

PARK AVENUE PLAZA

4022 – 4058 Tampa Rd | Oldsmar, FL 34677



PROPERTY HIGHLIGHTS:

- Excellent visibility to Tampa Rd with a 57,500 AADT
- Close proximity to Oldsmar Flea Market and Tampa Bay Downs
- Captive audience within walking distance from nearby hotels with over 450 rooms combined from Residence Inn Marriott, Holiday Inn Express & Suites, Hampton Inn & Suites, Courtyard Marriott, and Hilton Garden Inn
- Strong demographics include a population of over 159,000 and the average household income of more than \$98,000 within a 5-mile radius
- Shopping center total GLA: 35,963 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	3,008	47,925	159,519
2021 Estimated Households	1,212	19,683	67,581
INCOME			
2021 Estimated Avg HH Income	\$100,224	\$106,728	\$96,816
AGE			
Median Age	42	41	42
DAYTIME DEMOS			
Number of Businesses	863	3,626	8,979
Number of Employees	10,382	29,376	61,245
Total Daytime Population	11,241	43,642	113,165
TRAFFIC COUNTS			
Tampa Rd (E/W)	57,500 AADT		



FOR LEASING INFORMATION:

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UNIT	TENANT	SF
A-1	Beachwood Seafood Kitchen & Bar	7,008
A-2	Eastern Massage	1,521
A-3	Edie's Styling Center	1,500
A-4	Contour Clinique	1,412
A-5	AVAILABLE	1,488
A-6 & 7	AVAILABLE	2,905
A-8	Your CBD Store of Oldsmar	1,381
A-9	Ride On Cycle Studio	2,890

UNIT	TENANT	SF
B-1	Buffalo Wild Wings	6,000
B-2	JDV Cigars & Fine Wines	1,432
B-3	C Nails	1,504
B-4	Poké Island Plus	1,500
B-5	Pacific Thai Cuisine	1,511
B-6	Pet Dental Cleaning	1,200
B-7	Ultimate Health Plans	1,508
B-8	Ice Cream Theory	1,203

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