

Prime Retail & Office Space for Lease

Bay Arbor Place

Excellent Tenant Mix

Strategic Location



3685-3689 Tampa Road
Oldsmar, FL 34677



Property Facts & Highlights

Bay Arbor Place

Excellent Tenant Mix

Strategic Location

975 SF up to 4,335 SF Available

Terms: Negotiable

Excellent Tenant Mix

Great Traffic Count

Excellent Visibility

Multiple Anchor Tenants

Upscale Renovations

Ample Parking

Bus Line

Contact: David McComas

727-410-2800



**3685-3689 Tampa Road
Oldsmar, FL 34677**



**EUROPEAN EQUITIES
CORPORATION**

Prime Retail & Office Space for Lease | Terms: Negotiable

With nearly 700 feet of prominent frontage along Tampa Road, Bay Arbor Place is a standout property in the region. It offers a dynamic mix of street-level retail and second-floor office spaces, providing an ideal environment for businesses seeking high visibility and accessibility.

Strategically located with easy access and ample parking, Bay Arbor Place serves as a central hub for both Hillsborough and North Pinellas County. Its prime location ensures high visibility, with over 50,000 vehicles passing by daily. Bay Arbor Place is also conveniently positioned near residential communities such as East Lake Woodlands, Bay Arbor subdivisions, and the Linebaugh extension.

The first floor offers a vibrant mix of dining, retail, and service-oriented amenities. Notable restaurants include Martin's Italian Restaurant, home to award-winning chef Michael Buttacavoli—whose meatball parm defeated Bobby Flay on national television—as well as nationally recognized favorites like First Watch, Tijuana Flats, and Beef O'Brady's. Local gems such as Wooden Ladle and Hot Tuna Sushi Bar & Grille further enhance the culinary experience. The center also features a variety of essential services including dental, martial arts training, hair care, waxing, dry cleaning, and nail salon. The 65,000-square-foot development includes 35,000 square feet of dedicated retail space, making it a dynamic hub for both consumers and businesses.



Prime Office Space for Lease | Suite 300 | 1,553 SF | Terms: Negotiable

This beautifully maintained 1,553 sf space offers a professional setting within a high-end mixed-use complex featuring updated flooring, modern elevators, and efficient HVAC systems. The suite includes 3 private offices with a generous layout, kitchen, ideal for a variety of business needs. Ample on-site parking provides added convenience for staff and clients.



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Prime Office Space for Lease | Suite 300 | 1,553 SF | Terms: Negotiable



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Prime Retail Space for Lease | Suite 201 | 975 SF | Terms: Negotiable

This 975 SF first-floor in-line unit offers excellent visibility and accessibility. Previously occupied by a dry cleaner since 2017, the space is now ready for a new tenant. Its open layout provides flexibility for a variety of uses and can be easily customized to meet your business needs. Ample on-site parking ensures convenience for both employees and customers.



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Prime Office Space for Lease | Suite 330 | 1,807 SF | Terms: Negotiable

This impeccably maintained office space is located within a high-end retail and office complex, offering a polished and professional environment. Features include updated flooring, modern elevators, and an efficient HVAC system. The suite is thoughtfully designed with private offices, collaborative workspaces, a spacious boardroom, a welcoming reception area, and a private kitchen—making it ideal for a wide range of professional businesses. Ample on-site parking ensures convenient access for both clients and staff.



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Demographics: Population Profiles & Traffic

| Population | 2 Miles | 5 Miles | 10 Miles | | | | | | | Distance from | | | | | | |
|--|----------|---------|----------|---------------------------|--------------|----------------|----------------|---------------|------------|-------------------|---------------|------------|------|---------|--|--|
| 2020 Population | 25,201 | 173,141 | 579,868 | | | | | | | Property | | | | | | |
| 2024 Population | 23,305 | 164,404 | 573,761 | Collection Street | Cross Street | Traffic Volume | Count Year | | | | | | | | | |
| 2029 Population Projection | 23,088 | 166,352 | 594,587 | | | | | | | | | | | | | |
| Annual Growth 2020-2024 | -1.90% | -1.30% | -0.30% | | | | | | | | | | | | | |
| Annual Growth 2024-2029 | -0.20% | 0.20% | 0.70% | | | | | | | | | | | | | |
| Median Age | 48.1 | 48.6 | 46 | | | | | | | | | | | | | |
| Bachelor's Degree or Higher | 34% | 38% | 34% | | | | | | | | | | | | | |
| U.S. Armed Forces | 7 | 178 | 926 | | | | | | | | | | | | | |
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| Households | 2 Miles | 5 Miles | 10 Miles | | | | | | | Forest Lakes Blvd | State St W SE | 19,817 | 2025 | 0.47 mi | | |
| 2020 Households | 10,901 | 76,716 | 249,160 | | | | | | | | | | | | | |
| 2024 Households | 10,003 | 72,466 | 246,198 | | | | | | | | | | | | | |
| 2029 Household Projection | 9,892 | 73,120 | 254,516 | | | | | | | | | | | | | |
| Annual Growth 2020-2024 | -1.20% | -0.60% | 0.20% | | | | | | | | | | | | | |
| Annual Growth 2024-2029 | -0.20% | 0.20% | 0.70% | | | | | | | | | | | | | |
| Owner Occupied Households | 7,526 | 52,412 | 167,133 | | | | | | | | | | | | | |
| Renter Occupied Households | 2,366 | 20,708 | 87,382 | | | | | | | | | | | | | |
| Avg Household Size | 2.3 | 2.2 | 2.2 | | | | | | | | | | | | | |
| Avg Household Vehicles | 2 | 2 | 2 | | | | | | | | | | | | | |
| Total Specified Consumer Spending (\$) | \$321.3M | \$2.3B | \$7.4B | | | | | | | | | | | | | |
| | | | | Consumer Spending Details | 2 Miles | 5 Miles | | | | | | | | | | |
| | | | | | | | Total Spending | Avg Household | Per Capita | Total Spending | Avg Household | Per Capita | | | | |
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Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

