



10,000 SF Free-Standing Building for Lease or Sale
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

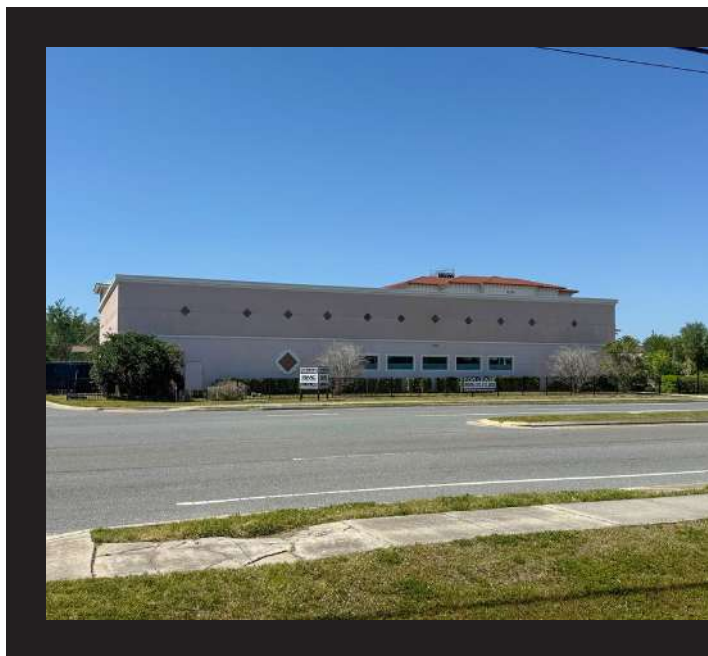
Daytime Demos



	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

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