

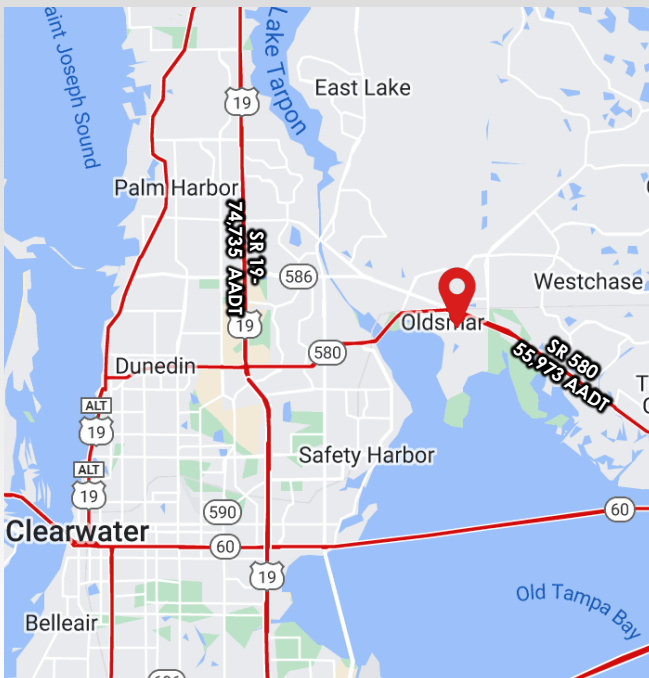
PRIME RETAIL SPACE AVAILABLE IN OLDSMAR!

WASHINGTON SQUARE



THE PROPERTY

- 3970 TAMPA ROAD
OLDSMAR, FL 34677



PROPERTY FEATURES

- **LAST SPACE LEFT- 1,250 SF**
- HIGH TRAFFIC COUNTS ON SR 580-
54,006 AADT
- PYLON SIGNAGE AVAILABLE ON SR
580/TAMPA RD
- HIGH AVERAGE HOUSEHOLD
INCOME- \$105,687
- ADJACENT TO PROPOSED
DOWNTOWN OLDSMAR MIXED-USE
DEVELOPMENT
- ATM AVAILABLE FOR LEASE
- GLA: 21,967 SF

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SITE PLAN



#	TENANT	SQ. FT
A-B	ZERILLO'S PIZZA	2,500
C	BLUE FIRE VAPE	1,250
D	BIKESPORT	1,250
E	AVAILABLE	1,250
F	5 STAR MASSAGE	1,250
G	TAMPA DANCE ACADEMY	1,250
H-J	TLC CARE	4,164
K	BUGGS MARTIAL ART	1,470
L	TAMPA SCALP INK	750
M-P	EL PARAISO MEXICAN RESTAURANT	5,550
Q	AKI SUSHI	1,283
OP- NOT INCL	DANCE STUDIO	

ATM AVAILABLE



PYLON SIGNAGE ON SR 580

RETAIL MAP/ DEMOS



2023 DEMOGRAPHICS

POPULATION



1 MI- 2,707
3 MI- 47,689
5 MI- 155,362

AVG HH INCOME



1 MI- \$149,454
3 MI- \$134,820
5 MI- \$132,617

DAYTIME POPULATION

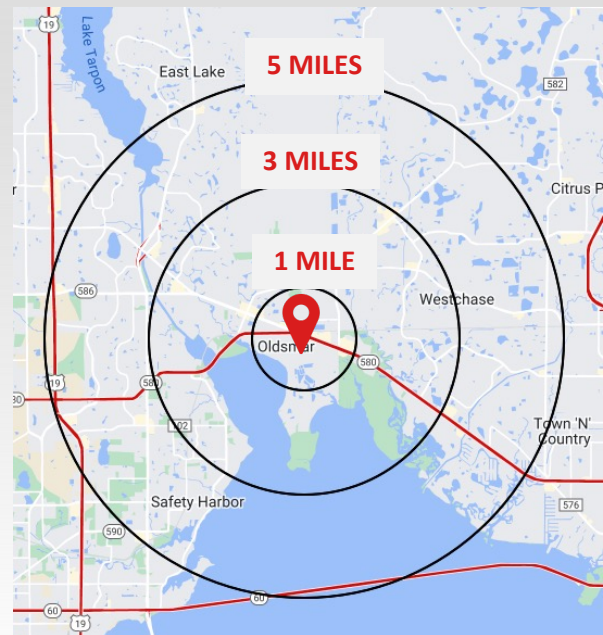


1 MI- 9,420
3 MI- 29,377
5 MI- 65,647

MEDIAN AGE



1 MI- 42.6
3 MI- 44.1
5 MI- 44.5



WASHINGTON SQUARE



ACRE
Commercial Real Estate
RESULTS-DRIVEN RETAIL

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