100,065	\$96,639	\$114,615



2026 Household Income



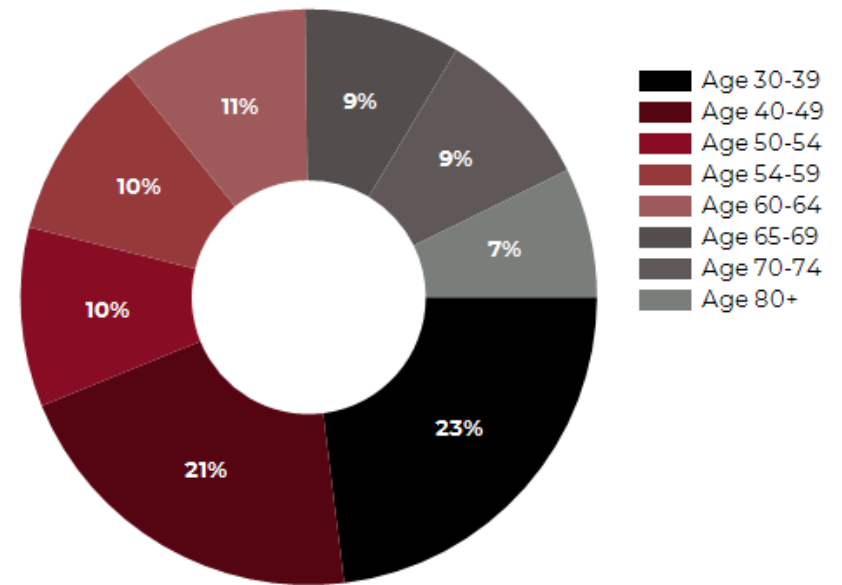
2026 Own vs. Rent - 1 Mile Radius



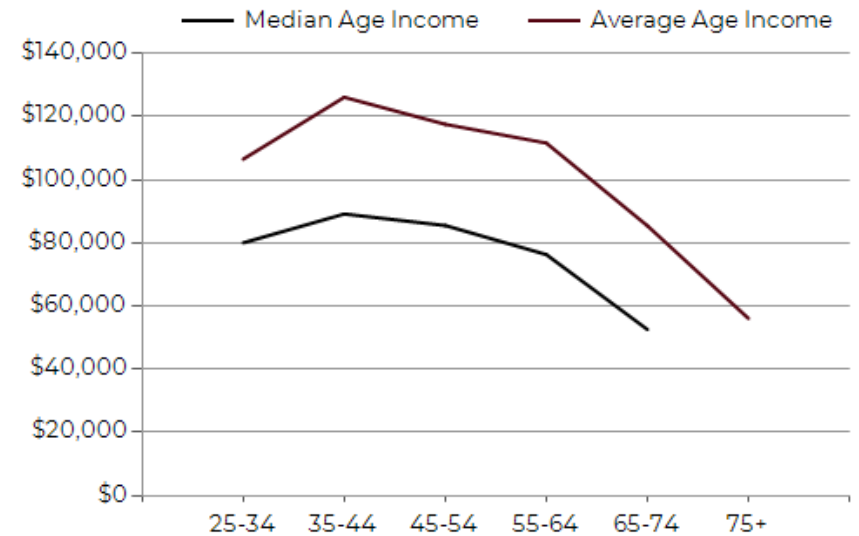
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,034	12,464	25,693
2026 Population Age 35-39	1,086	10,978	23,171
2026 Population Age 40-44	983	9,349	21,017
2026 Population Age 45-49	932	8,135	18,600
2026 Population Age 50-54	926	8,160	18,813
2026 Population Age 55-59	944	7,836	18,079
2026 Population Age 60-64	979	8,010	17,789
2026 Population Age 65-69	806	6,811	15,512
2026 Population Age 70-74	843	5,806	12,678
2026 Population Age 75-79	670	4,398	9,528
2026 Population Age 80-84	531	3,054	6,298
2026 Population Age 85+	561	2,859	5,587
2026 Population Age 18+	12,254	116,710	249,457
2026 Median Age	45	38	38
2031 Median Age	46	39	39

Population By Age

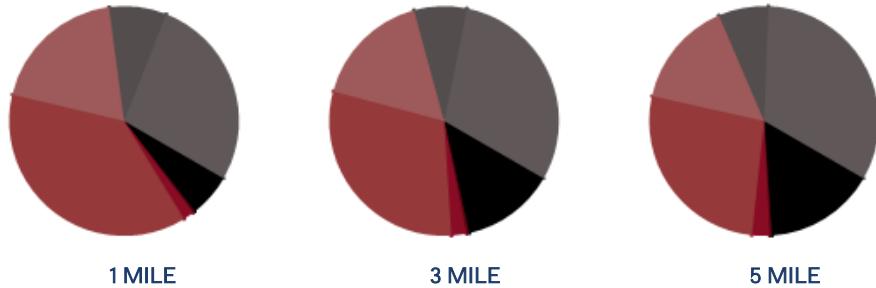


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,990	\$77,707	\$80,077
Average Household Income 25-34	\$106,487	\$104,124	\$110,965
Median Household Income 35-44	\$89,123	\$84,843	\$89,305
Average Household Income 35-44	\$126,094	\$121,366	\$136,402
Median Household Income 45-54	\$85,470	\$82,465	\$90,634
Average Household Income 45-54	\$117,533	\$115,163	\$141,226
Median Household Income 55-64	\$76,246	\$65,189	\$75,366
Average Household Income 55-64	\$111,590	\$100,085	\$127,150
Median Household Income 65-74	\$52,531	\$44,510	\$53,138
Average Household Income 65-74	\$85,381	\$73,938	\$94,338
Average Household Income 75+	\$56,040	\$55,356	\$71,063



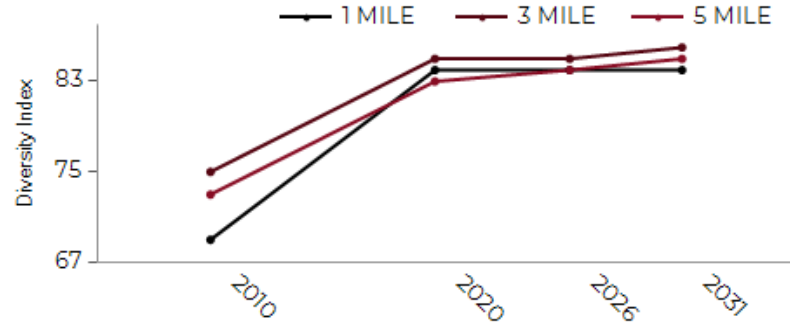
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	86	85
Diversity Index (current year)	84	85	84
Diversity Index (2020)	84	85	83
Diversity Index (2010)	69	75	73

POPULATION BY RACE



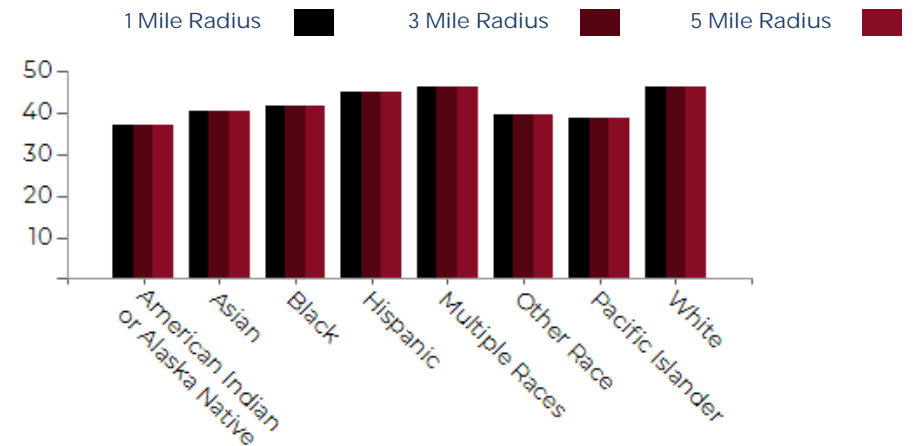
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	13%	16%
American Indian	0%	0%	0%
Asian	2%	2%	2%
Hispanic	37%	30%	27%
Multiracial	19%	17%	15%
Other Race	8%	7%	7%
White	27%	30%	33%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	38	38
Median Asian Age	40	35	36
Median Black Age	42	36	35
Median Hispanic Age	45	39	38
Median Multiple Races Age	46	41	38
Median Other Race Age	40	37	36
Median Pacific Islander Age	39	38	39
Median White Age	46	37	40

2026 MEDIAN AGE BY RACE



Kitchen & Infrastructure Overview

The property is equipped with a substantial portion of the core kitchen infrastructure required for restaurant operations:

- Type I commercial hood system designed for heavy-duty cooking
- Fire suppression (Ansul-type) system in place
- Gas distribution along cook line
- Stainless steel wall panels and ventilation system
- Walk-in cooler and freezer (existing units)
- 3-compartment sink with pre-rinse and drainage system
- Floor drains and commercial-grade flooring
- Dedicated prep, wash, and utility areas

Permitting & Plans

Previously approved plans through the City of Tampa (Permit #BLD-25-0517898) demonstrate that the space has already been engineered and reviewed for restaurant use.

- Approved for commercial kitchen layout and hood system
- Designed in compliance with Florida Building Code
- Plans available to assist new tenant with permitting process