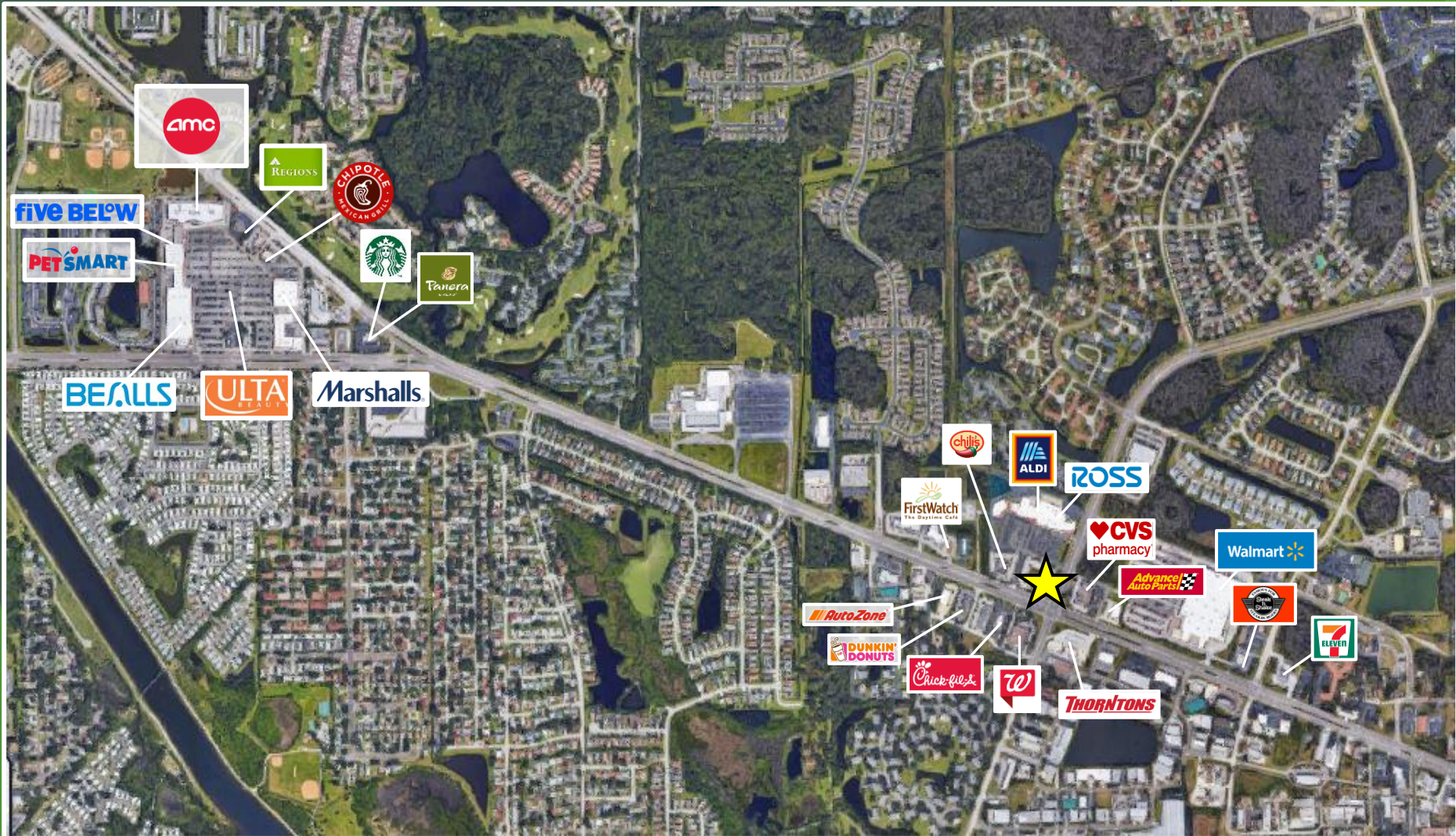


3711 TAMPA RD

OLDSMAR, FLORIDA



**UP TO 5,541 SF
AVAILABLE
2,525 - 3,016 SF**

Jon Mott
(727)424-7117
jmott@paradiseventuresinc.com

Daniel Fassman
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Project Highlights

- Located at the NWC of Tampa Road and Forest Lakes Boulevard
- High Income, densely populated trade area
- Intersection shared with a Walmart Supercenter
- Centrally located between Westchase and East Lake linking two affluent trade areas
- 5-mile population of 168,538 with an average household income of \$101,434
- High traffic count of 62,000 cars per day on Tampa Road



Demographics

	1-Mile	3-Mile	5-Mile
Total Population	9,040	54,190	168,538
Daytime Population	9,278	56,434	166,475
Avg. Household Income	\$94,067	\$103,634	\$101,434
Median Age	39.1	49.3	49.0

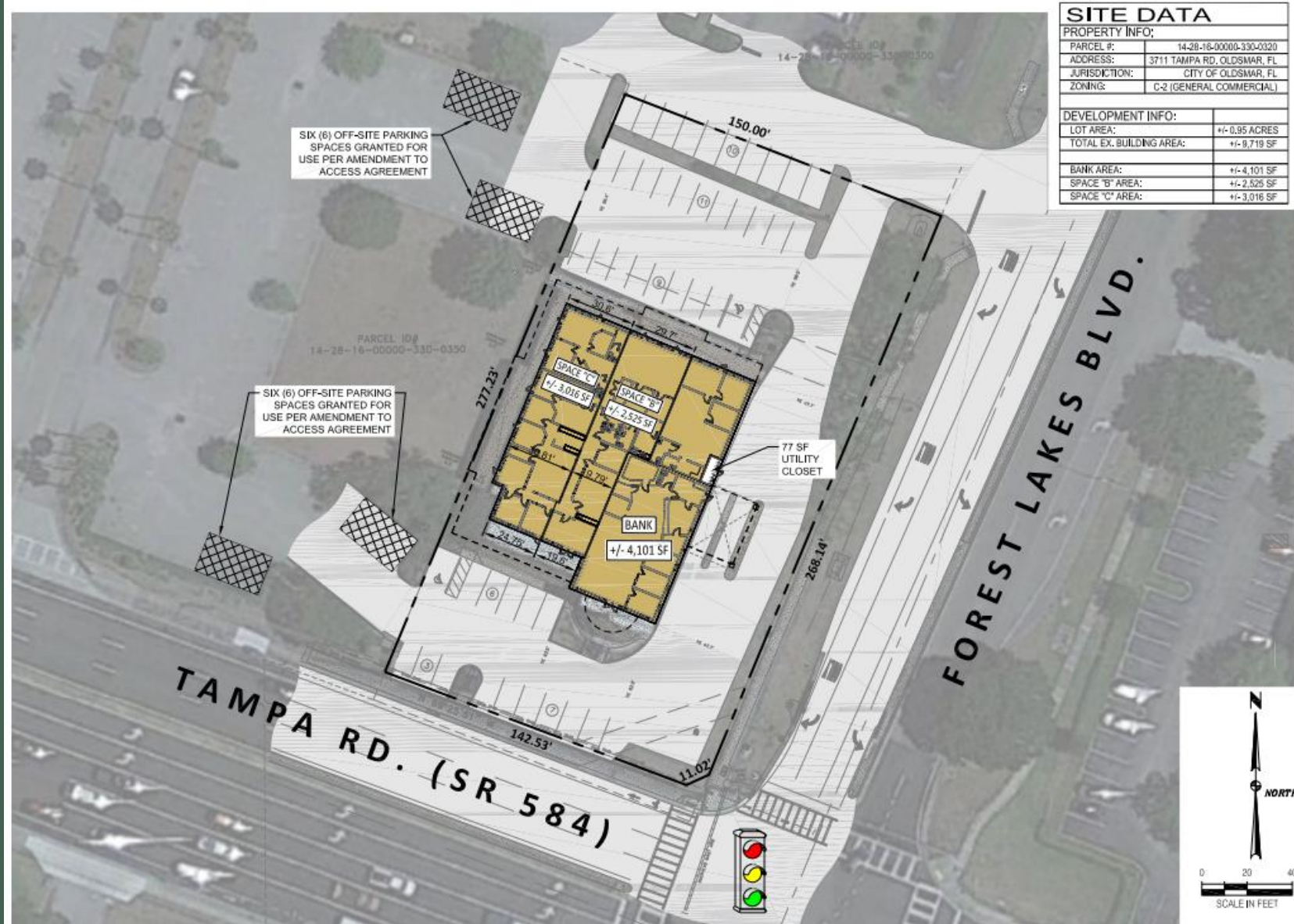
SITE DATA

PROPERTY INFO:

PARCEL #:	14-28-16-00000-330-0320
ADDRESS:	3711 TAMPA RD. OLDSMAR, FL
JURISDICTION:	CITY OF OLDSMAR, FL
ZONING:	C-2 (GENERAL COMMERCIAL)

DEVELOPMENT INFO:

LOT AREA:	+/- 0.95 ACRES
TOTAL EX. BUILDING AREA:	+/- 9,719 SF
BANK AREA:	+/- 4,101 SF
SPACE "B" AREA:	+/- 2,525 SF
SPACE "C" AREA:	+/- 3,016 SF



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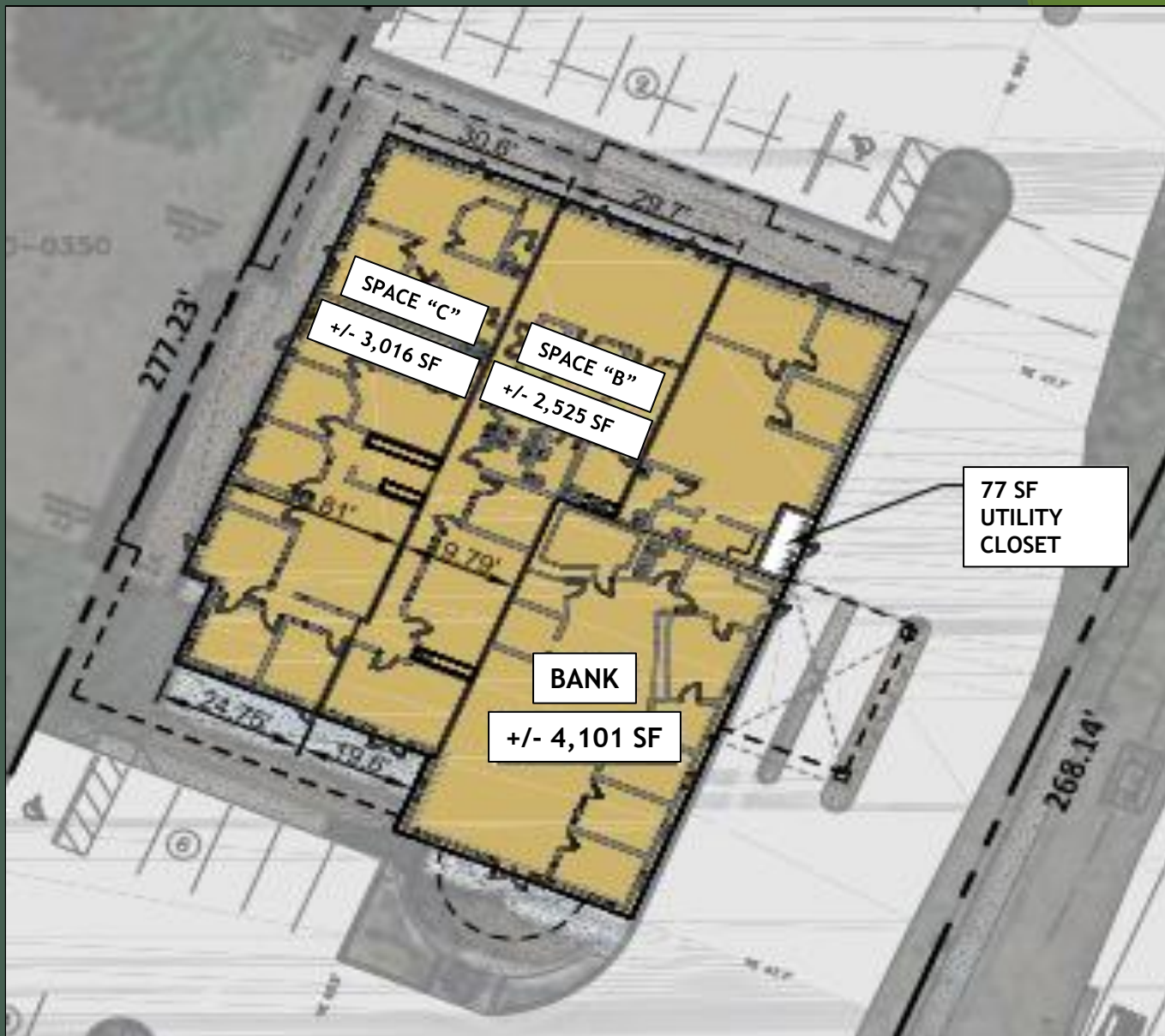
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