



Retail Property For Lease

Twelve Oaks Plaza

7004 W Waters Ave, Tampa, FL 33634

For More Information:

813-254-6756 | EXT 14

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





Twelve Oaks Plaza

7004 W Waters Ave, Tampa, FL 33634

Executive Summary



**OFFERING SUMMARY**

**Available SF:** 12,000 SF

**Lease Rate:** \$13.00 SF/yr (NNN)

**Building Size:** 116,862 SF

**Market:** FL-Tampa/St. Petersburg

**Submarket:** Northwest Tampa

**PROPERTY OVERVIEW**

12,000 SF open retail space available for lease. Restrooms located in rear. Roll up rear loading door. Located at the highly visible, high-traffic Twelve Oaks Plaza in the heart of Town 'n' Country. Anchored by Publix Supermarket, the center is also home to Planet Fitness, a UPS Store, as well as a host of additional retail tenants. The center is at one of the busiest intersections in the area with Waters Avenue traffic counts of 40,500 VPD.

Estimated CAM: \$4.42

Initial estimated monthly rent: \$17,420 (includes base rate + CAM) plus applicable sales tax

\*See Space Overview under Documents Tab for more information regarding specifications

**LOCATION OVERVIEW**

Located at the signalized intersection of Waters Avenue and Hanley Road in the Town 'n' Country area of Tampa, just west of the Veterans Expressway, offering easy access to all surrounding areas.

For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





Twelve Oaks Plaza

7004 W Waters Ave, Tampa, FL 33634

Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
7322 West Waters	Neighborhood Center	\$13.00 SF/YR	NNN	12,000 SF	Negotiable	12,000 SF open space. Restrooms located in rear. Roll up rear loading door Initial estimated monthly rent: \$17,420 (includes base rate + CAM) plus applicable sales tax



Twelve Oaks Plaza

7004 W Waters Ave, Tampa, FL 33634

Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

4

For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

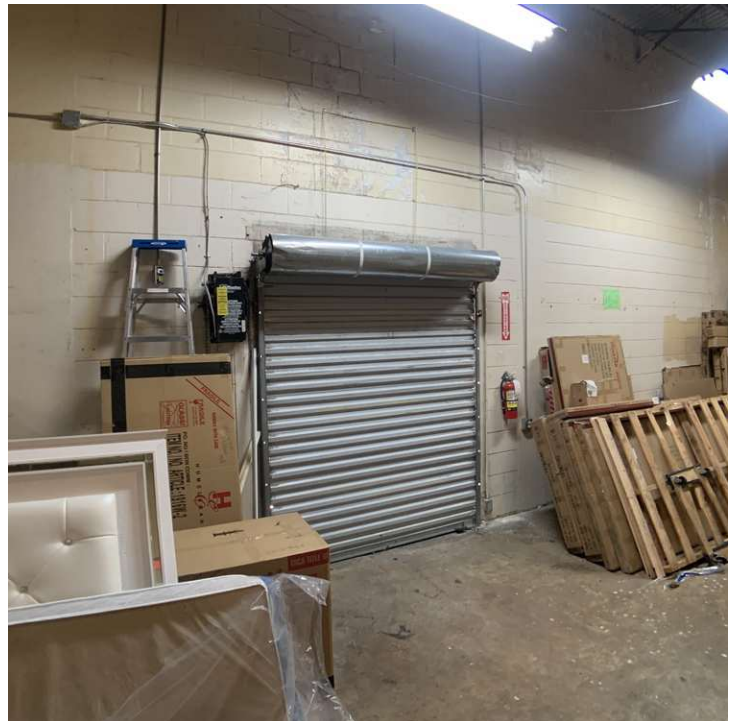




Twelve Oaks Plaza

7004 W Waters Ave, Tampa, FL 33634

Additional Photos



For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

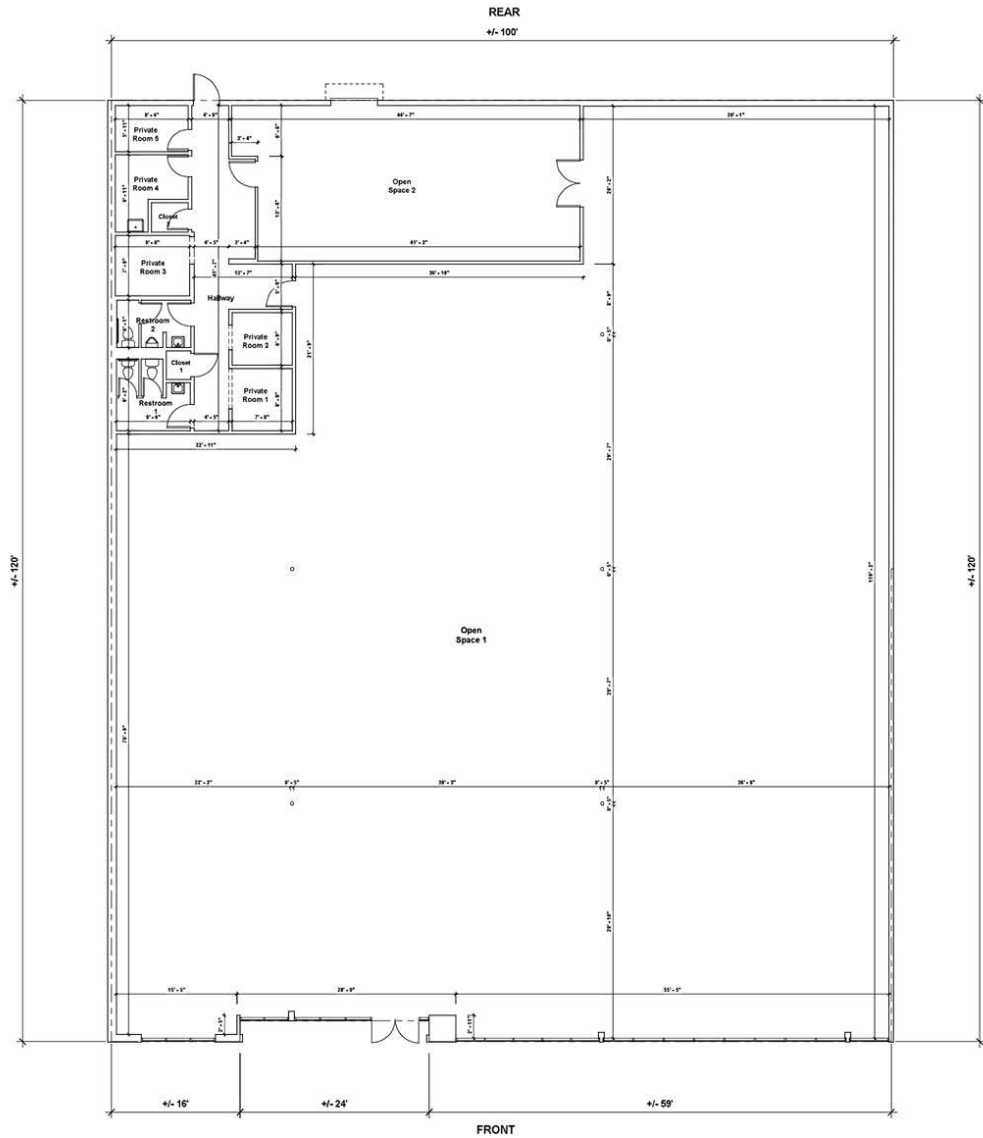
Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)



Twelve Oaks Plaza

7004 W Waters Ave, Tampa, FL 33634

Floor Plan



A1 MAIN FLOOR



For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)



# Twelve Oaks Plaza

## 7004 W Waters Ave, Tampa, FL 33634

### Site Plan

Twelve Oaks | 7004-7340 W. WATERS AVENUE | TAMPA, FL 33634

REF #	Square Footage	Width	Depth
1	1,450	19.3	75
2	48,565	206	244
3	1,450	19.3	75
4	1,450	19.3	75
5	2,018	24	85
6	2,500	25	100
7	2,500	25	100
8	1,875	25	75
8A	8,600	86	100
8B	12,288	86	142
8C	15,581	-	-
9	12,000	100	120
10	1,200	20	60
11	900	15	60
12	900	15	60
13	900	15	60
14	900	15	60
15	1,900	30	60
16	O.P.	-	-



Stuart S. Golding Co.

For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

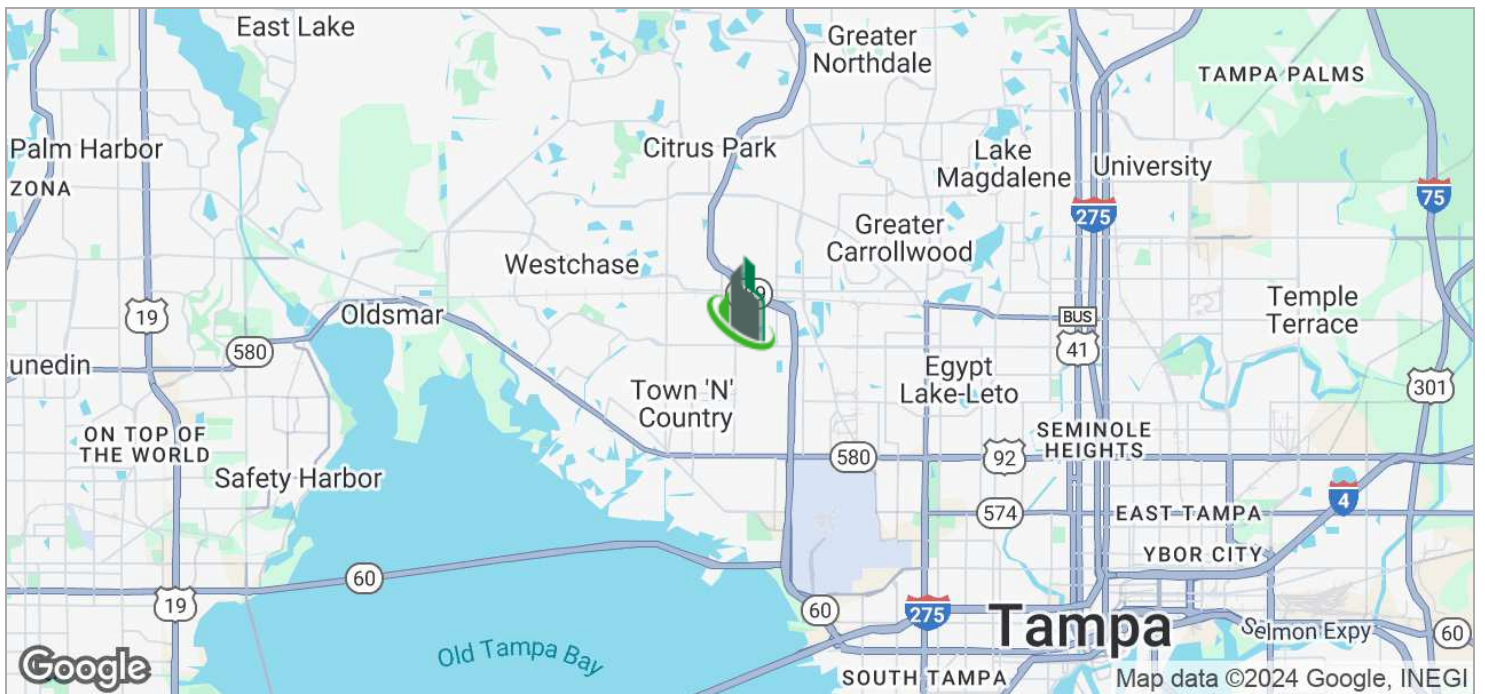
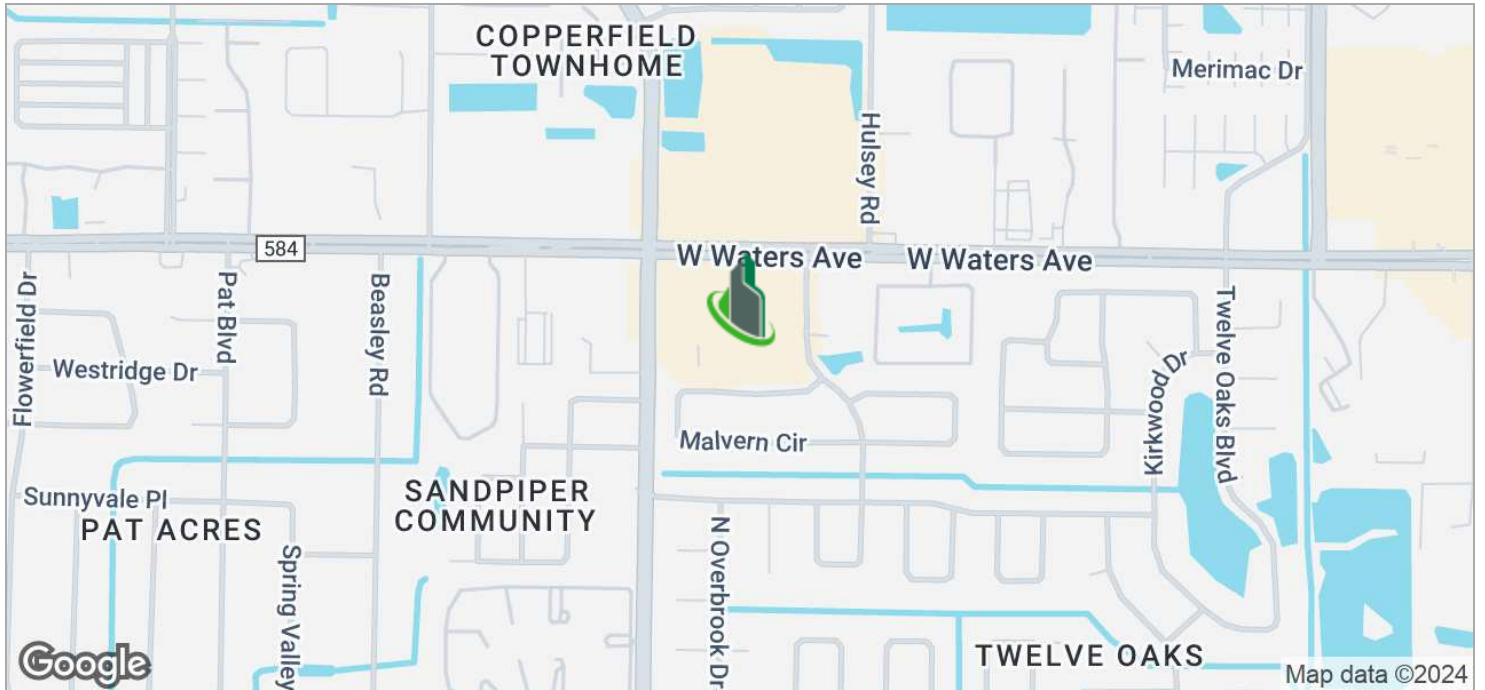
Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)



Twelve Oaks Plaza

7004 W Waters Ave, Tampa, FL 33634

Location Maps



For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)



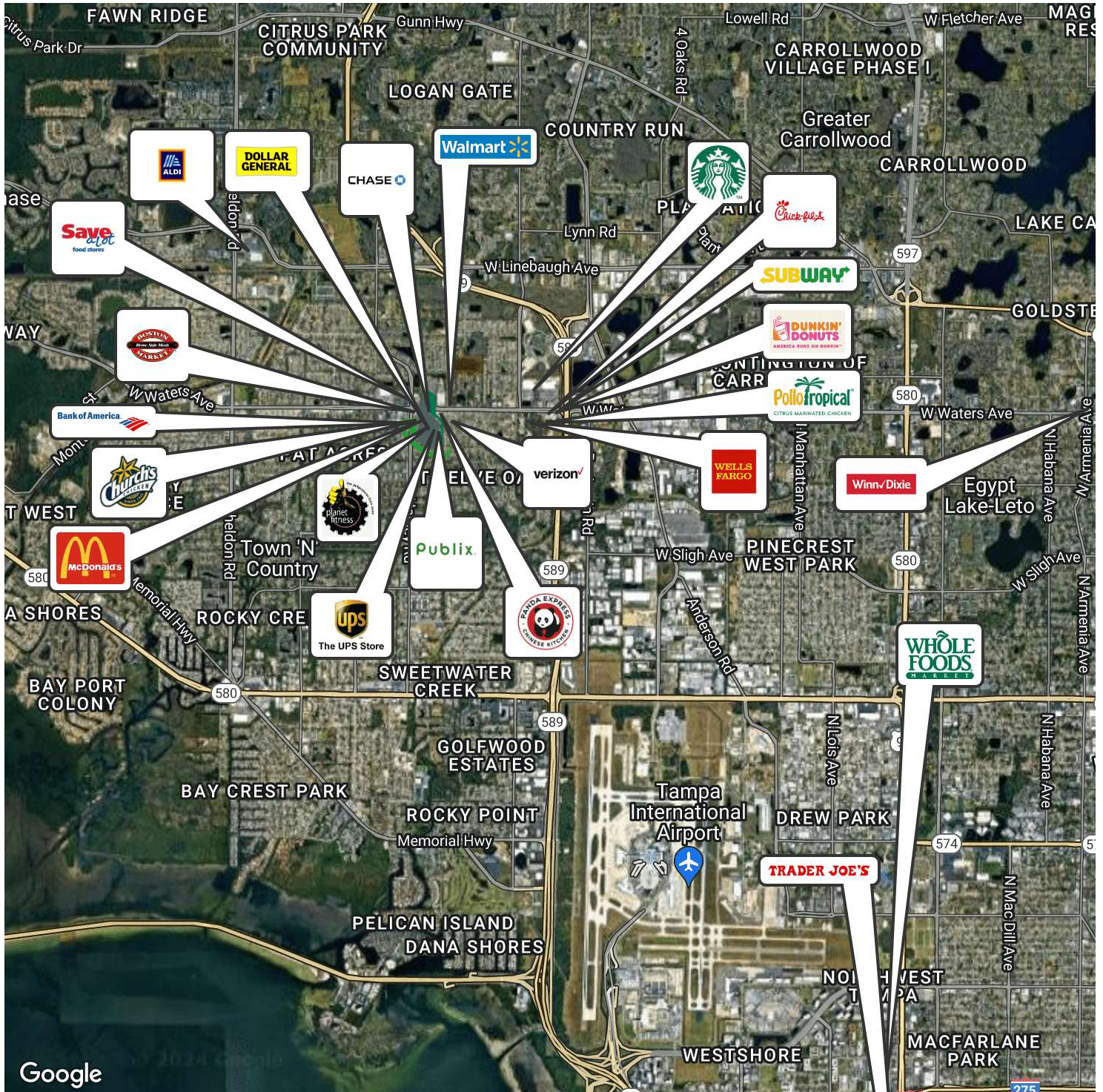




## Twelve Oaks Plaza

# 7004 W Waters Ave, Tampa, FL 33634

### Retailer Map



For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

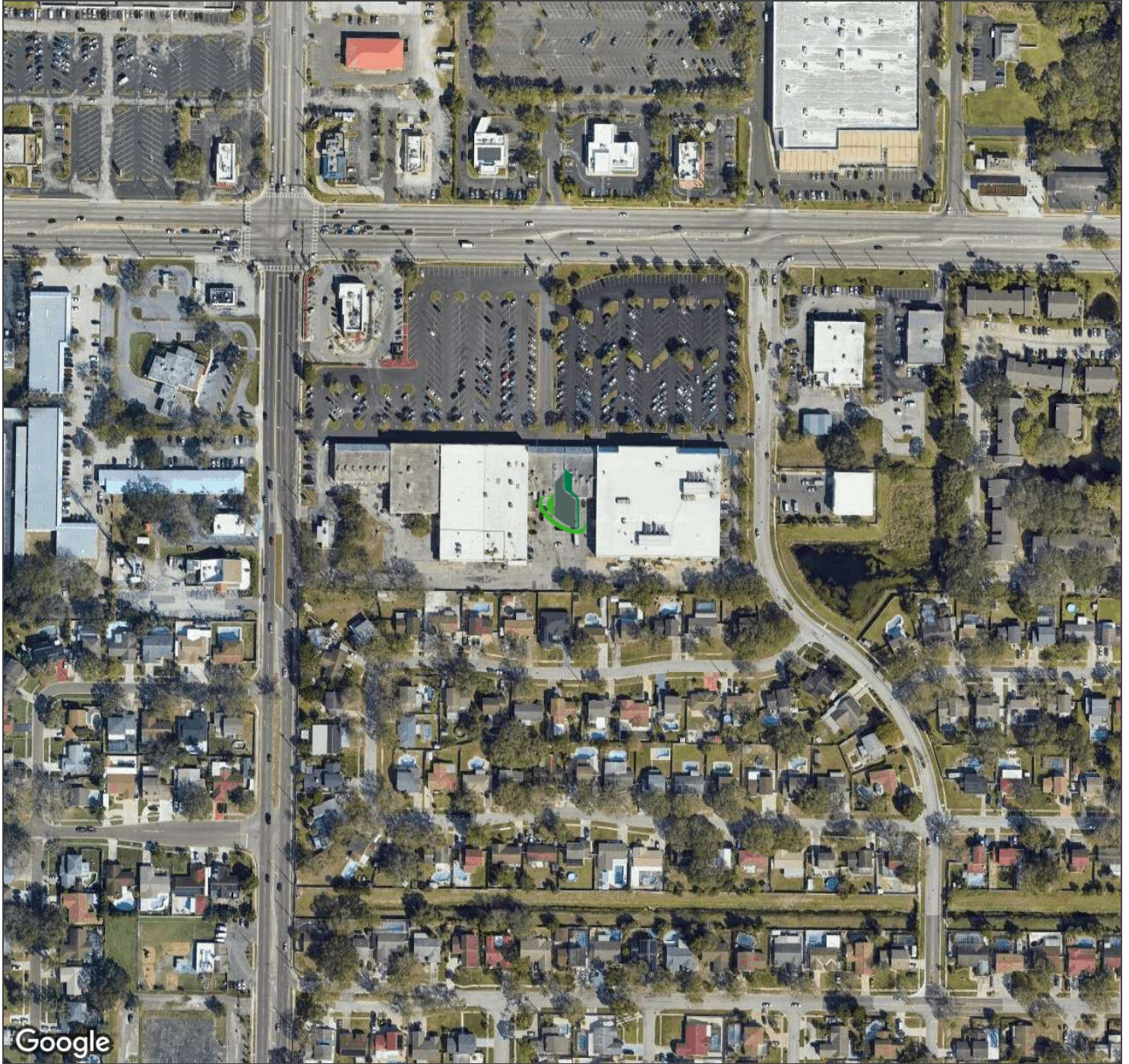




Twelve Oaks Plaza

7004 W Waters Ave, Tampa, FL 33634

Aerial Map



For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

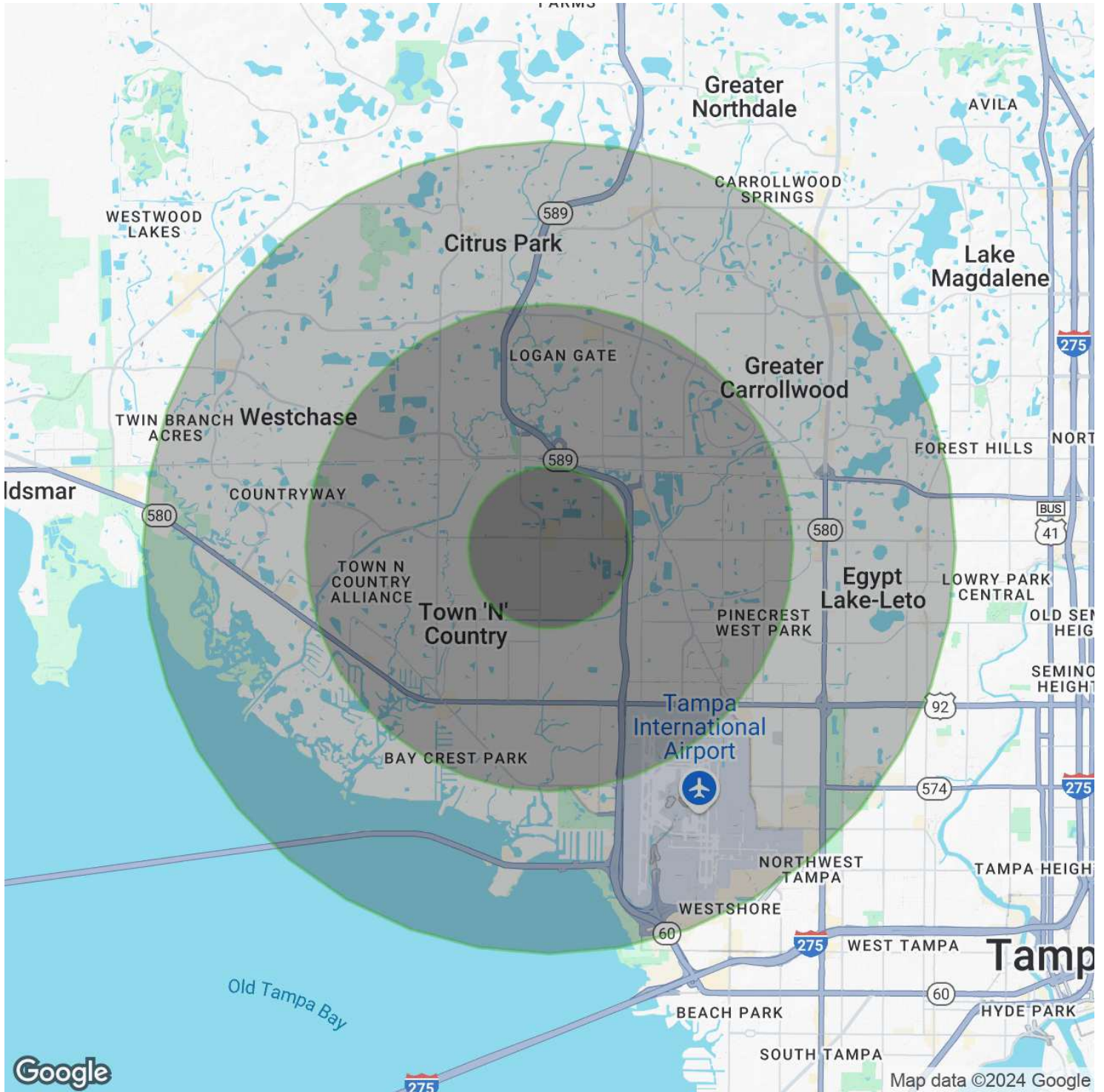
Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)



Twelve Oaks Plaza

7004 W Waters Ave, Tampa, FL 33634

Demographics Map & Report



For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





## Twelve Oaks Plaza

# 7004 W Waters Ave, Tampa, FL 33634

### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,621	98,868	212,177
Average age	38.2	35.1	36.0
Average age (Male)	36.6	33.5	34.7
Average age (Female)	39.4	36.6	37.4

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,724	37,628	83,417
# of persons per HH	2.6	2.6	2.5
Average HH income	\$55,789	\$56,330	\$65,535
Average house value	\$206,311	\$195,439	\$240,216

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	42.3%	43.6%	37.9%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	7,374	76,300	169,328
% White	76.6%	77.2%	79.8%
Total Population - Black	903	10,662	20,898
% Black	9.4%	10.8%	9.8%
Total Population - Asian	318	3,464	8,045
% Asian	3.3%	3.5%	3.8%
Total Population - Hawaiian	0	25	160
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	162	697	1,152
% American Indian	1.7%	0.7%	0.5%
Total Population - Other	581	4,997	7,938
% Other	6.0%	5.1%	3.7%

#### TRAFFIC COUNTS

Waters Avenue & Hanley Road 40,500/day

\* Demographic data derived from 2020 ACS - US Census

#### For More Information:

813-254-6756 | EXT 14

Property Webpage: [www.properties.baystreetcommercial.com/158483-lease](http://www.properties.baystreetcommercial.com/158483-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)