

# Retail Space Available Adjacent to 7-Eleven c-store

## FOR LEASE \$22.00 psf, plus CAM

### 4318 N. Armenia Avenue Tampa, Hillsborough County, Florida

#### Property Highlights

- Unit Size 1,025 square feet
- Year Built 2011
- Land Size – .87 acres (37,897 sq. ft.)
- Zoning Classification – CG
- Building Signage
- Located at the signalized intersection of N. Armenia Avenue and W. MLK, Jr. Boulevard
- Lots of medical facilities in area
- Great retail area with heavy traffic
- Heavy residential area
- Good access & visibility

**Will be restricted from being used  
as a Convenience Store  
(other restrictions may apply)**



Contact:

**Gina LeMaster Brown**  
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365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - [www.intrepidcre.com](http://www.intrepidcre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

# Overhead Aerial



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# High Aerial



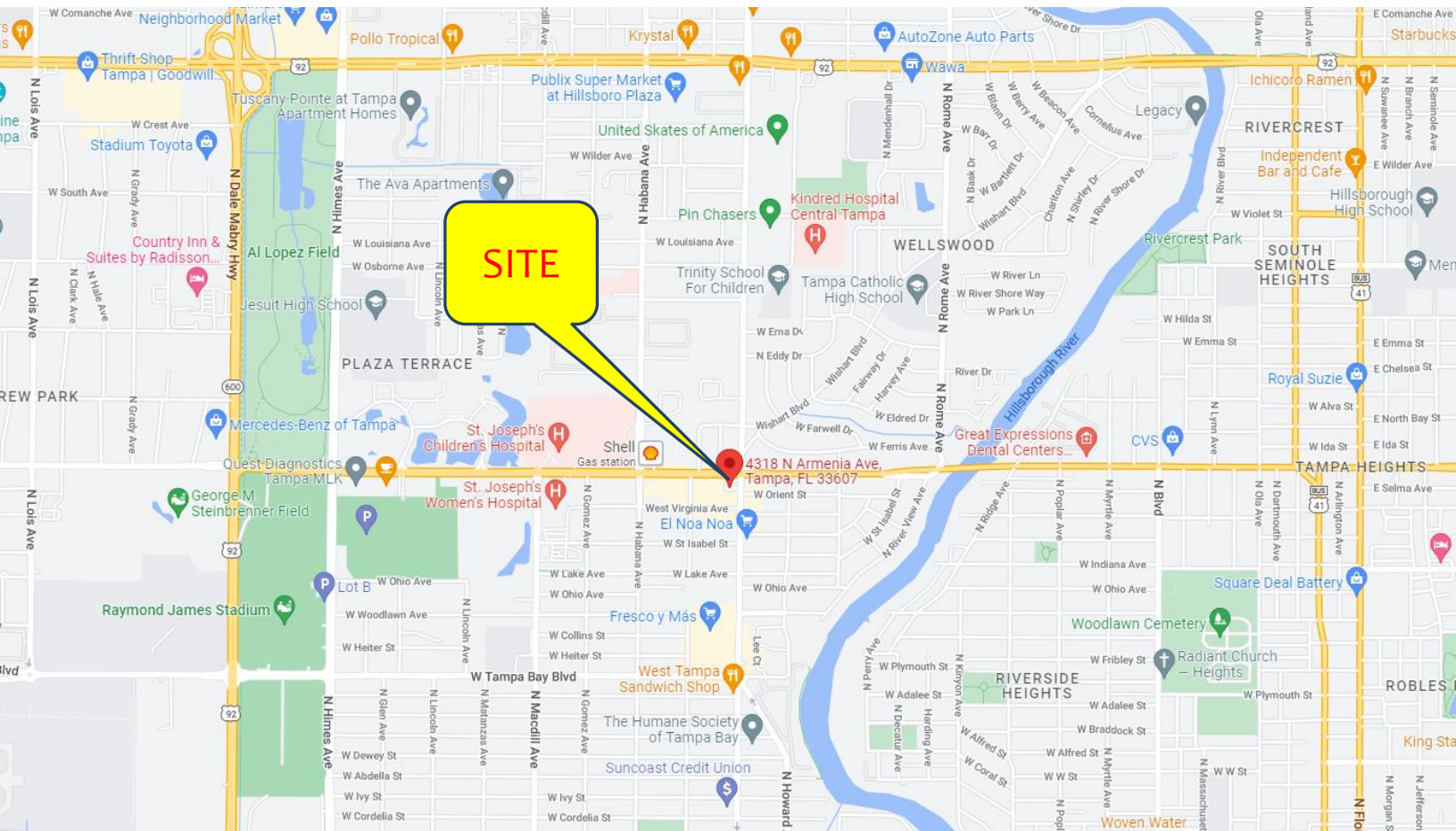
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# Area Map



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