



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 Racetrack 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

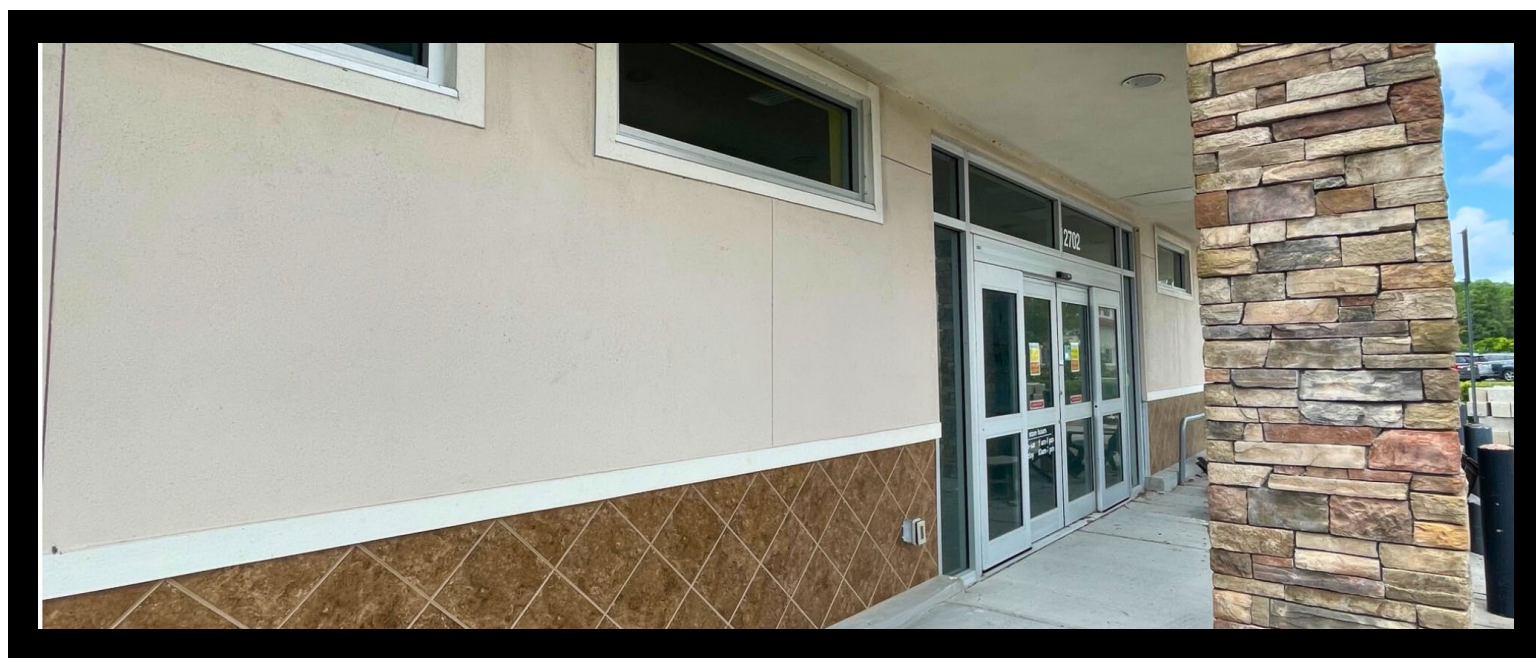


| | Businesses | Employees | Daytime Population |
|---------------|-------------------|----------------------|---------------------------|
| 1 Mile | 740 | 1 Mile 5,242 | 1 Mile 7,570 |
| 3 Mile | 3,417 | 3 Mile 23,787 | 3 Mile 34,103 |
| 5 Mile | 8,802 | 5 Mile 50,481 | 5 Mil 89,932 |

CALL FOR DETAILS 813-712-3055

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