

RETAIL OR OFFICE FOR LEASE

RETAIL OR OFFICE SPACE - OLYMPIA PLAZA, OLDSMAR

3730 Tampa Rd, Suite 5, Oldsmar, FL 34677



OFFERING SUMMARY

AVAILABLE SF:	Fully Leased
LEASE RATE:	Negotiable
RENOVATED:	2018
ZONING:	Commercial
MARKET:	Tampa
SUBMARKET:	Northern Pinellas

KW COMMERCIAL
138 River Road,
Suite 107
Andover, MA 01810

LAUREN DEFRADESCO
Commercial Advisor
0: 800.281.1316
hello@faulknercommercial.com

PROPERTY OVERVIEW

Faulkner Commercial Group is pleased to offer for lease this 1,004sf retail or office suite in the Olympia Plaza on Tampa Rd in Oldsmar. This suite is currently built out as an attractive office space with three distinctive spaces: a large front reception area, a conference room and a large rear office area. This suite also has an ADA compliant restroom.

The Olympia Plaza is anchored by Amscot Financial Services, and also includes Rosati's Pizza, Vibe Salon and other tenants. Neighboring businesses on Tampa Rd, include Walgreens, Chili's, Rumba, Salt Rock, Lockheed Martin and many more, as well as many residential subdivisions and apartment home complexes. Demographics are exceptional. The plaza has 50 parking spaces and 192' frontage on Tampa Rd. which has 58,500 AADT traffic count according to the FL DOT.

Immediate availability with attractive lease terms, which includes space on high visibility pylon sign on Tampa Rd. All information has been obtained from the property owner, current tenant and county records, Prospective tenant should use due diligence to confirm property details and suitability for their purpose.

PROPERTY HIGHLIGHTS

- High Traffic Retail or Office Olympia Plaza
- Currently Fit-up as Professional Office Space
- Vibrant, Busy Plaza

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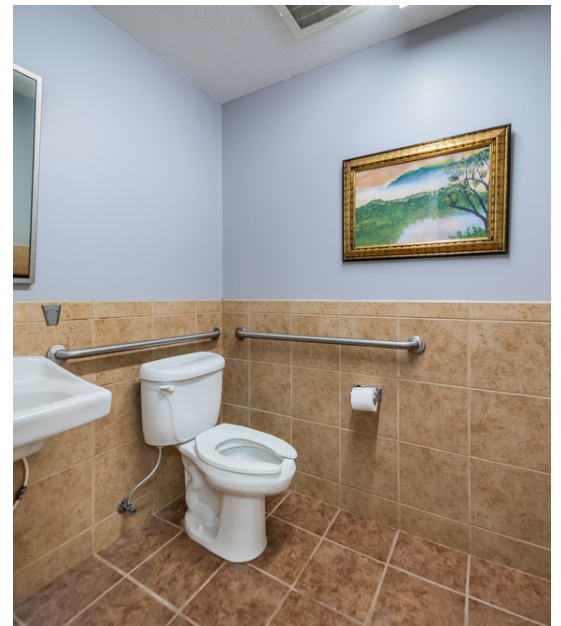
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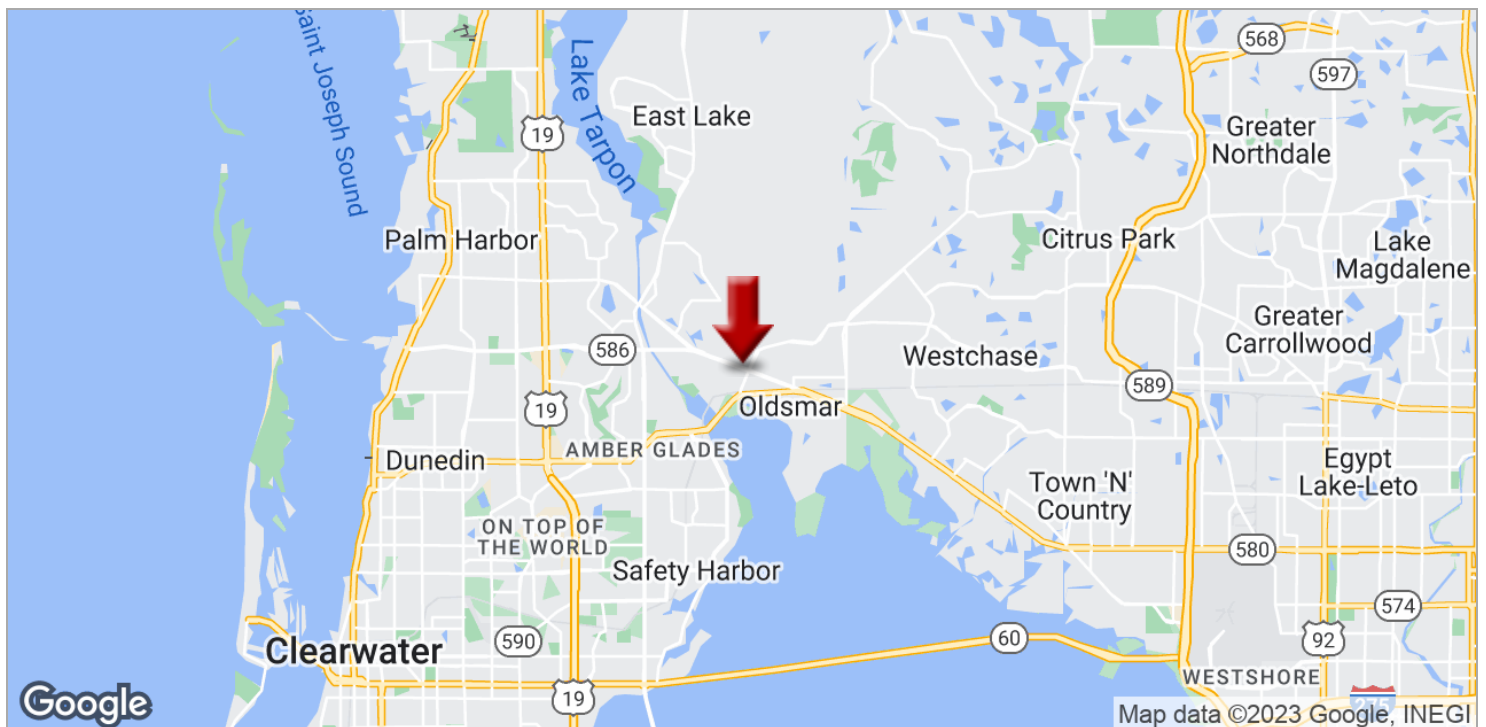
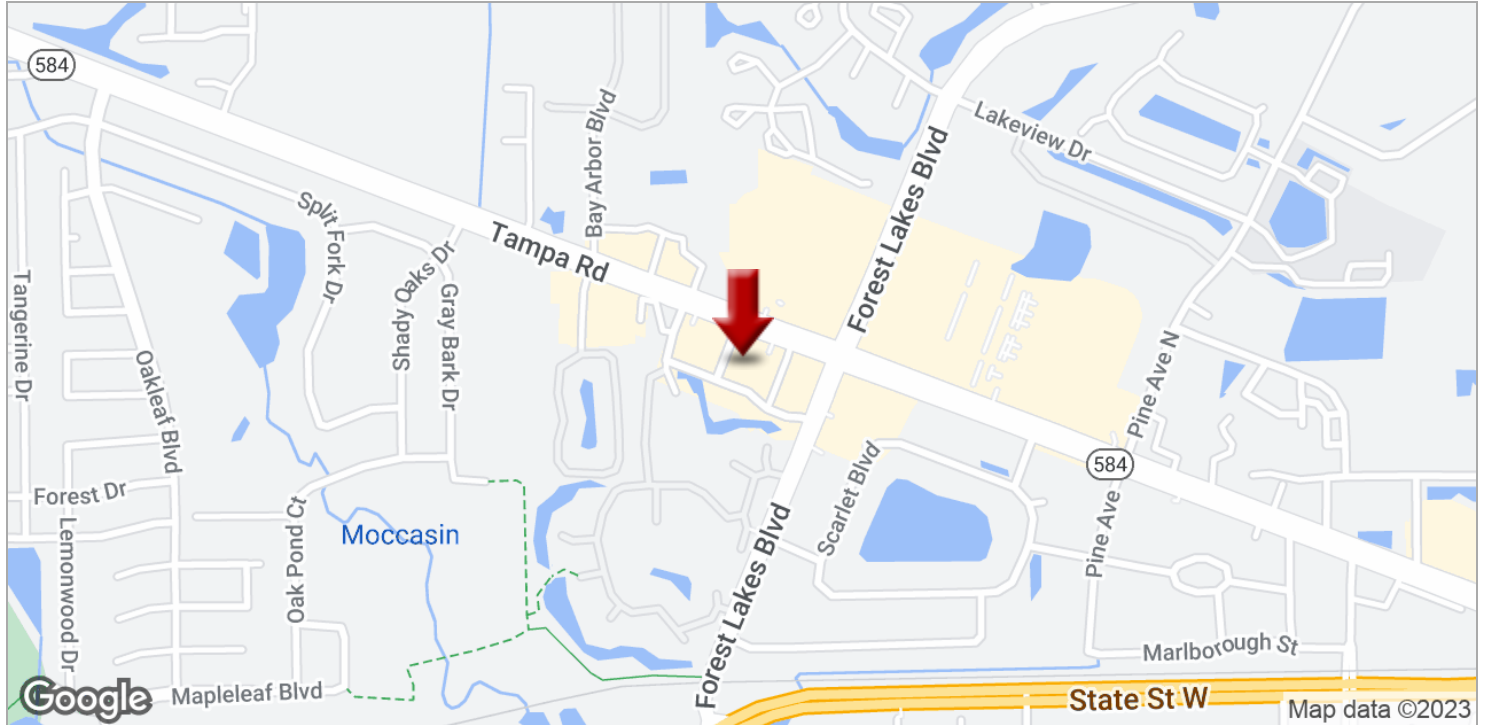
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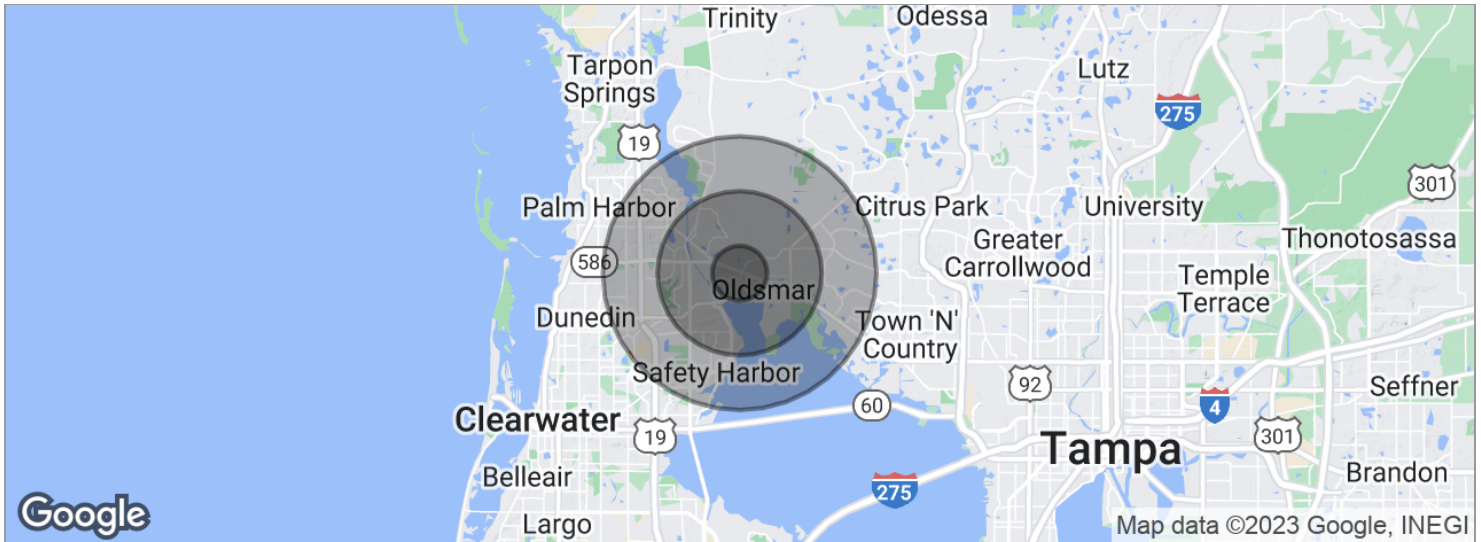
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,883	51,182	146,729
Median age	40.2	45.2	46.1
Median age (male)	39.9	44.2	45.1
Median age (Female)	40.4	45.8	46.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,238	21,483	63,130
# of persons per HH	2.6	2.4	2.3
Average HH income	\$72,979	\$82,707	\$77,558
Average house value	\$200,483	\$280,331	\$269,238

** Demographic data derived from 2020 ACS - US Census*

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