

MAIN STREET AT HAMPTON LAKES

13016 Race Track Rd | Tampa, FL 33626



PROPERTY HIGHLIGHTS:

- Medical/Retail space available
- Anchored by Winn-Dixie, Starbucks, Bank of America, Anytime Fitness and Urgent Vet
- Located in the Hampton Lakes and Highland Park neighborhoods
- 629 total parking spaces
- Within a 3-mile trade area radius there is a population over 41,000 with an average household income of more than \$172,000
- Shopping center total GLA: 135,949 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	8,284	41,108	135,875
2024 Estimated Households	3,321	16,021	55,509
INCOME			
2024 Estimated Avg HH Income	\$148,686	\$172,788	\$135,235
AGE			
Median Age	38	40	41
DAYTIME DEMOS			
Number of Businesses	740	3,417	8,802
Number of Employees	5,242	23,787	50,481
Total Daytime Population	7,601	34,312	90,196
TRAFFIC COUNTS			
Race Track Rd (N/S)	27,500 AADT		



FOR LEASING INFORMATION:

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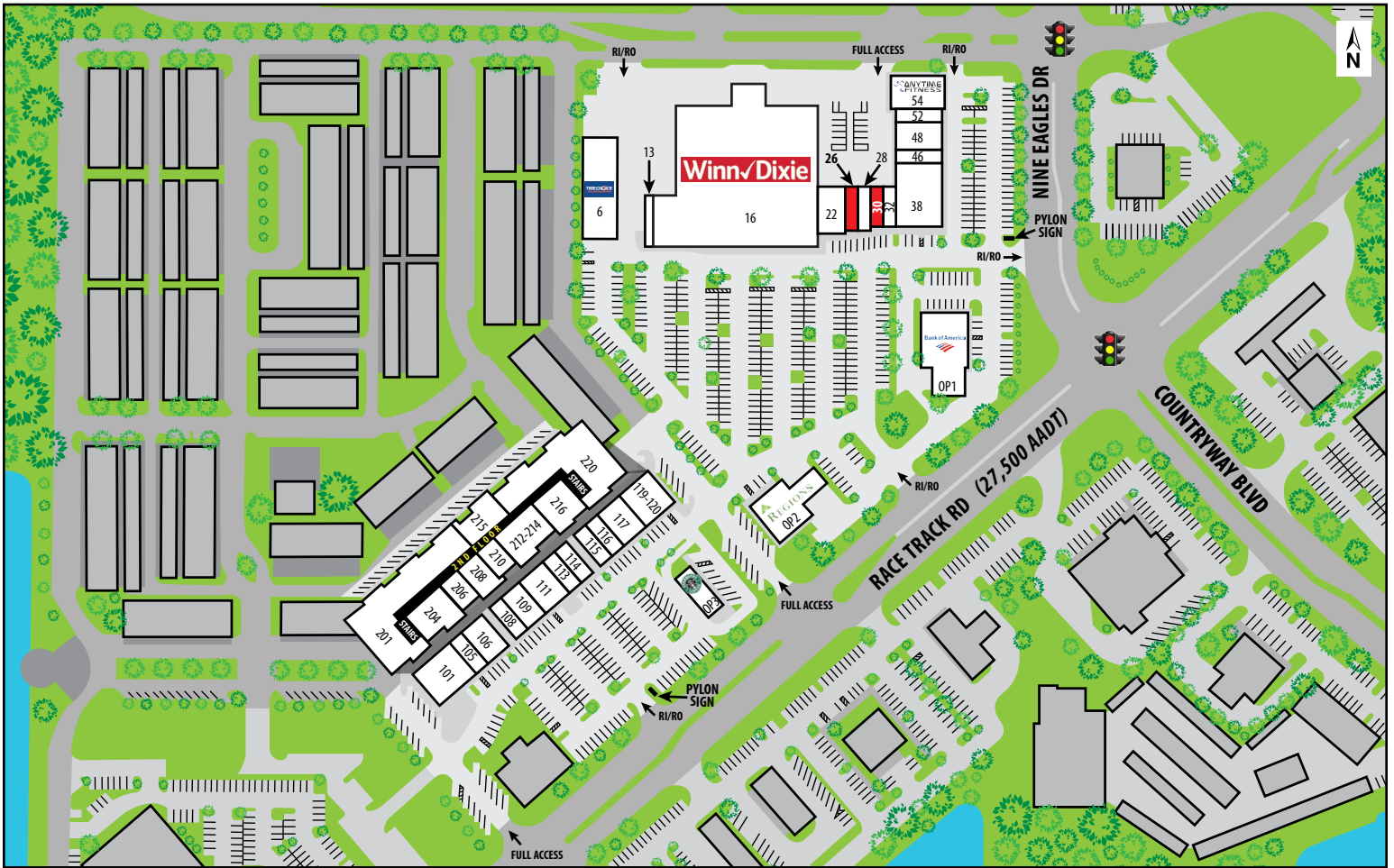
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FOUR M DEVELOPMENT

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UNIT	TENANT	SF
6	Tire Choice	6,758
13	Winn-Dixie Liquor	1,100
16	Winn-Dixie	44,814
22	Harmony Dental & Facial Aesthetics	2,800
26	AVAILABLE	1,294
28	Nail Trix	1,300
30	AVAILABLE	1,300
32	Subway	1,300
38	Impact Martial Arts	6,175
46	The UPS Store	1,300
48	Westchase Pizza	2,600
52	Taste of China	1,300
54	Anytime Fitness	3,550

UNIT	TENANT	SF
OP1	Bank of America	4,400
OP2	Regions Bank	1,800
OP3	Starbucks	3,550
101	Señor Tequila	4,333
105	Exercise Coach	1,136
106	Menon Health	2,185
108	All About Beauty	1,242
109	Li'l Sunshine Smiles	2,010
111	Eagle Eye Vision	2,400
113	Strechmed	1,100
114	Hungry Greek	1,200
115	Cookie Cutters	1,054
116	Tutoring Club	1,100

UNIT	TENANT	SF
117	Touch Aveda	2,250
119-120	Urgent Vet	3,300
2ND FLOOR OFFICE SUITES		
201	Elm Resources	4,222
204	Westchase Legal Center	909
206	NavSav Insurance	665
208	Queen City Funding	692
210	CPAP Central	575
212-214	Bay Area Appraisal Services	1,216
215	Elm Resources	1,585
216	GEE Group	872
220	Autobytel	2,843

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