

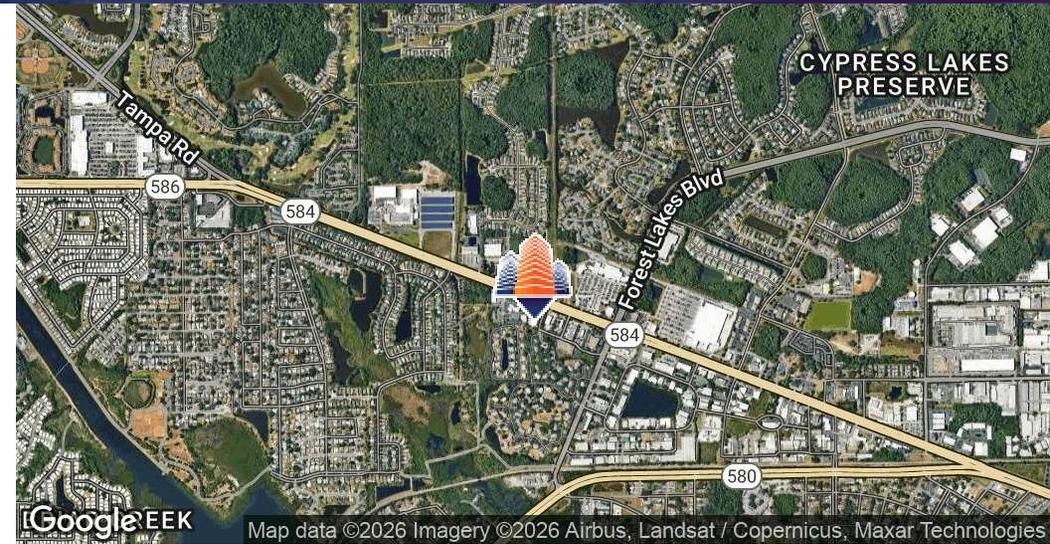
Oldsmar Rare 2nd Gen Auto Property

3694 Tampa Rd, Oldsmar, FL 34677



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Rare 2nd Gen Auto
- Left in Access from Tampa Road
- Tampa Road sees over 49,500 cars per day
- Large Signage fronting Tampa Road
- Nearby Traffic Generators like Walmart Supercenter, Aldi, Bealls, Marshals, Five Below and more
- Ideal Uses: Auto Repair, Oil Change, Traditional Retail and More

OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	\$1,590,000
Lot Size:	0.72 Acres
Building Size:	5,551 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,721	24,670	78,781
Total Population	9,418	56,323	178,125
Average HH Income	\$108,265	\$121,454	\$121,570

Nick Barbato

954.579.2672

NBarbato@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

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AERIAL



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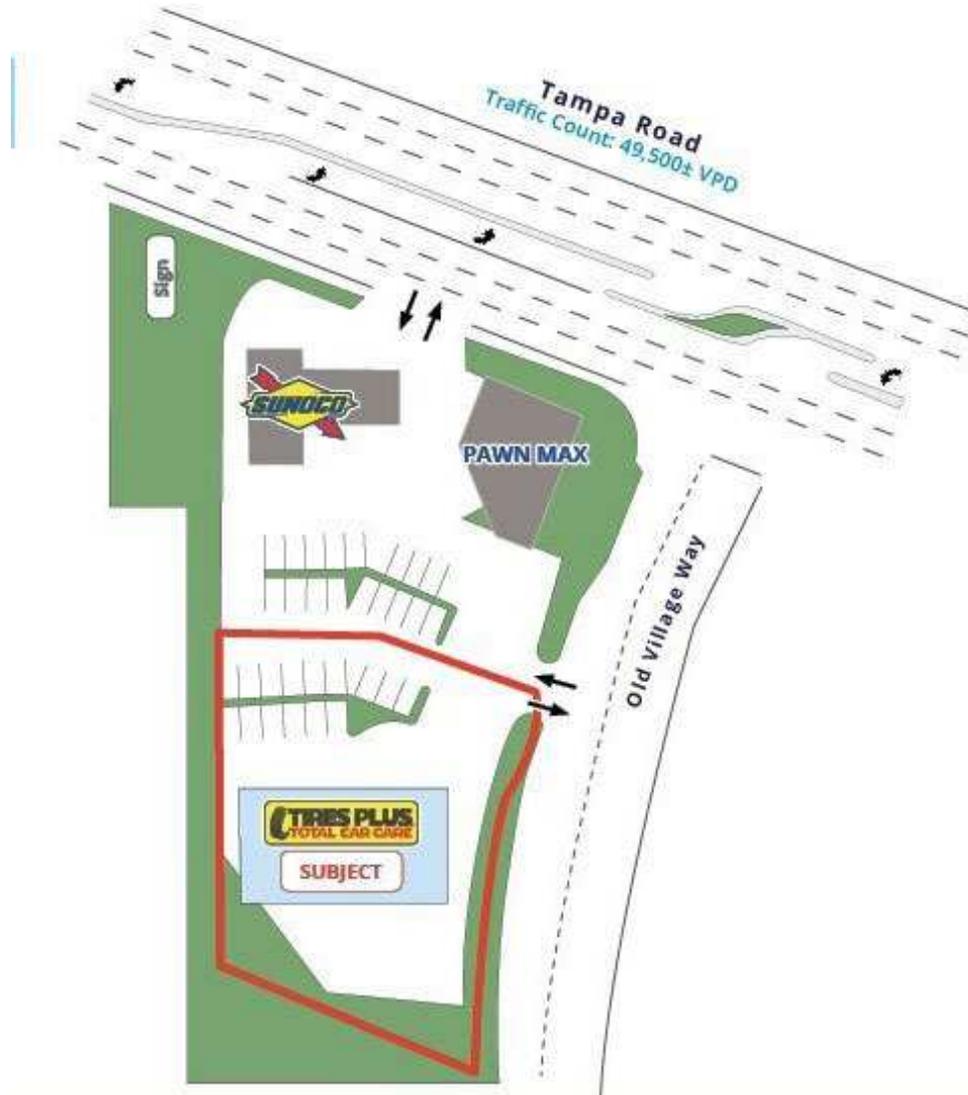
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SITE PLAN



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RETAILER MAP



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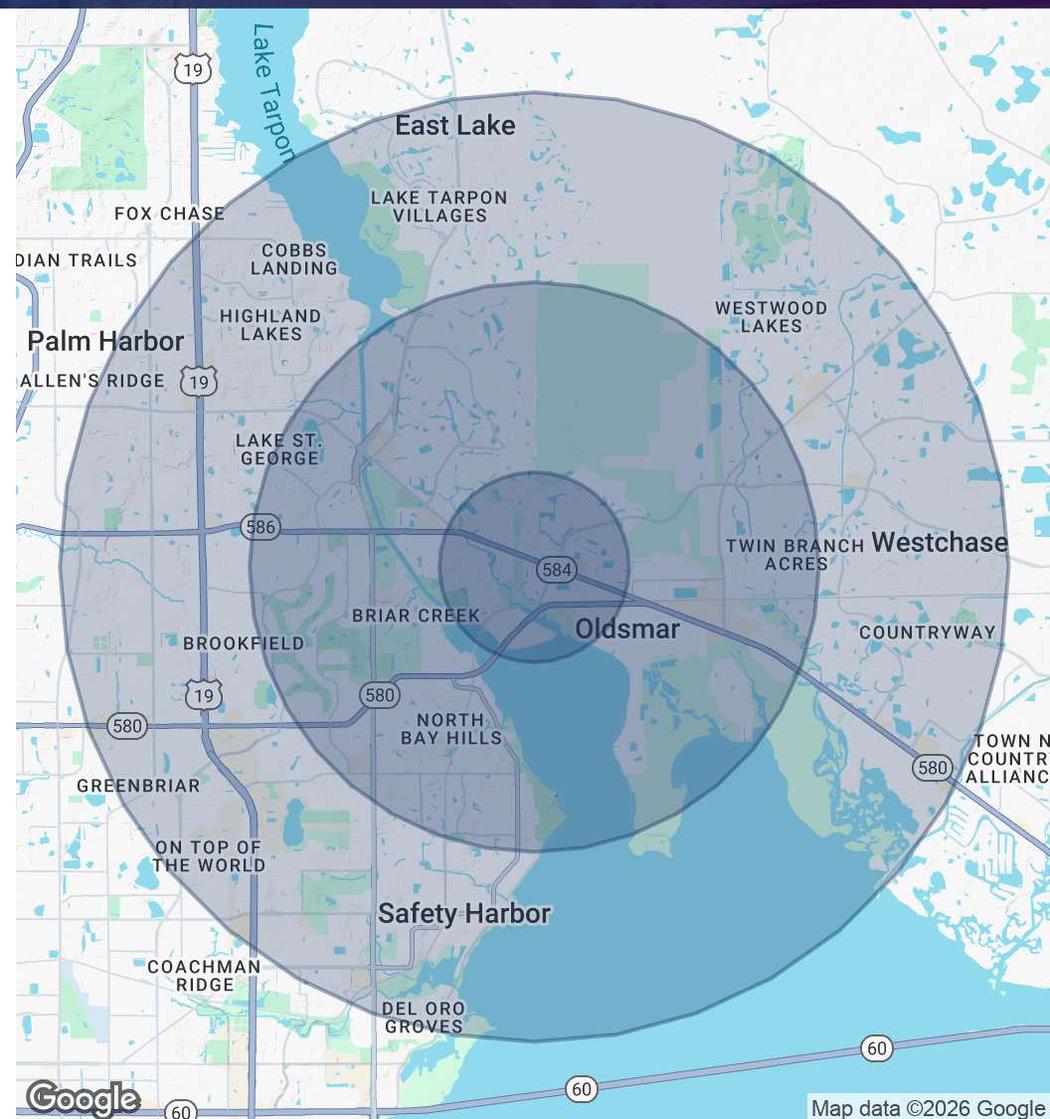
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,418	56,323	178,125
Average Age	42	47	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,721	24,670	78,781
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$108,265	\$121,454	\$121,570
Average House Value	\$413,136	\$460,806	\$445,677
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,595	43,387	136,716
Total Population - Black	528	2,043	6,315
Total Population - Asian	528	2,500	9,294
Total Population - Hawaiian	13	39	98
Total Population - American Indian	58	182	627
Total Population - Other	545	2,052	5,926



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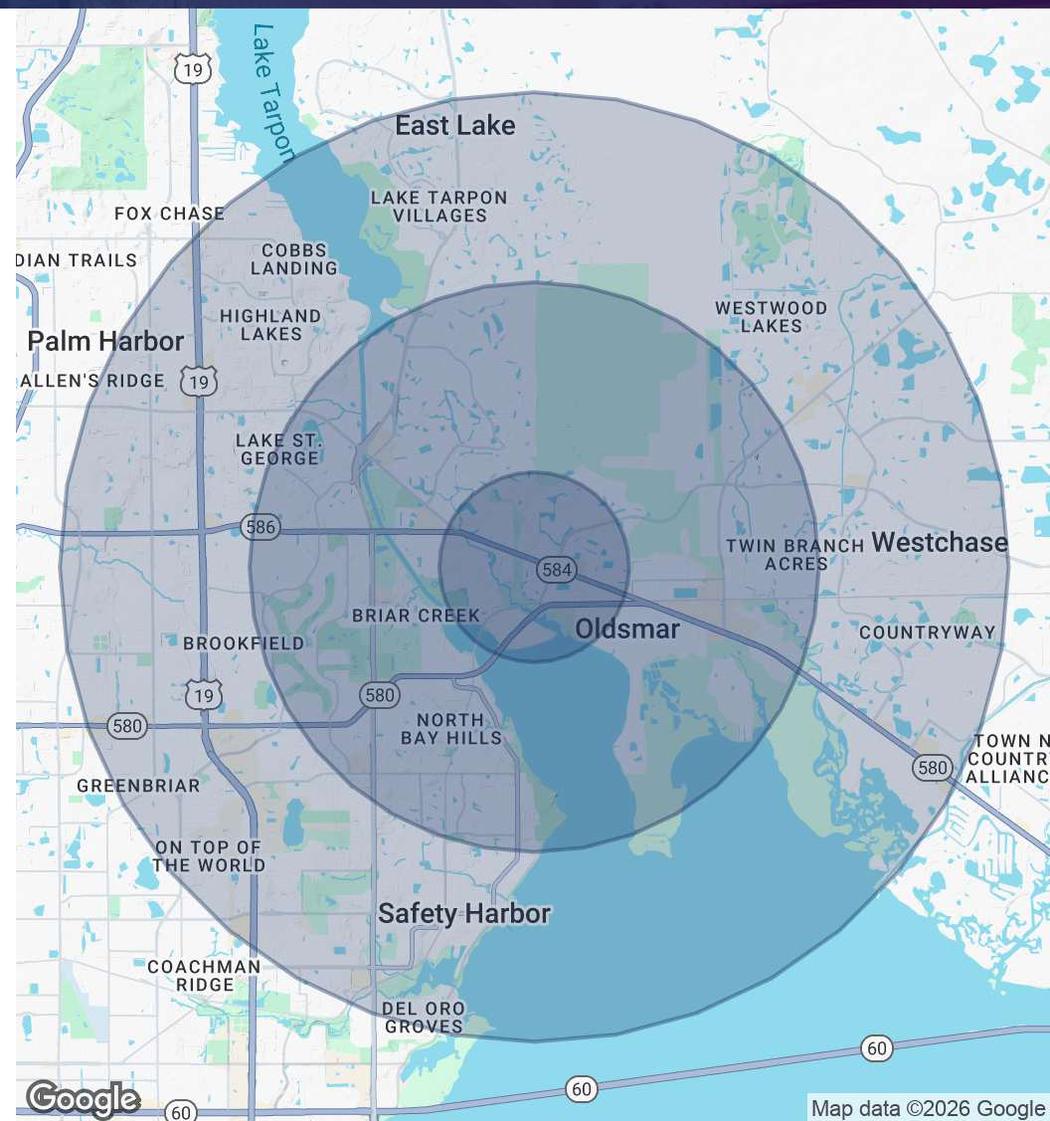
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SERVICES

DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	471	2,344	6,991
5 - 9	532	2,474	7,572
10 - 14	551	2,746	9,102
15 - 17	361	1,793	5,738
18 - 20	344	1,730	5,505
21 - 24	421	2,159	6,698
25 - 34	1,056	5,383	15,753
35 - 44	1,366	6,657	20,894
45 - 54	1,240	6,784	22,488
55 - 64	1,382	8,756	27,092
65 - 74	1,057	8,490	26,804
75 - 84	496	5,017	16,499
85+	141	1,990	6,989



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