



HORIZON PARK SHOPPING CENTER

High-visibility neighborhood shopping center serving a dense Tampa retail corridor with strong national and local tenancy.

3904 W Hillsborough Ave, Tampa, FL 33614

215,713 SF 1.6M+

TOTAL GLA
Neighborhood center

ANNUAL VISITORS
Placer.ai 2024

2,944

PARKING SPACES
13.6 per 1,000 SF

MAJOR TENANTS

ROSS

H MART

DDS DISCOUNTS

GUITAR CENTER

APPLEBEE'S

WELLS FARGO



CURRENT LEASING STATUS

FULLY LEASED

All retail suites are occupied. Contact the leasing team for future opportunities.

PROPERTY HIGHLIGHTS

Horizon Park Shopping Center | Tampa, Florida



CENTRAL SHOPPING CENTER



ROSS FRONTAGE



NORTHERN TOOL FRONTAGE

LEASING SUMMARY

STATUS	TOTAL GLA	PROPERTY TYPE	AVAILABILITY
Fully Leased	215,713 SF	Neighborhood shopping center	No current availability

POSITIONING

- Direct frontage on W Hillsborough Avenue.
- Multiple access points and strong corridor visibility.
- National anchors support consistent customer traffic.
- Dense residential and daytime population base.
- Convenient access to I-275 and Dale Mabry Highway.



CHILI'S FRONTAGE



ROSS DRESS FOR LESS FRONTAGE

AREA & ACCESS

Horizon Park Shopping Center | Tampa retail corridor



TOTAL PROPERTY AREA AND REGIONAL CONTEXT



W HILLSBOROUGH AVENUE ACCESS



CENTRAL RETAIL FRONTAGE

TRAFFIC & REGIONAL ACCESS

36,500

W HILLSBOROUGH AVE VPD

177,000

I-275 VPD

43,000

DALE MABRY HWY VPD

1.6M+

ANNUAL VISITORS

STRATEGIC ACCESS ADVANTAGE

Located on W Hillsborough Avenue with convenient access to I-275, Veterans Expressway and Dale Mabry Highway.

RADIUS DEMOGRAPHICS

METRIC	1 MILE	3 MILES	5 MILES
Total population	16,100	105,600	250,700
Population growth (2023-2028)	2.1%	2.5%	2.6%
Median household income	\$64,700	\$63,300	\$62,900
Median age	36.1	36.3	37.2
Average home value	\$238,600	\$221,900	\$218,400
Average rent - market	\$1,520	\$1,450	\$1,380
Average rent - gross	\$1,760	\$1,670	\$1,590
Crime rate per 1,000 residents	6.70	6.45	6.36

RACE & ETHNICITY - 5-MILE RADIUS

White, Non-Hispanic	53.6%
Hispanic / Latino	25.7%
Black or African American, Non-Hispanic	13.5%
Asian, Non-Hispanic	5.6%
Other / Two or More Races	1.6%

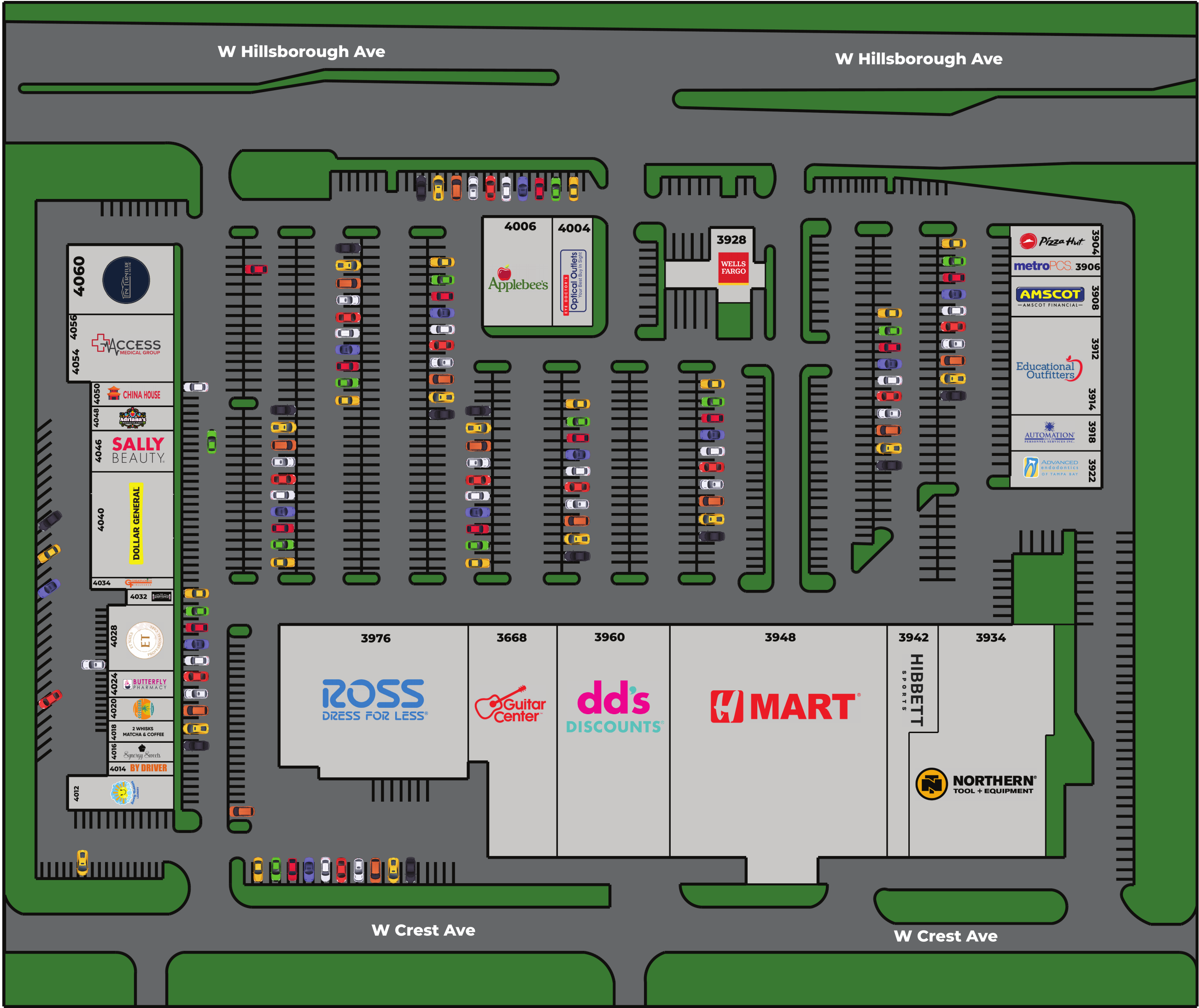
MARKET REACH

Annual visitors	1.6M+
Daytime population - 5 miles	174,800
Households - 5 miles	98,500
Total GLA	215,713 SF
Parking	2,944 spaces

EDUCATION LEVEL - 5-MILE RADIUS

No Diploma	12,400	7.3%
High School Diploma / GED	39,900	23.3%
Some College	38,200	22.3%
Associate Degree	16,500	9.6%
Bachelor's Degree	44,200	25.8%
Graduate / Professional	19,900	11.6%

Sources: Placer.ai, FDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.



CURRENT STATUS

FULLY LEASED

All retail suites are currently occupied.

Contact the leasing team regarding future opportunities.

PROPERTY	Horizon Park Shopping Center
TOTAL GLA	215,713 SF

TENANT ROSTER

UNIT	TENANT	SIZE
3908	Amscot	3,200 SF
4006	Applebee's	6,808 SF
3918	Automation Personnel Services	2,800 SF
4060	Fine Furniture and Decor	7,300 SF
4014	ByDriver	603 SF
4054	Access Medical Group	3,995 SF
4020	La Gozadera	1,300 SF
3976	Ross Dress for Less	25,267 SF
4012	Sunny Bubbles Laundry	2,539 SF
4004	Optical Outlets	2,899 SF
4024	Butterfly Pharmacy	1,200 SF

UNIT	TENANT	SIZE
3904	Pizza Hut	2,699 SF
3922	Advanced Dental Clinic	3,000 SF
3928	Wells Fargo Bank	1,800 SF
4016	Synergy Sweets	1,200 SF
4018	2 Whisks Matcha & Coffee	2,287 SF
3948	HMart	47,068 SF
4028	E.T. Nails & Spa	2,700 SF
3912	J&K Uniforms	7,000 SF
4048	Adriana's Mexican	1,600 SF
4034	Great Florida Insurance	1,363 SF
4032	Barber Unisex	675 SF

UNIT	TENANT	SIZE
3906	Metro PCS	1,247 SF
3942	Hibbett Sports	3,942 SF
4056	Access Medical Group	1,505 SF
3934	Northern Tool & Equipment	28,127 SF
4040	Dollar General	8,000 SF
3668	Guitar Center	15,000 SF
4046	Sally Beauty Supply	3,200 SF
3960	DD's Discount	22,909 SF
4050	China House	1,617 SF



CENTRAL RETAIL FRONTAGE



ROSS ANCHOR FRONTAGE



SHOPPING CENTER PARKING



NORTHERN TOOL FRONTAGE



HILLSBOROUGH AVENUE AERIAL



PROPERTY AERIAL



CHILI'S FRONTAGE



ROSS DRESS FOR LESS



RETAIL FRONTAGE

LEASING ADVISORY TEAM

Contact our team for leasing details, site tours and future opportunities.



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