



10,000 SF Free-Standing Building

12702 Race Track Rd | Tampa, FL 33626

PROPERTY HIGHLIGHTS

- ▶ Highly desirable Westchase market
- ▶ Perfect for retail or medical
- ▶ Strong visibility to Race Track Road
- ▶ Population of 135,876 within a 5-mile radius of subject site
- ▶ Demographics include an average Household income of more than \$131,000 within a 5-mile radius

DEMOGRAPHICS

Population



1 Mile	8,281
3 Mile	41,107
5 Mile	135,876

Households



1 Mile	3,321
3 Mile	16,021
5 Mile	55,509

Household Income



1 Mile	\$151,008
3 Mile	\$173,974
5 Mile	\$131,968

Traffic Counts



Race Track Rd
27,500 AADT

Daytime Demos



Businesses	Employees	Daytime Population
1 Mile 740	1 Mile 5,242	1 Mile 7,570
3 Mile 3,417	3 Mile 23,787	3 Mile 34,103
5 Mile 8,802	5 Mile 50,481	5 Mile 89,932

CALL FOR DETAILS 813.712.3055

Erica Nelson
813.712.3055
enelson@rmcp.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com

10,000 SF Free-Standing Building

12702 Race Track Rd | Tampa, FL 33626



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. **UPDATED: 112525**

Erica Nelson
813.712.3055
enelson@rmcpbg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com