



JOIN EXCITING NEW TENANTS



Escape Room

- Only 1 Suite Left
- 988 SF Suite available immediately!
- **Excellent Opportunity** for: Medical, Office, Service Retail, Clinic, Printing/Signage, or Insurance
- Massive Pylon **Signage** Available
- State Road 60 Visibility and Access
- Base Rent \$18.00 NNN
- CAM ReTax Property Insurance \$8.88 SF
- 186,760 People within 5 miles
- **94,000 cars per day**



J. Benjamin McLeish
Vice President
813.334.4733
bmcleish@equity.net

4107 W Spruce St, Ste 101
Tampa, FL 33607
www.equity.net



retail

Commercial Real Estate Solutions®

FOR LEASE

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Hillsborough County



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ROSS DRESS FOR LESS



Michael's MAKE CREATIVITY HAPPEN

Marshalls

T.J. Maxx

BED BATH & BEYOND



STAPLES

Party City

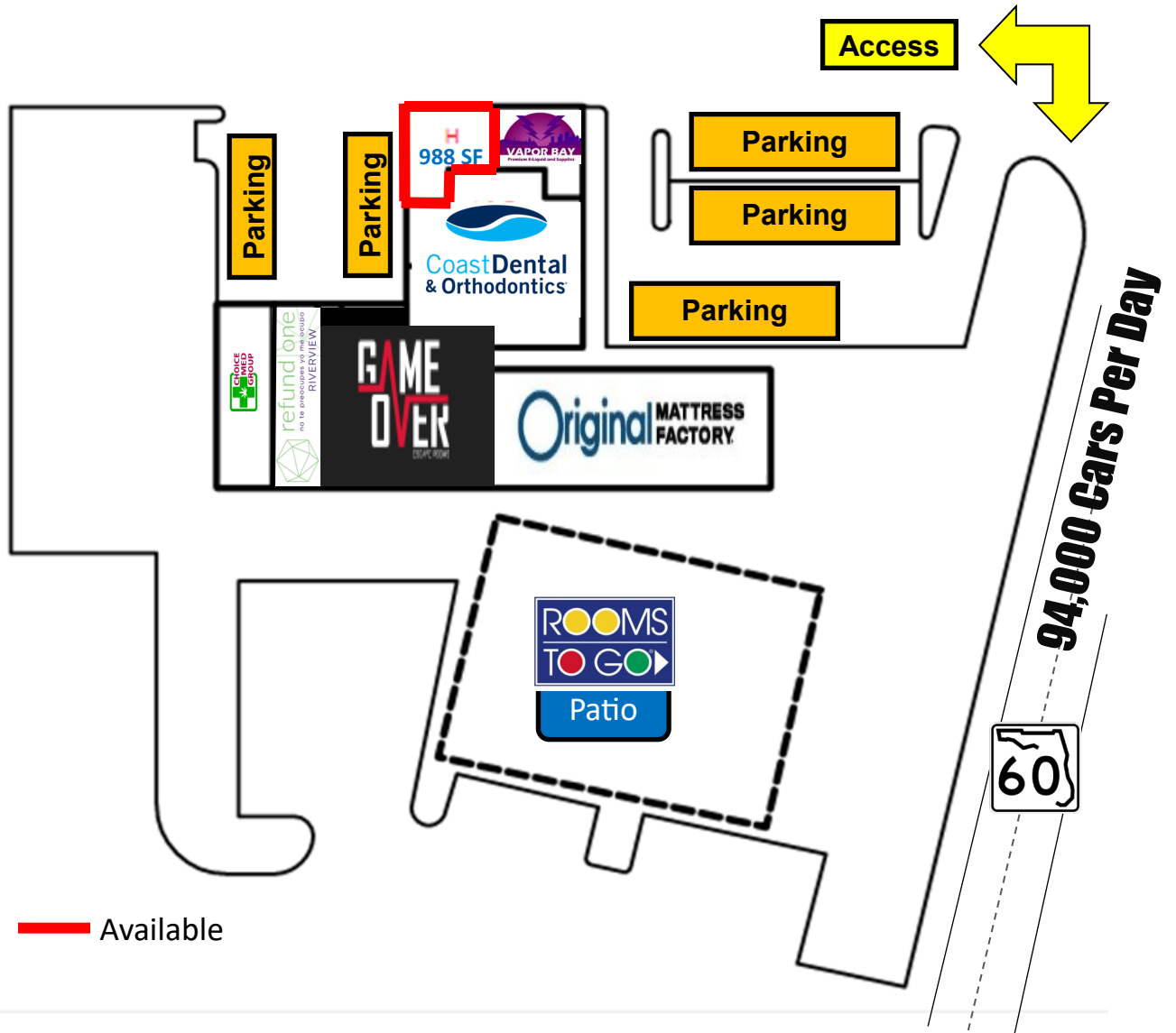
AMC THEATRES



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SITE PLAN



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<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,953	80,980	186,760
Average Household Income	\$47,842	\$61,744	\$61,096
Households	3,679	31,945	70,356
Daytime Population	7,049	44,277	82,445

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