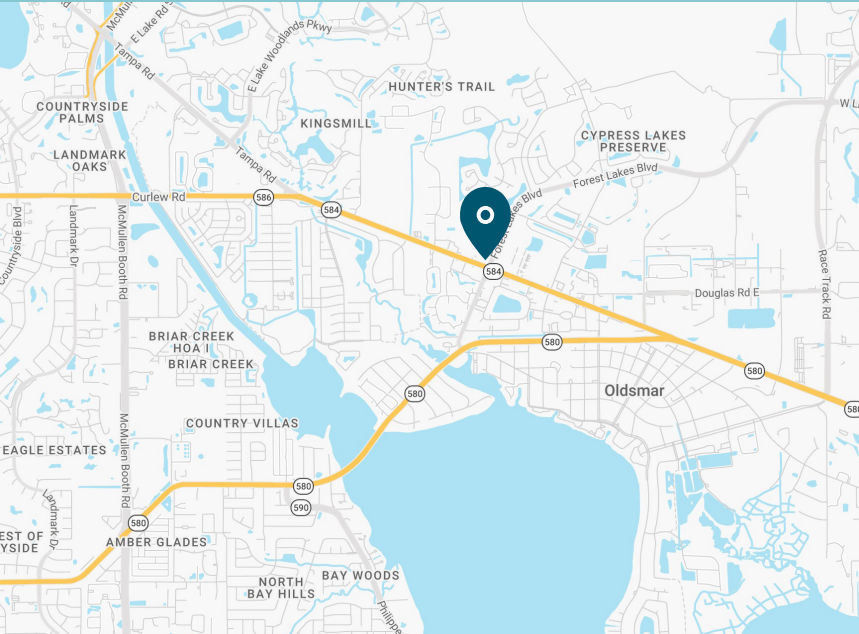


3711 TAMPA ROAD



Oldsmar, FL 34677

Office/Medical Space For Lease



PROPERTY HIGHLIGHTS

2,525 - 5,541 SF Available

- Flexible layout ideal for office and medical users
- Prominent hard corner location at the intersection of Tampa Road & Forest Lakes Boulevard
- Convenient access to Oldsmar, Westchase, Safety Harbor, Palm Harbor, and Northwest Tampa
- High-visibility location with 60,000+ vehicles per day
- Building and monument signage opportunities available
- Ample parking with a 6.0 / 1,000 SF parking ratio
- Strong surrounding demographics with 160,000+ residents within a 5-mile radius
- Projected 6–8% population growth over the next 5 years within a 5-mile radius
- Average household income of approximately \$140,000 within a 5-mile radius

TOMMY TURNER

Senior Associate

813.386.0459

Tommy.Turner@FranklinSt.com



FranklinStreet

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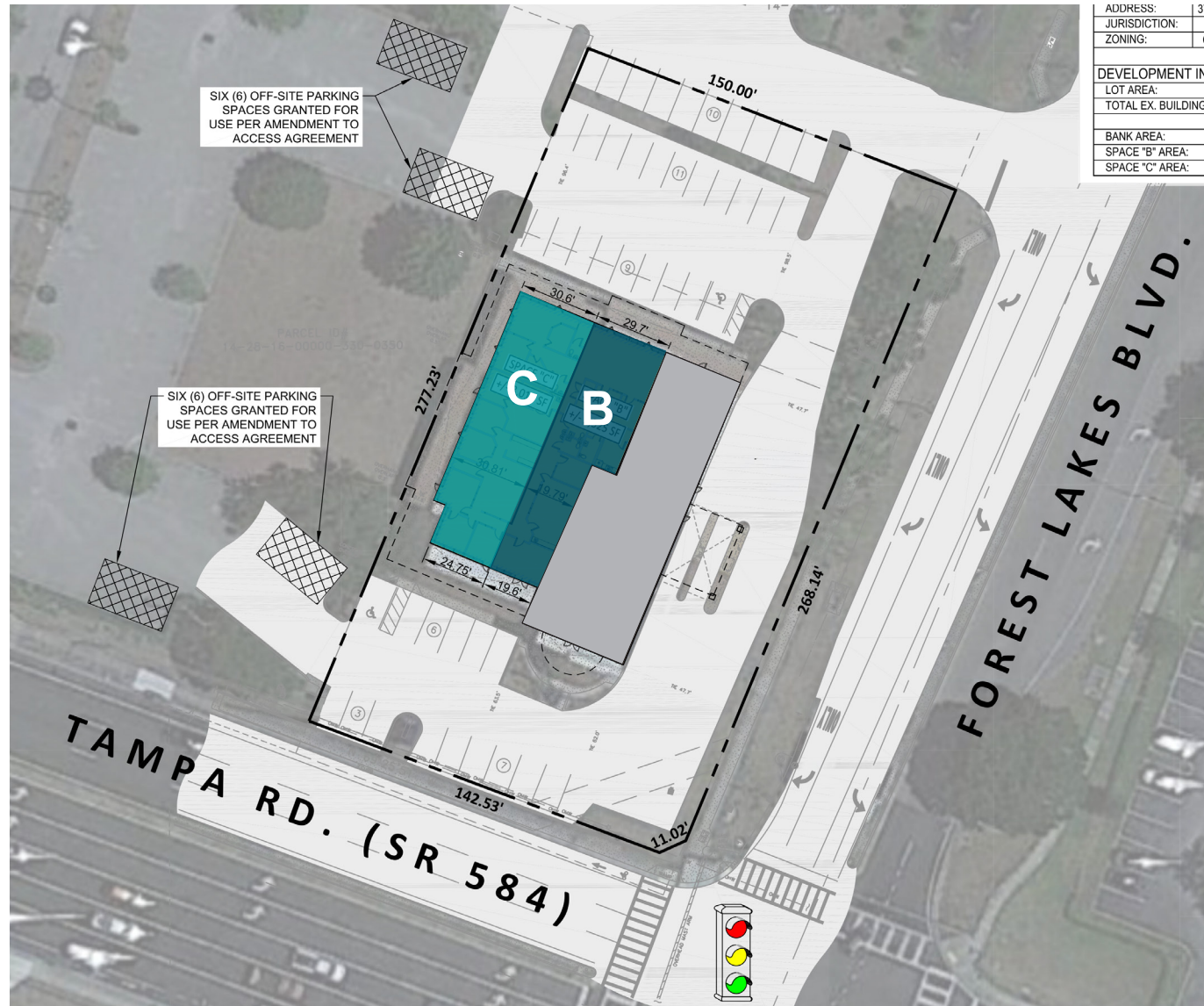
Broker of Record, Florida | Chris Butler | License No. BK3318191

SITE PLAN

Suite B: 2,525 SF

Suite C: 3,016 SF

Total: 5,541 SF



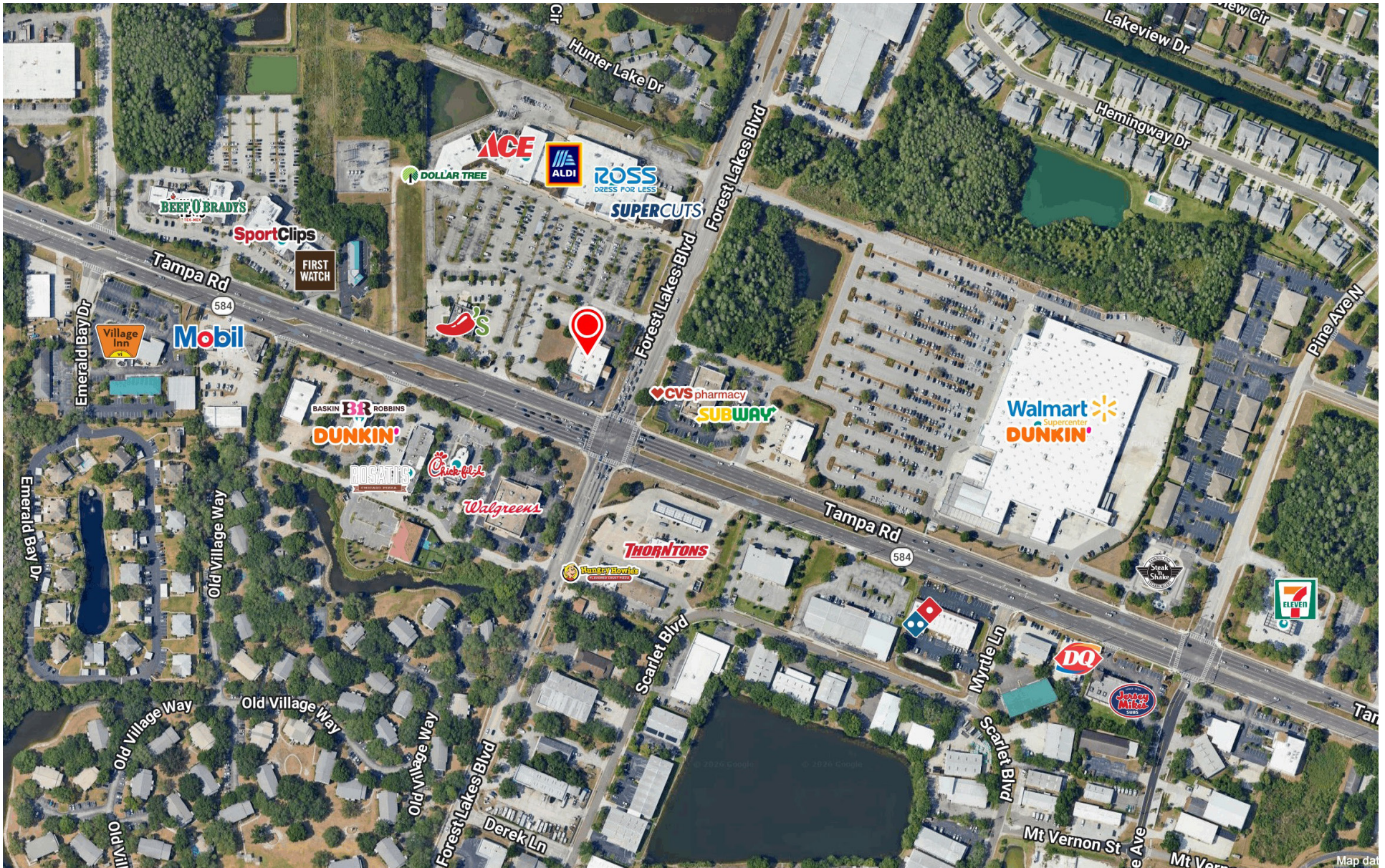
3711 Tampa Road
Oldsmar, FL 34677

OFFICE/MEDICAL SPACE FOR LEASE



3711 Tampa Road
Oldsmar, FL 34677

OFFICE/MEDICAL SPACE FOR LEASE



AREA DEMOGRAPHICS



POPULATION

1 mile	8,435
3 miles	51,379
5 miles	162,312



AVERAGE HOUSEHOLD INCOME

1 mile	\$122,665
3 miles	\$136,567
5 miles	\$138,830



EST. HOUSEHOLDS

1 mile	3,315
3 miles	23,131
5 miles	73,594



DAYTIME POPULATION

1 mile	8,719
3 miles	49,952
5 miles	138,759



MEDIAN AGE

1 mile	40.1
3 miles	47.7
5 miles	48.1



DRIVE TIME MAP



3.7 miles / 9 minutes
To US 19



7.2 miles / 15 minutes
To SR-60 (Gulf to Bay Blvd)



9 miles / 18 minutes
To SR-589 (Veterans Expressway)



11.7 miles / 20 minutes
To Tampa International Airport



11.3 miles / 20 minutes
To St. Pete-Clearwater Airport

