

*Property Summary*



**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	30,186
STREET	W. Dr. M.L.K Jr. Blvd.
COUNT 2	22,278
STREET 2	Himes Ave.

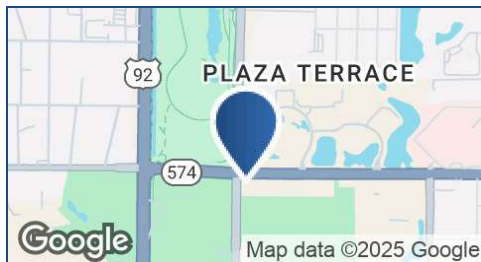
**DEMOGRAPHICS - 2025**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	10,438	113,646	326,788
Average HH Income	\$69,448	\$108,315	\$128,771
Estimated Households	4,470	49,499	141,559

**PROPERTY HIGHLIGHTS**

- Available for ground lease
- Excellent Opportunity for a Free Standing Restaurant, Convenience Retail, Financial Institution, or Medical Use
- Fully entitled for Retail, Medical Office or Office uses
- Daytime Population age 16 years or older within 1 mile is 11,423 and within 3 miles is 132,152
- Within walking distance to Raymond James Stadium, Steinbrenner Field, St. Joseph's Hospital, St. Joseph's Women's Hospital, and Tampa Bay Park - an 800,000 SF Office Park

\* Figures shown represent estimates



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*Location Maps*



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