

2211 - 2329 E Hillsborough Ave  
Tampa, FL 33610

**PROPERTY HIGHLIGHTS:**

- Popular East Tampa shopping center with national retailers including Ross Dress For Less, DTLR, and dd's Discounts
- Located at a busy, signalized intersection of E Hillsborough Ave and N 22nd St with a 59,700 combined AADT
- Within a 5-mile trade radius there is a population of over 327,000 with an average household income of more than \$99,000
- Trade area tenants include Publix Super Market, Walmart, Starbucks, McDonald's, Taco Bell, Burger King, Checkers, Family Dollar, Walgreens, Hibbett Sports, Wendy's, Dunkin', AutoZone, Baskin Robbins, Advance Auto Parts, Dollar General, KFC, and O'Reilly Auto Parts
- Shopping center total GLA: 111,999 SF (MOL)

| KEY DEMOS                    | 1 MILE      | 3 MILES  | 5 MILES  |
|------------------------------|-------------|----------|----------|
| <b>POPULATION</b>            |             |          |          |
| 2026 Estimated Population    | 16,690      | 124,501  | 327,776  |
| 2026 Estimated Households    | 6,247       | 51,078   | 136,627  |
| <b>INCOME</b>                |             |          |          |
| 2026 Estimated Avg HH Income | \$85,134    | \$95,363 | \$99,276 |
| <b>AGE</b>                   |             |          |          |
| Median Age                   | 36          | 36       | 35       |
| <b>DAYTIME DEMOS</b>         |             |          |          |
| Number of Businesses         | 783         | 7,959    | 27,302   |
| Number of Employees          | 5,143       | 58,993   | 214,178  |
| Total Daytime Population     | 10,092      | 96,719   | 315,256  |
| <b>TRAFFIC COUNTS</b>        |             |          |          |
| E Hillsborough Ave (E/W)     | 48,000 AADT |          |          |
| 22nd St N (N/S)              | 11,700 AADT |          |          |

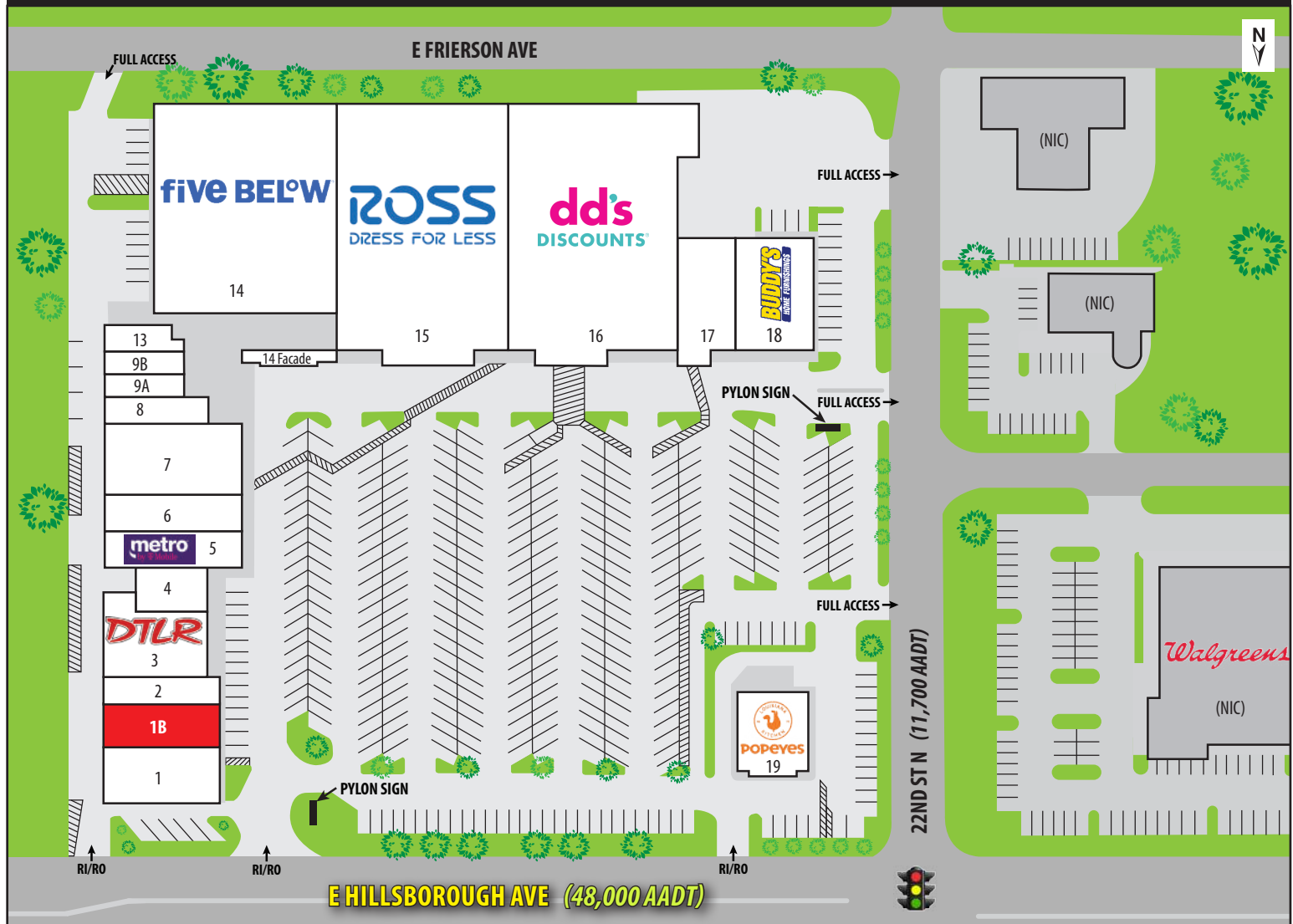


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**FOR LEASING INFORMATION:**  
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# EASTGATE SHOPPING CENTER

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Tampa, FL 33610



| UNIT      | TENANT                | SF           |
|-----------|-----------------------|--------------|
| 1         | Shoe Mountain         | 3,360        |
| <b>1B</b> | <b>Available</b>      | <b>2,880</b> |
| 2         | Jackson Hewitt        | 1,920        |
| 3         | DTLR                  | 3,871        |
| 4         | Real Cleaners         | 1,792        |
| 5         | Metro by T-Mobile     | 2,100        |
| 6         | City Nail Salon & Spa | 2,625        |
| 7         | Hi Style Fashion      | 6,600        |
| 8         | Hair Salon            | 1,600        |

| UNIT | TENANT                      | SF     |
|------|-----------------------------|--------|
| 9A   | Lashes                      | 856    |
| 9B   | African/Caribbean Market    | 856    |
| 13   | Ya Ya's Southern Restaurant | 900    |
| 14   | Five Below                  | 21,000 |
| 15   | Ross Dress For Less         | 20,000 |
| 16   | dd's Discounts              | 21,000 |
| 17   | Fat Boys Beauty Supply      | 3,639  |
| 18   | Buddys Home Furnishings     | 5,100  |
| 19   | Popeyes Louisiana Kitchen   | 3,677  |

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