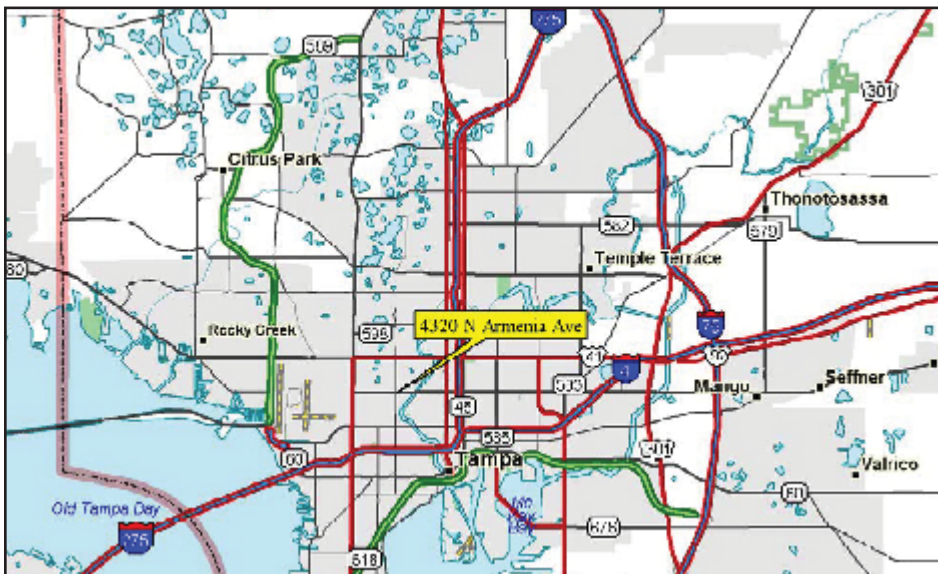


FOR SALE

4320 N. Armenia Avenue, Tampa, FL



- **Building Size:**
 - 1,371 SF ± base area
 - 1,380 SF ± garage
 - 1,853 SF ± canopy
 - 260 SF ± office area

- **Land Size: 0.87 acres or 38,000 ± SF**

Features:

- Year Built: 1967
- Food mart and 4-bay garage
- At a traffic-lighted intersection
- Frontage: 202' ± on N. Armenia, 188' ± on MLK Blvd.
- Access: north-south on N. Armenia Ave and east-west from MLK Jr., Blvd.
- Zoning: CG
- Traffic Count: 36,000 AADT on MLK Blvd., west of N. Armenia Ave.
- 2008 Est. Avg. HH Income: \$44,954 (3 miles)
- 2008 Real Estate Taxes: \$18,841.93

PRICE REDUCED:
\$1,200,000

For more information, please contact:

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Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
■ 2008 Est. Population	14,705	123,499	270,932
■ 2008 Est. Households	6,347	49,272	111,843
■ 2008 Est. Avg. HH Income	\$47,369	\$44,954	\$57,302