MAIN STREET AT HAMPTON LAKES

12950 Race Track Road | Tampa, FL 33626

CLICK FOR VR TOUR

FOR LEASE

PROPERTY OVERVIEW

- ±122,000 SF neighborhood center positioned in the Westchase submarket of the Tampa MSA
- Anchored by ALDI with strong daily traffic drivers including Anytime Fitness, Hungry Greek, and The UPS Store
- Outparcels: Starbucks, Regions Bank, and Bank of America pad sites provide steady traffic flow and visibility along Race Track Rd
- Serves the affluent Westchase neighborhoods, with 3-mile average household income of $181K+ and 5-mile population over 139,000 residents

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,481	42,977	139,010
Households	2,940	16,736	56,811
Avg. HH Income	$147,089	$181,824	$135,361

TRAFFIC COUNTS AADT

Race Track Road	27,500 AADT
Countryway Blvd	10,100 AADT

FranklinStreet

LICENSED REAL ESTATE BROKER
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FLOOR PLAN

STE	TENANT	SF
	ANCHOR PROPERTY	
6	TIRE CHOICE	6,758
16	ALDI	45,914
22	HARMONY DENTAL	1,294
26	AVAILABLE	1,294
28	ANGEL NAIL SPA	1,300
30	AVAILABLE	1,300
32	SUBWAY	1,300
38	IMPACT MARTIAL ARTS	6,175
46	THE UPS STORE	1,300
48	D'ONOFRIO'S PIZZA	2,600
52	TASTE OF CHINA	1,300
54	ANYTIME FITNESS	3,550

STE	TENANT	SF
	OUTPARCELS	
OP1	BANK OF AMERICA	4,400
OP2	REGIONS BANK	3,820
OP3	STARBUCKS	1,800
	1ST FLOOR	
101	SENOR TEQUILA	4,333
105	EXERCISE COACH	1,136
106	MEMON HEALTH	2,185
108	ALL ABOUT BEAUTY	1,242
109	LI'L SUNSHINE SMILES	2,010
111	EAGLE EYE VISION CARE	2,233
113	AVAILABLE	1,100
114	HUNGRY GREEK	1,200
115	AVAILABLE	1,054
116	TUTORING CLUB	1,088
117	TOUCH AVEDA	2,250
119	AMERICAN VET GROUP	3,300
	2ND FLOOR OFFICE SUITES	
201, 215, & 220	ELM RESOURCES	8,678
204	XAVIER J. JACKMAN, P.A.	909
206	OFFICE USE	665
208	FICFO	692
210	CPAP CENTRAL	575
212 & 214	BAY AREA APPRAISAL	1,216
216	GEE GROUP	

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RETAIL AERIAL

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MARKET AERIAL

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