



Retail Property For Lease

Twelve Oaks Plaza Retail - Former Hair Salon
7004 W Waters Ave, Tampa, FL 33634

For More Information:

813-254-6756 | EXT 14

Michael Braccia, P.A. | mike@baystreetcommercial.com





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OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	\$28 SF/yr (NNN)
Building Size:	116,862 SF
Market:	FL-Tampa/St. Petersburg
Submarket:	Northwest Tampa

PROPERTY OVERVIEW

Rare Availability ! This 900 SF retail space is now available for lease in the high-traffic, high-visibility Twelve Oaks Shopping Center anchored by Publix Supermarkets at the corner of Waters Avenue and Hanley Road in the heart of Town N' Country. Formerly utilized as a Fantastic Sams hair salon, the space is wide open with a small storage area and restroom to the rear of the space. All cabinetry is in place for a potential barber shop / salon user or can be removed for other retail uses. 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 count of 42,500 VPD.

Estimated CAM: \$4.53

900 SF - \$28.00 sf/yr NNN + CAM: \$4.53 - Initial estimated monthly rent: \$2,440 (includes base rate + CAM) plus applicable tax

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.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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

REF #	Square Footage	Width	Depth
1	1,450	19.3	75
2	48,595	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	1,800	30	60
16	O/P	-	-



Stuart S. Golding Co.

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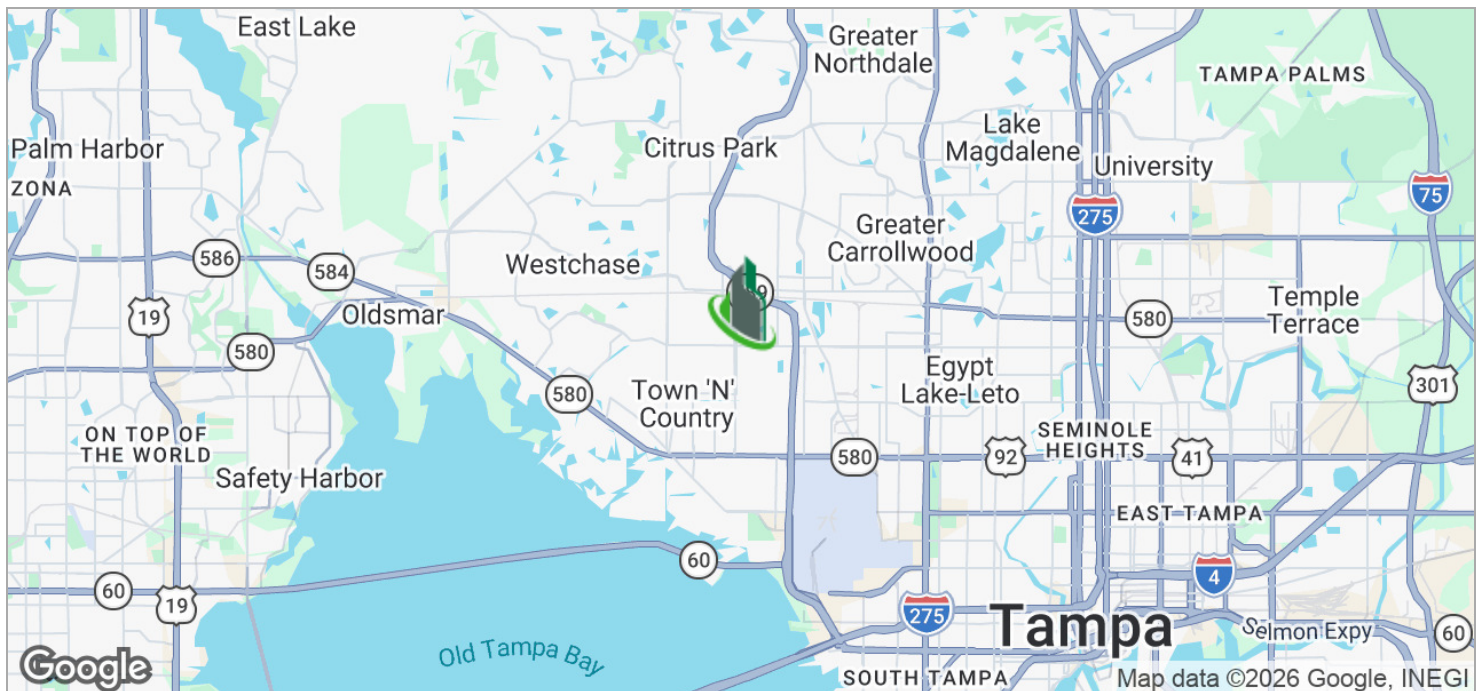
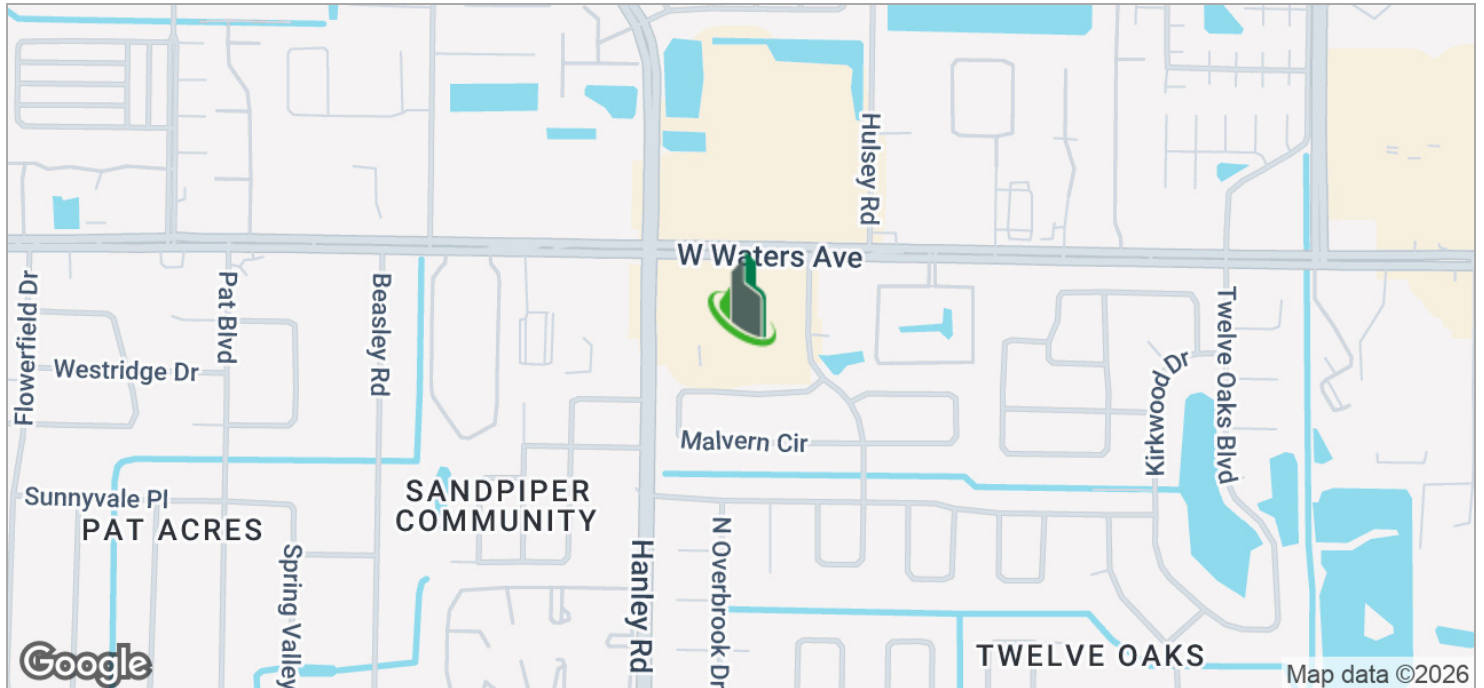
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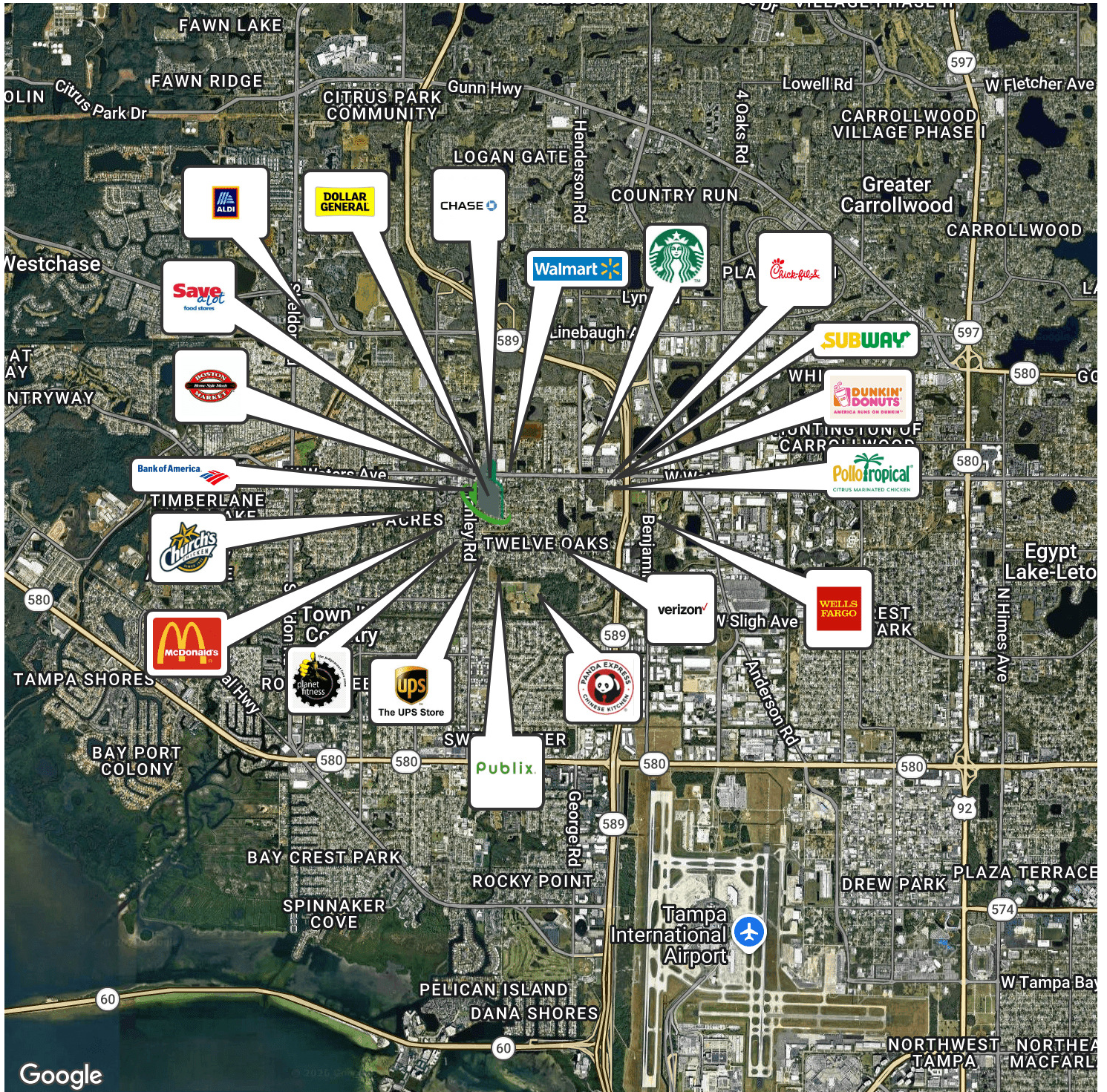
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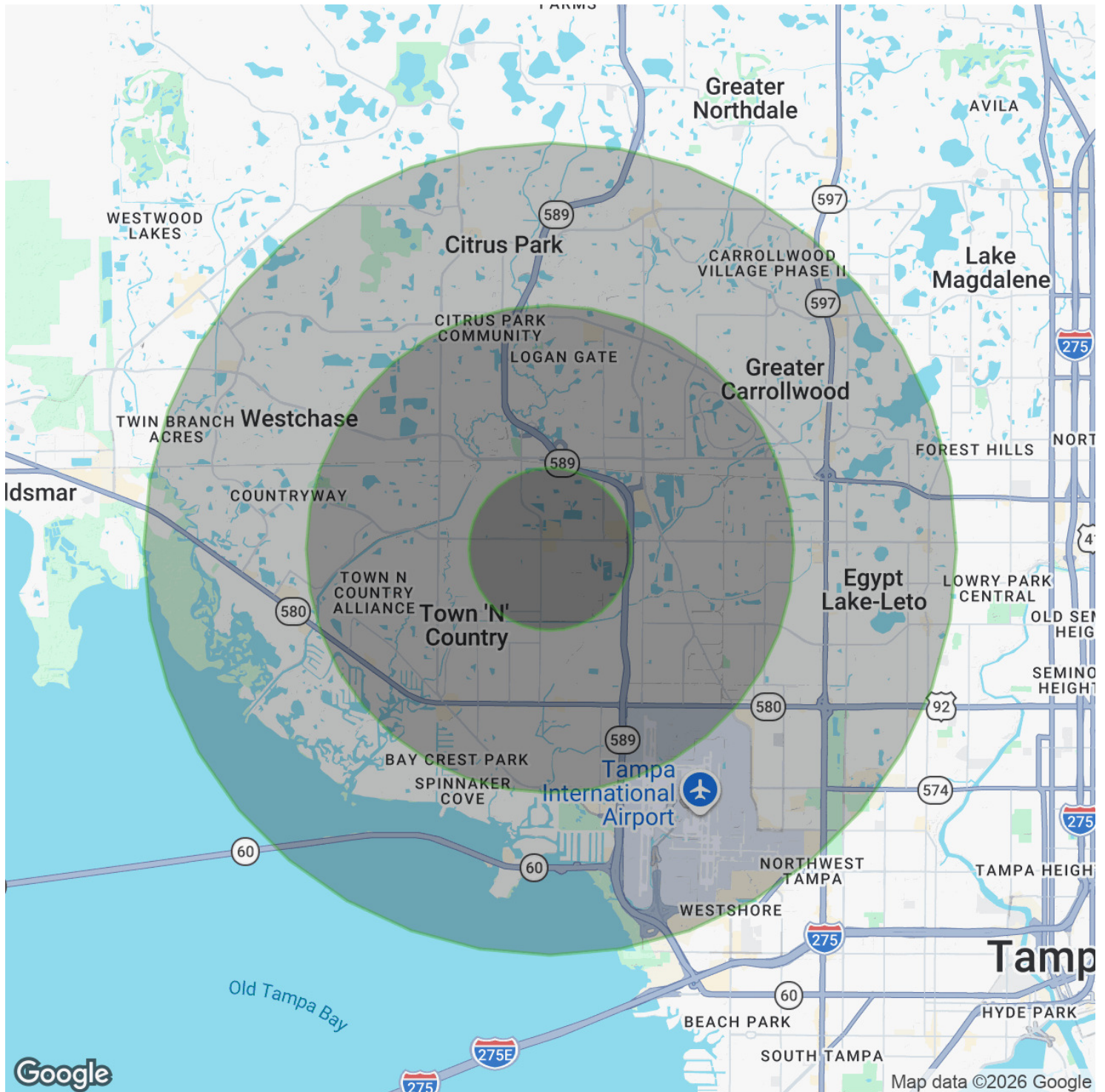




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Demographics Map & Report



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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	42,500/day
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** Demographic data derived from 2020 ACS - US Census*

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