

# Prime Retail & Office Space for Lease

Bay Arbor Place

Excellent Tenant Mix

Strategic Location



3685-3689 Tampa Road  
Oldsmar, FL 34677

 EUROPEAN EQUITIES  
CORPORATION

# 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.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

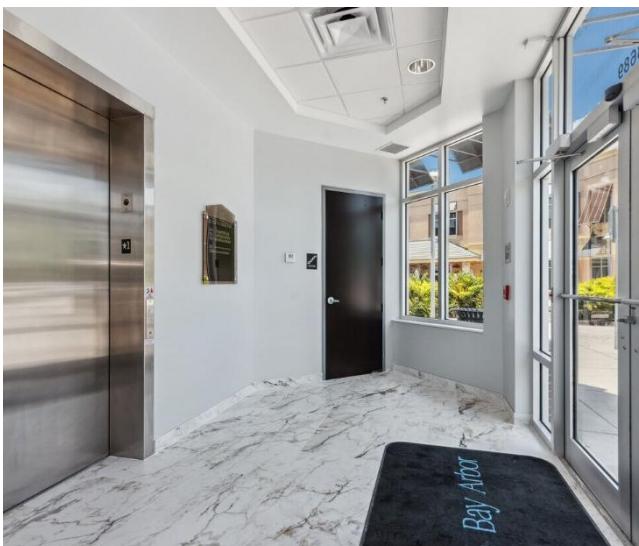
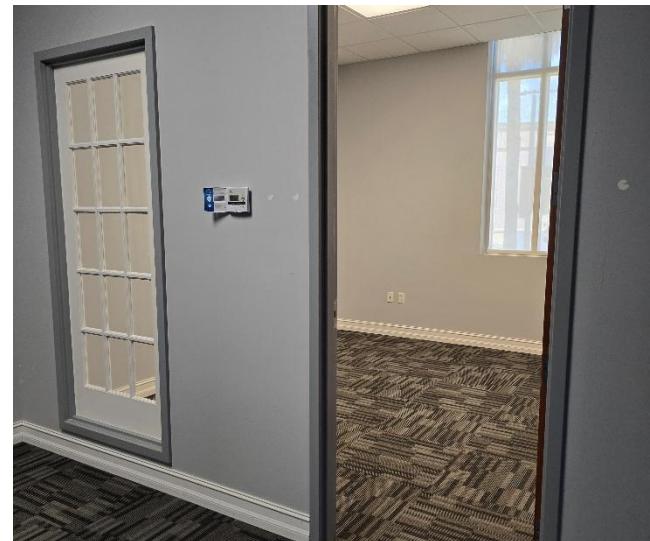
# Prime Office Space for Lease | Suite 300 | 1,553 SF | Terms: Negotiable

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.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

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



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

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

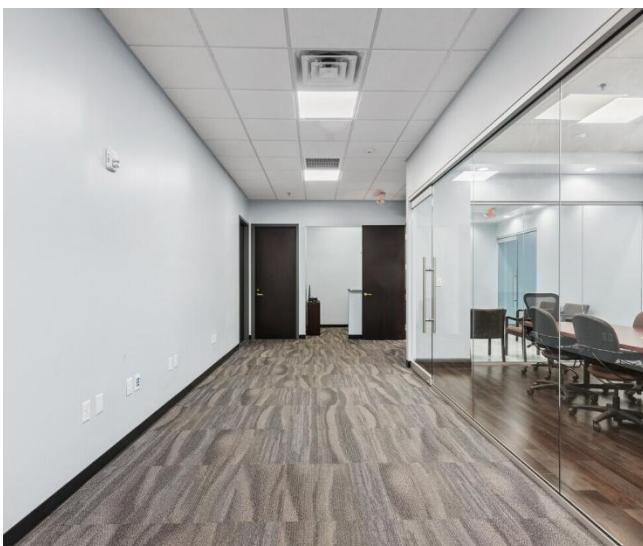
This 975 SF first-floor in-line unit offers excellent visibility and accessibility. Previously occupied by a dry cleaner since 2017, the space is now ready for a new tenant. Its open layout provides flexibility for a variety of uses and can be easily customized to meet your business needs. Ample on-site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



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

# 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.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

# Demographics: Population Profiles & Traffic

Population	2 Miles	5 Miles	10 Miles	Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
2020 Population	25,201	173,141	579,868	Tampa Rd	Bay Arbor Blvd SE	52,595	2025	0.14 mi
2024 Population	23,305	164,404	573,761	Tampa Road	Split Fork Dr SW	56,343	2025	0.31 mi
2029 Population Projection	23,088	166,352	594,587	Forest Lakes Blvd	Derek Ln NE	18,245	2025	0.32 mi
Annual Growth 2020-2024	-1.90%	-1.30%	-0.30%	Tampa Rd	Forest Lakes Blvd W	40,368	2025	0.33 mi
Annual Growth 2024-2029	-0.20%	0.20%	0.70%	Forest Lakes Blvd	Lakeview Dr NE	19,728	2025	0.35 mi
Median Age	48.1	48.6	46	Forest Lakes Blvd	State St W SE	19,817	2025	0.47 mi
Bachelor's Degree or Higher	34%	38%	34%	State Hwy 580	St Petersburg Dr W NE	34,366	2025	0.53 mi
U.S. Armed Forces	7	178	926	State Hwy 580	Duane Ave W	40,677	2020	0.65 mi
Households	2 Miles	5 Miles	10 Miles	Forest Lakes Blvd	Pickney St E	46,327	2025	0.76 mi
2020 Households	10,901	76,716	249,160	Tampa Road	Stephanie Dr SE	57,919	2025	0.76 mi
2024 Households	10,003	72,466	246,198	Tampa Rd	2 Miles	5 Miles		
2029 Household Projection	9,892	73,120	254,516	Consumer Spending Details	Total Spending	Avg Household	Avg Per Capita	
Annual Growth 2020-2024	-1.20%	-0.60%	0.20%	Apparel	\$16,026,353	\$1,602	\$688	\$114,086,513
Annual Growth 2024-2029	-0.20%	0.20%	0.70%	Entertainment, Hobbies & Pets	\$50,719,701	\$5,070	\$2,176	\$364,488,900
Owner Occupied Households	7,526	52,412	167,133	Food & Alcohol	\$86,334,307	\$8,631	\$3,705	\$622,106,781
Renter Occupied Households	2,366	20,708	87,382	Household	\$56,820,201	\$5,680	\$2,438	\$408,502,867
Avg Household Size	2.3	2.2	2.2	Transportation & Maintenance	\$73,957,359	\$7,394	\$3,173	\$527,695,434
Avg Household Vehicles	2	2	2	Health Care	\$17,776,791	\$1,777	\$763	\$128,686,297
Total Specified Consumer Spending (\$)	\$321.3M	\$2.3B	\$7.4B	Education & Daycare	\$19,701,748	\$1,970	\$845	\$146,881,624
Income	2 Miles	5 Miles	10 Miles	Total Specified Consumer Spending (\$)	\$321,336,460	\$32,124	\$13,788	\$2,312,448,416
Avg Household Income	\$99,670	\$100,541	\$91,564					\$31,911
Median Household Income	\$77,625	\$74,432	\$66,275					\$14,066.00
< \$25,000	1,382	11,161	43,535					
\$25,000 - 50,000	1,969	12,876	49,158					
\$50,000 - 75,000	1,502	12,448	43,586					
\$75,000 - 100,000	1,419	9,313	31,252					
\$100,000 - 125,000	1,092	7,726	24,187					
\$125,000 - 150,000	743	4,815	14,278					
\$150,000 - 200,000	934	6,215	18,210					
\$200,000+	963	7,912	21,990					

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

# Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from European Equities Corporation and should not be made available to any other person or entity without the written consent of European Equities Corporation Real Estate Investment Services of Florida, Inc. ("European Equities Corporation"). This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. European Equities Corporation has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, European Equities Corporation has not verified, and will not verify, any of the information contained herein, nor has European Equities Corporation conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

European Equities Corporation Real Estate Investment Services, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of EEC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of EEC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

European Equities Corporation is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of European Equities Corporation, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of European Equities Corporation, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR EUROPEAN EQUITIES CORPORATION AGENT FOR MORE DETAILS.**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



# Net Lease Disclaimer

European Equities Corporation hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, European Equities Corporation has not and will not verify any of this information, nor has European Equities Corporation conducted any investigation regarding these matters. European Equities Corporation makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. European Equities Corporation expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.

# Confidentiality and Disclaimer

European Equities Corporation hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, European Equities Corporation has not and will not verify any of this information, nor has European Equities Corporation conducted any investigation regarding these matters. European Equities Corporation makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. European Equities Corporation expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.

## Special COVID-19 Notice

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. European Equities Corporation has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. European Equities Corporation's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. European Equities Corporation and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



# About Us

**David McComas, CEO**  
**18167 US Hwy 19 N, Ste. 450**  
**Clearwater, FL 33764**  
**C: 727.410.2800**  
**P: 727.723.3771**  
**F: 727.723.7150**  
**W: europeanequities.com**

---

## 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.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.