

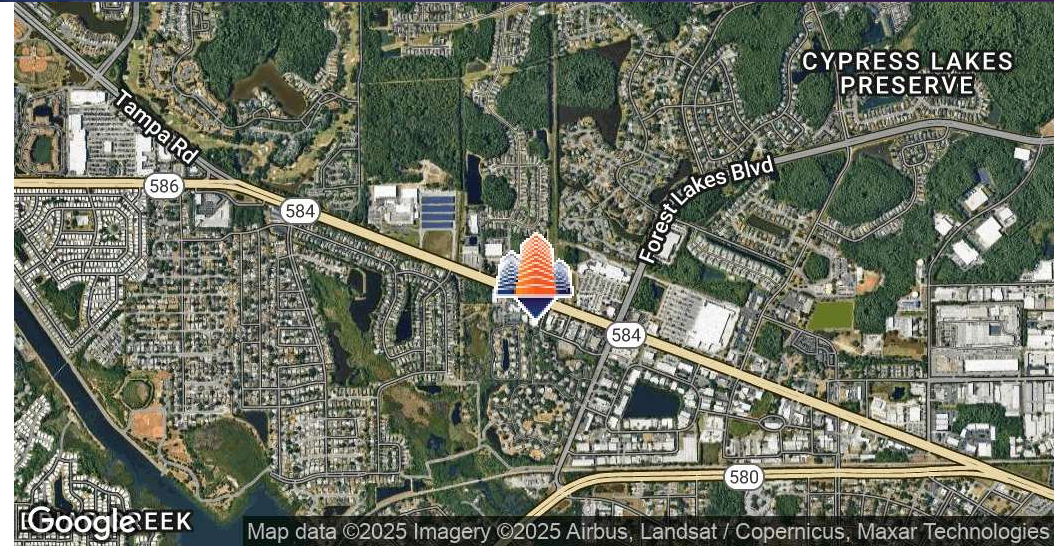
Oldsmar Rare 2nd Gen Auto Property

3694 Tampa Rd, Oldsmar, FL 34677



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Rare 2nd Gen Auto with Lifts
- Left in Access from Tampa Road
- Tampa Road sees over 49,500 cars per day
- Large Signage fronting Tampa Road
- Nearby Traffic Generators like Walmart Supercenter, Aldi, Bealls, Marshalls, Five Below and more
- Ideal Uses: Auto Repair, Oil Change, Traditional Retail and More

OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	\$1,590,000
Lot Size:	0.72 Acres
Building Size:	5,551 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,721	24,670	78,781
Total Population	9,418	56,323	178,125
Average HH Income	\$108,265	\$121,454	\$121,570

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AERIAL



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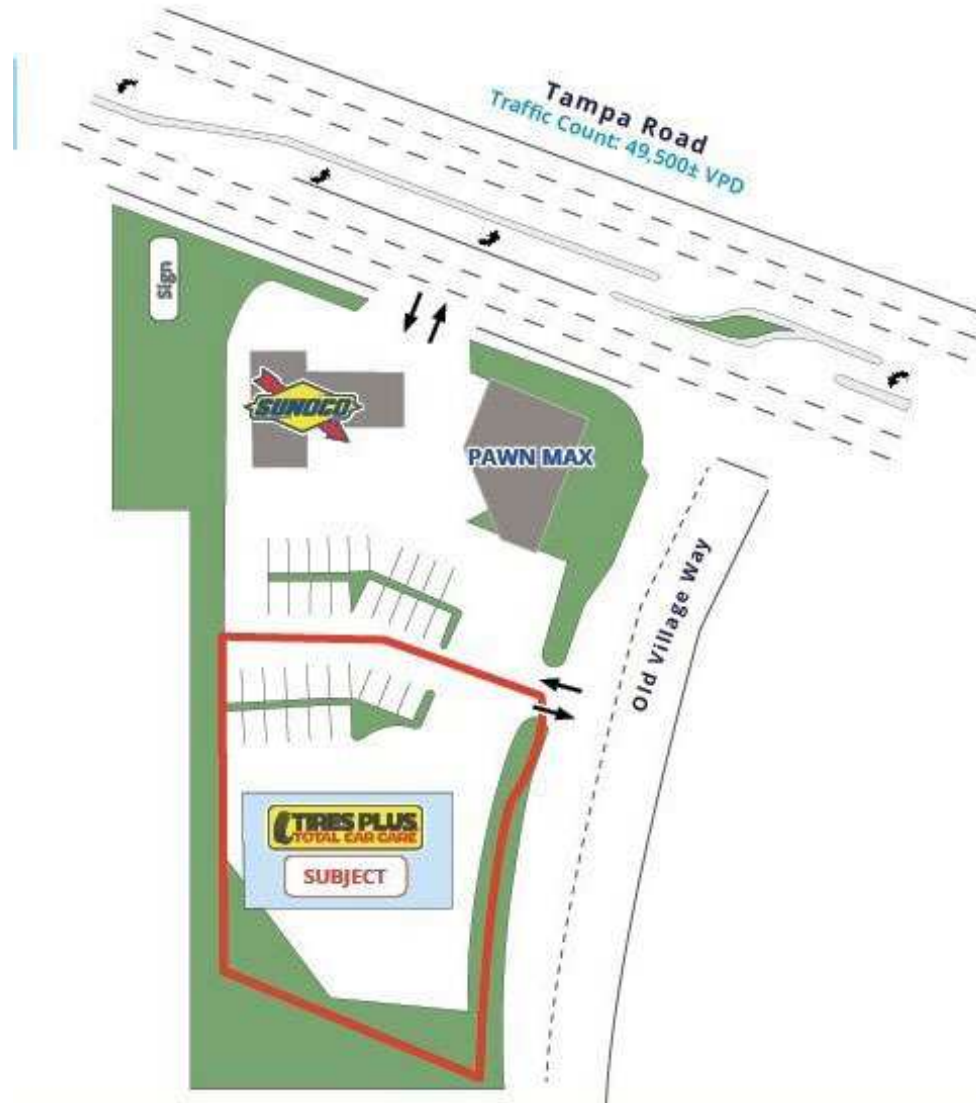
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SITE PLAN



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RETAILER MAP



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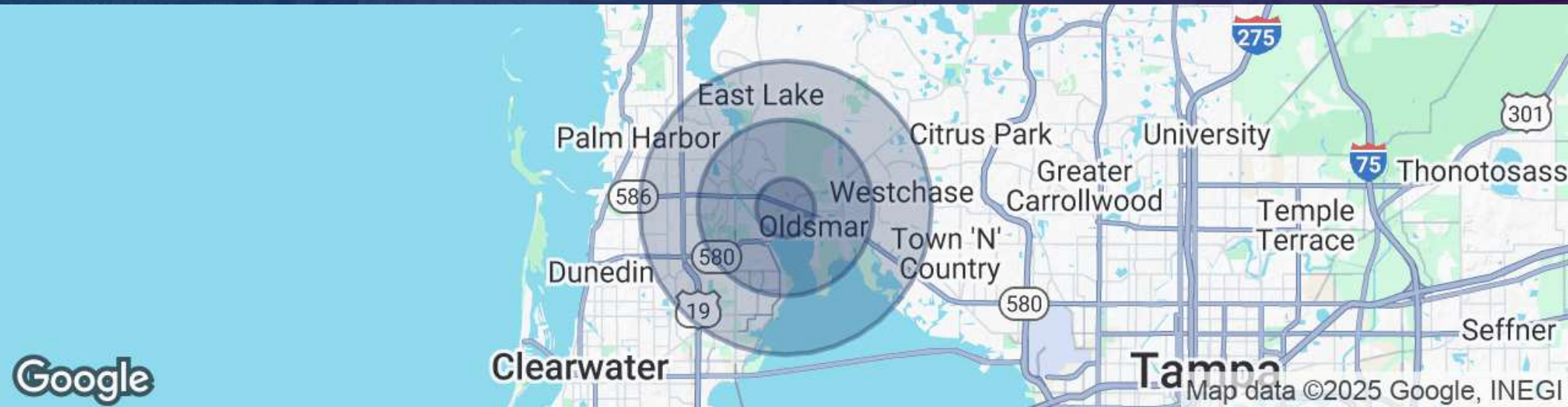
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,418	56,323	178,125
Average Age	42	47	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,721	24,670	78,781
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$108,265	\$121,454	\$121,570
Average House Value	\$413,136	\$460,806	\$445,677

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