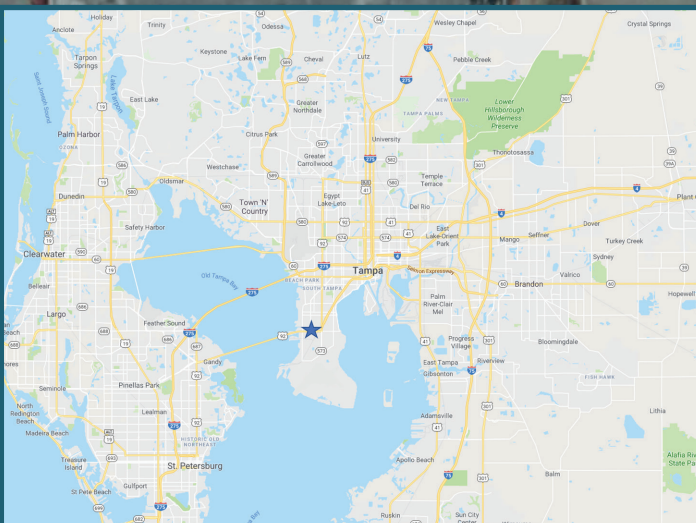


GROUND LEASE OR BTS: QSR, SINGLE TENANT OR MULTI-TENANT (2,000 - 4,500 SF)

4530 W. GANDY BLVD., TAMPA, FL 33611



Property Highlights

- ~ ± 0.61 acres
- ~ Frontage: 200'
- ~ Depth: 136.5'
- ~ Traffic Counts: W Gandy Blvd (37,300 AADT)
- Over 1,200 newly developed luxury apartments in the immediate area
- 1/2 mile from Westshore Marina District

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OM VENTURES

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Demographics	1 Miles	3 Miles	5 Miles
Population	14,557	70,769	121,839
Population Growth (2019 - 2024)	10.24%	8.70%	9.31%
Households	6,780	30,998	53,779
Avg. HH Income	\$79,444	\$107,761	\$103,301
Number of Employees	6,160	24,568	107,807
Total Daytime Population	10,002	44,046	141,406

