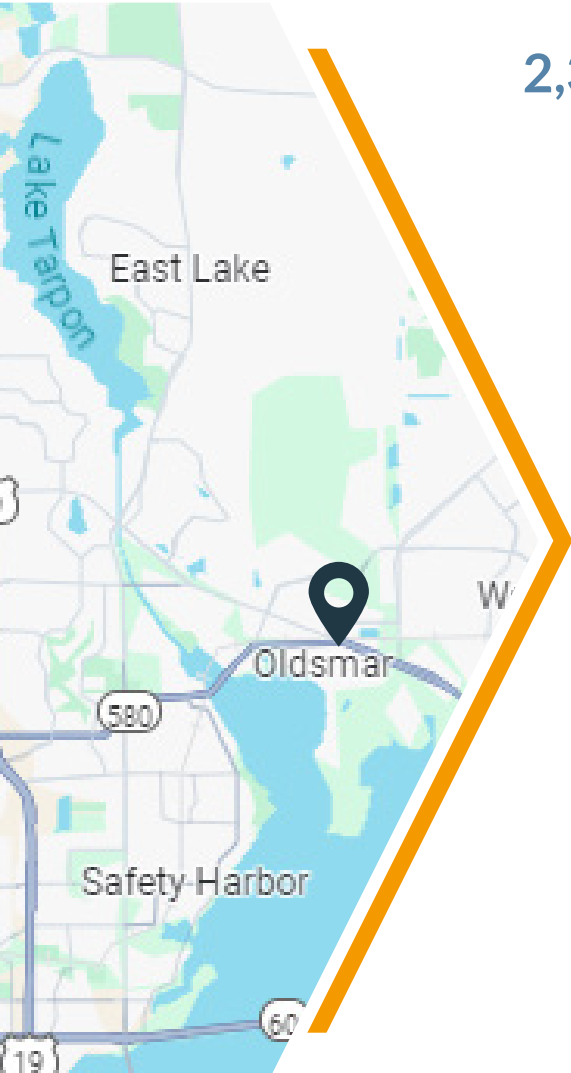


# NORTH TAMPA SHORES

4009-4013 Tampa Rd., Oldsmar, FL 34677



## 2,310 SF CAFE/RETAIL SPACE FOR LEASE

- » Located between Forest Lakes Blvd & Race Track Rd
- » On the border of Hillsborough & Pinellas Counties, drawing customers from Westchase, Palm Harbor, Oldsmar, Safety Harbor, and Clearwater
- » Conveniently located in front of the Hampton Inn & Suites with 110 rooms
- » Direct road frontage on Tampa Rd with traffic counts of 61,441 AADT in 2022
- » Join FedEx, Flamestone, Whiskey Wings, Sage Dental, Moe's Southwest Grill, F45 Training & more

Demographics	1-mile	3-mile	5-mile
2024 Population	2,396	45,020	150,184
Daytime Employment	11,768	25,430	62,602
Average HH Income	\$111,367	\$112,657	\$105,699
Median Age	43.2	43.4	44.6

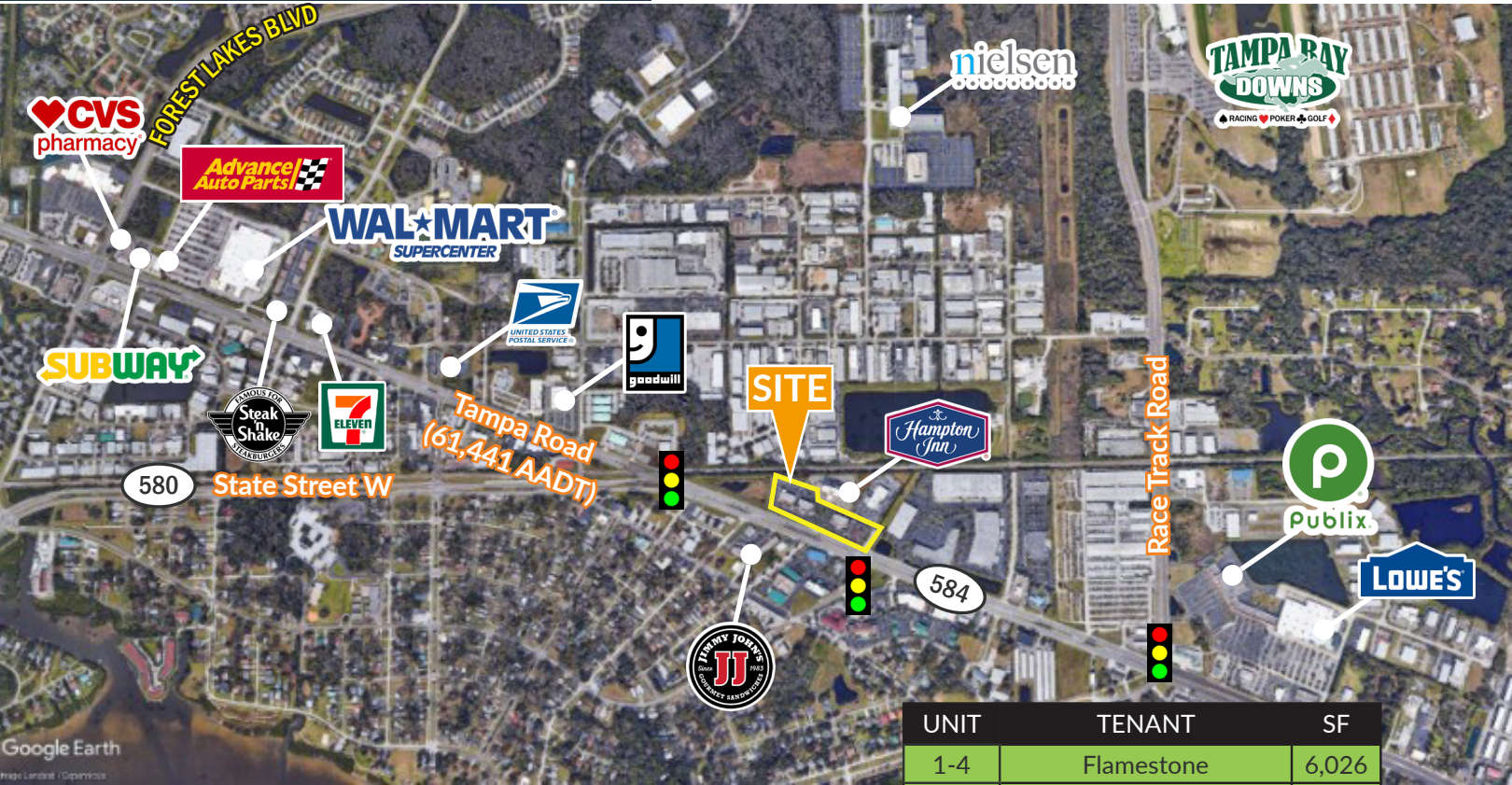
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UNIT	TENANT	SF
1-4	Flamestone	6,026
5-6	Sage Dental Group	2,912
7	Carnaby St. Hairdressers	1,560
8	The Local Draught House	2,870
9-10	F45 Training Oldsmar	2,307
11-12	AVAILABLE	2,310
13	Idee Nails and Spa	1,511
14	Moe's Southwest Grill	2,450
15	FedEx Office	1,970
16	Chef Li Chinese Takeout	1,209
17-18	Whiskey Wings	3,044
19-20	Whiskey Wings	2,951



## TAMPA ROAD

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