

# MAIN STREET AT HAMPTON LAKES

12950 Race Track Road | Tampa, FL 33626

FOR LEASE



## PROPERTY OVERVIEW

- » ±122,000 SF neighborhood center positioned in the Westchase submarket of the Tampa MSA
- » Anchored by ALDI with strong daily traffic drivers including Anytime Fitness, Hungry Greek, and The UPS Store
- » Outparcels: Starbucks, Regions Bank, and Bank of America pad sites provide steady traffic flow and visibility along Race Track Rd
- » Serves the affluent Westchase neighborhoods, with 3-mile average household income of \$181K+ and 5-mile population over 139,000 residents

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,481	42,977	139,010
Households	2,940	16,736	56,811
Avg. HH Income	\$147,089	\$181,824	\$135,361

## TRAFFIC COUNTS AADT

Race Track Road	27,500 AADT
Countryway Blvd	10,100 AADT

 **FranklinStreet**

LICENSED REAL ESTATE BROKER  
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## FLOOR PLAN



STE	TENANT	SF
<b>OUTPARCELS</b>		
OP1	BANK OF AMERICA	4,400
OP2	REGIONS BANK	3,820
OP3	STARBUCKS	1,800
<b>1ST FLOOR</b>		
101	SEÑOR TEQUILA	4,333
105	EXERCISE COACH	1,136
106	MEMON HEALTH	2,185
108	ALL ABOUT BEAUTY	1,242
109	LI'L SUNSHINE SMILES	2,010
111	EAGLE EYE VISION CARE	2,233
113	AVAILABLE	1,100
114	HUNGRY GREEK	1,200
115	AVAILABLE	1,054
116	TUTORING CLUB	1,088
117	TOUCH AVEDA	2,250
119	AMERICAN VET GROUP	3,300
<b>2ND FLOOR OFFICE SUITES</b>		
201, 215, & 220	ELM RESOURCES	8,678
204	XAVIER J. JACKMAN, P.A.	909
206	AVAILABLE	665
208	AVAILABLE	692
210	CPAP CENTRAL	575
212 & 214	BAY AREA APPRAISAL	1,216
216	GEE GROUP	

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RETAIL AERIAL



