

# PARK AVENUE PLAZA

4022-4058 TAMPA RD, OLDSMAR, FL 34677

# FOR LEASE




## LOCATION DESCRIPTION

Located on Tampa Rd near Race Track Rd

## PROPERTY HIGHLIGHTS

- Space available from 1,381 - 1,561 SF
- Coming Soon – Body Bar Pilates, Jeffs Bagel Run, and Grand Harvest Restaurant
- Excellent visibility to Tampa Rd AADT: 55,500 with Multiple points of access including a traffic light
- New facade work has been completed
- Walking distance from nearby hotels with over 450 rooms combined from Residence Inn Marriott, Holiday Inn Express & Suites, Hampton Inn & Suites, Courtyard Marriott, & Hilton Garden Inn
- Area retailers include Walmart, Lowe's, Publix, Target, Aldi, Ross, Ace Hardware, Chick-fil-A, & McDonald's



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	3,224	47,582	156,995
Daytime Population	11,612	50,431	140,200
Households	1,333	19,457	66,851
Average HH Income	\$153,951	\$145,475	\$130,506



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SUITE	TENANT NAME	SPACE SIZE
A-1	Grand Harvest Restaurant - Coming Soon!	7,008 SF
A-2	Available	1,521 SF
A-3	Edie's Styling Center	1,500 SF
A-4	Contour Clinique	1,412 SF
A-5	Available	1,561 SF
A-6 & 7	Revivory	2,992 SF
A-8	Available	1,381 SF
A-9	BodyBar Pilates - Coming Soon!	2,890 SF

SUITE	TENANT NAME	SPACE SIZE
B-1	Buffalo Wild Wings	6,000 SF
B-2	JDV Cigars & Fine Wines	1,432 SF
B-3	C Nails	1,504 SF
B-4	Poke Island Plus	1,500 SF
B-5	Pacific Thai Cuisine	1,511 SF
B-6	Pet Dental Cleaning	1,200 SF
B-7	Jeff's Bagel Run - Coming Soon!	1,508 SF
B-8	Graze Craze	1,203 SF



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