

PARK AVENUE PLAZA

4022-4058 TAMPA RD, OLDSMAR, FL 34677

FOR LEASE




LOCATION DESCRIPTION

Located on Tampa Rd near Race Track Rd

PROPERTY HIGHLIGHTS

- Space available ranging from 1,200-8,529 SF
- 7,008 SF 2nd Generation Restaurant space
- Two New Leases signed – Revivory & Graze Craze Coming Soon!
- Excellent visibility to Tampa Rd with a 54,000 AADT
- New façade work has been completed
- Multiple points of access including a traffic light
- Walking distance from nearby hotels with over 450 rooms combined from Residence Inn Marriott, Holiday Inn Express & Suites, Hampton Inn & Suites, Courtyard Marriott, & Hilton Garden Inn
- Area retailers include Walmart, Lowe's, Publix, Target, Aldi, Ross, Ace Hardware, Chick-fil-A, & McDonald's



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	3,724	46,826	156,491
Total Daytime Population	14,014	52,267	139,890
Households	1,530	19,155	66,372
Average HH Incomes	\$141,145	\$131,456	\$117,563



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SUITE	TENANT NAME	SPACE SIZE
A-1	Available	7,008 SF
A-2	Available	1,521 SF
A-3	Edie's Styling Center	1,500 SF
A-4	Contour Clinique	1,412 SF
A-5	Available	1,561 SF
A-6 & 7	Revivry - Coming Soon!	2,992 SF
A-8	Available	1,381 SF
A-9	Ride On Cycle Studio	2,890 SF

SUITE	TENANT NAME	SPACE SIZE
B-1	Buffalo Wild Wings	6,000 SF
B-2	JDV Cigars & Fine Wines	1,432 SF
B-3	C Nails	1,504 SF
B-4	Poke Island Plus	1,500 SF
B-5	Pacific Thai Cuisine	1,511 SF
B-6	Pet Dental Cleaning	1,200 SF
B-7	Contact Broker *	1,508 SF
B-8	Graze Craze - Coming Soon!	1,203 SF



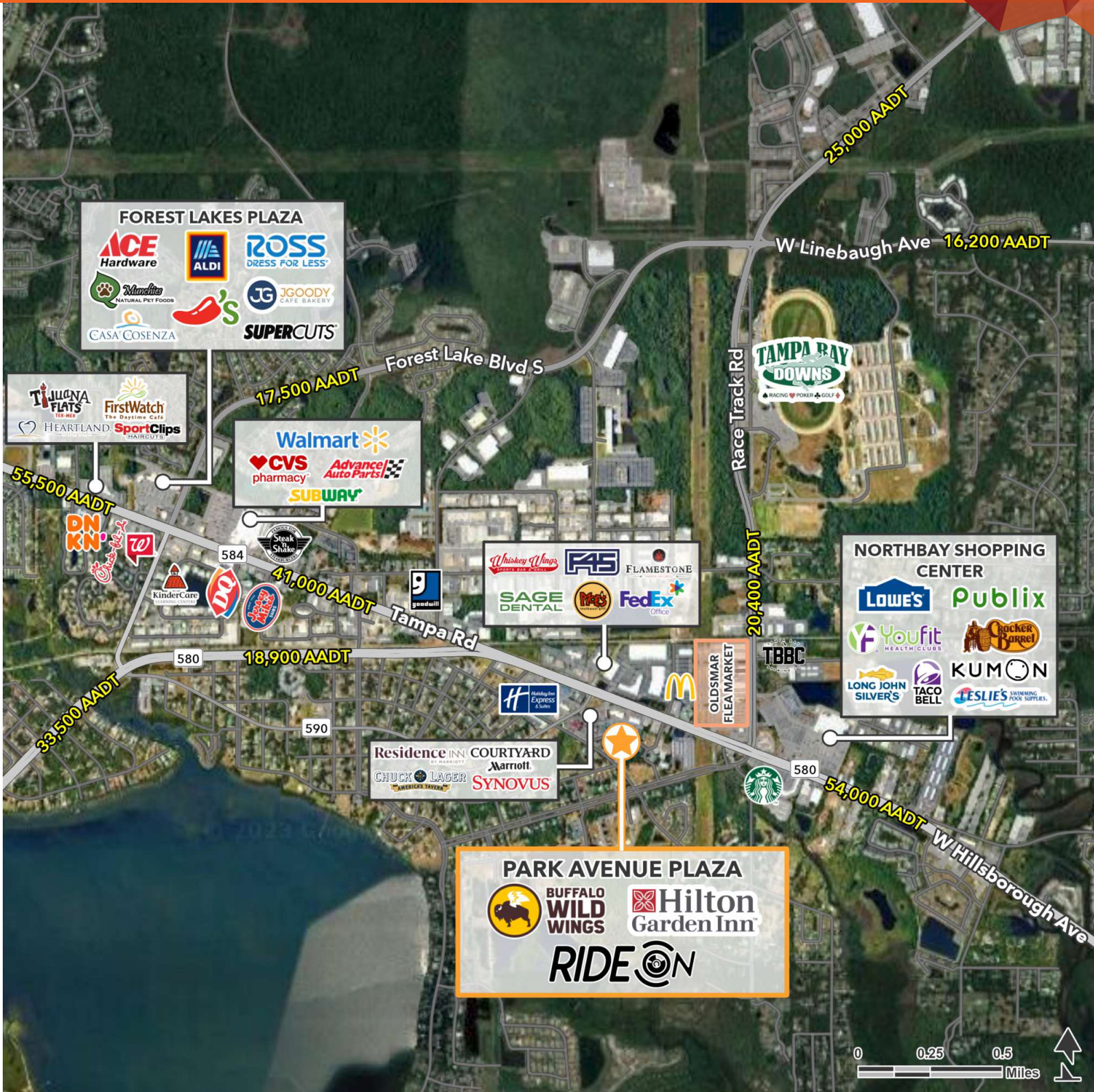
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