

PARK AVENUE PLAZA

4022 – 4058 Tampa Rd | Oldsmar, FL 34677



PROPERTY HIGHLIGHTS:

- Up to 2,700 SF available
- Excellent visibility to Tampa Rd with a 55,000 AADT
- Close proximity to Oldsmar Flea Market and Tampa Bay Downs
- Captive audience within walking distance from nearby hotels with over 450 rooms combined from Residence Inn Marriott, Holiday Inn Express & Suites, Hampton Inn & Suites, Courtyard Marriott and Hilton Garden Inn
- Strong demographics include a population of over 157,000 and the average household income more than \$93,000 within a 5-mile radius
- Shopping center total GLA: 35,922 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	3,777	47,199	157,950
2019 Estimated Households	1,612	19,367	67,435
INCOME			
2019 Est. Avg HH Income	\$84,620	\$101,858	\$93,833
AGE			
Median Age	40	41	43
DAYTIME DEMOS			
Number of Businesses	832	2,531	5,962
Number of Employees	10,474	24,969	53,037
Total Daytime Population	11,472	37,846	100,615
TRAFFIC COUNTS			
Tampa Rd (E/W)	55,000 AADT		



FOR LEASING INFORMATION:

Erica Nelson
813.960.8154 x314
enelson@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

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UNIT	TENANT	SF
A-1	Beachwood Seafood Kitchen & Bar	7,008
A-2	Eastern Massage	1,521
A-3	Eddie's Hair Styling	1,500
A-4 & 5	Farrell's Extreme Bodyshaping	2,900
A-6 & 7	Brain Balance	2,905
A-8	Your CBD Store of Oldsmar	1,381
A-9	Health Markets	2,849

UNIT	TENANT	SF
B-1	Buffalo Wild Wings	6,000
B-2	JDV Cigars & Fine Wines	1,432
B-3	C Nails	1,504
B-4	Poké Island Plus	1,500
B-5 & 6	Pacific Thai Cuisine	2,711
B-7	AVAILABLE	1,508
B-8	AVAILABLE	1,203

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