

Westchase Commercial Corner

Tampa, Hillsborough County, FL

CONTACT:

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Location:

Westchase (Tampa), FL
 @ Race Track Road & Lynmar Blvd

Property Information:

17,384 square feet
 Cross-parking and off-site retention
 Cross access to and from shopping center

Ground Lease Price:

\$50,000/yr NNN

Traffic Counts:

Race Track Rd: 17,716 cars per day

Demographics:

	<u>Population</u>	<u>Avg. Income</u>
1.5 mile:	6,185	\$124,023
3 miles:	33,847	\$111,476
5 miles:	125,720	\$87,055

Zoning:

Commercial

Belleair Development Group
 6654 78th Ave N
 Pinellas Park, FL 33781
www.belleairgroup.com



Westchase has over 3,300 residences with a median home price of \$464,141 and average income of \$124,023. This site is well located and within walking distance of the brand new Bay Care Outpatient Medical Facility. Area retailers include SweetBay, Walgreens, CVS, Wendy's, Dunkin Donuts, Fifth Third Bank, Regions Bank, Bank of America, Starbucks, and many more. Also close by are Bryant Elementary School and Farnell Middle School, two of Hillsborough County's best and newest schools.

COMMERCIAL CORNER AVAILABLE

RACETRACK RD & LYNMAR BLVD • TAMPA, FL

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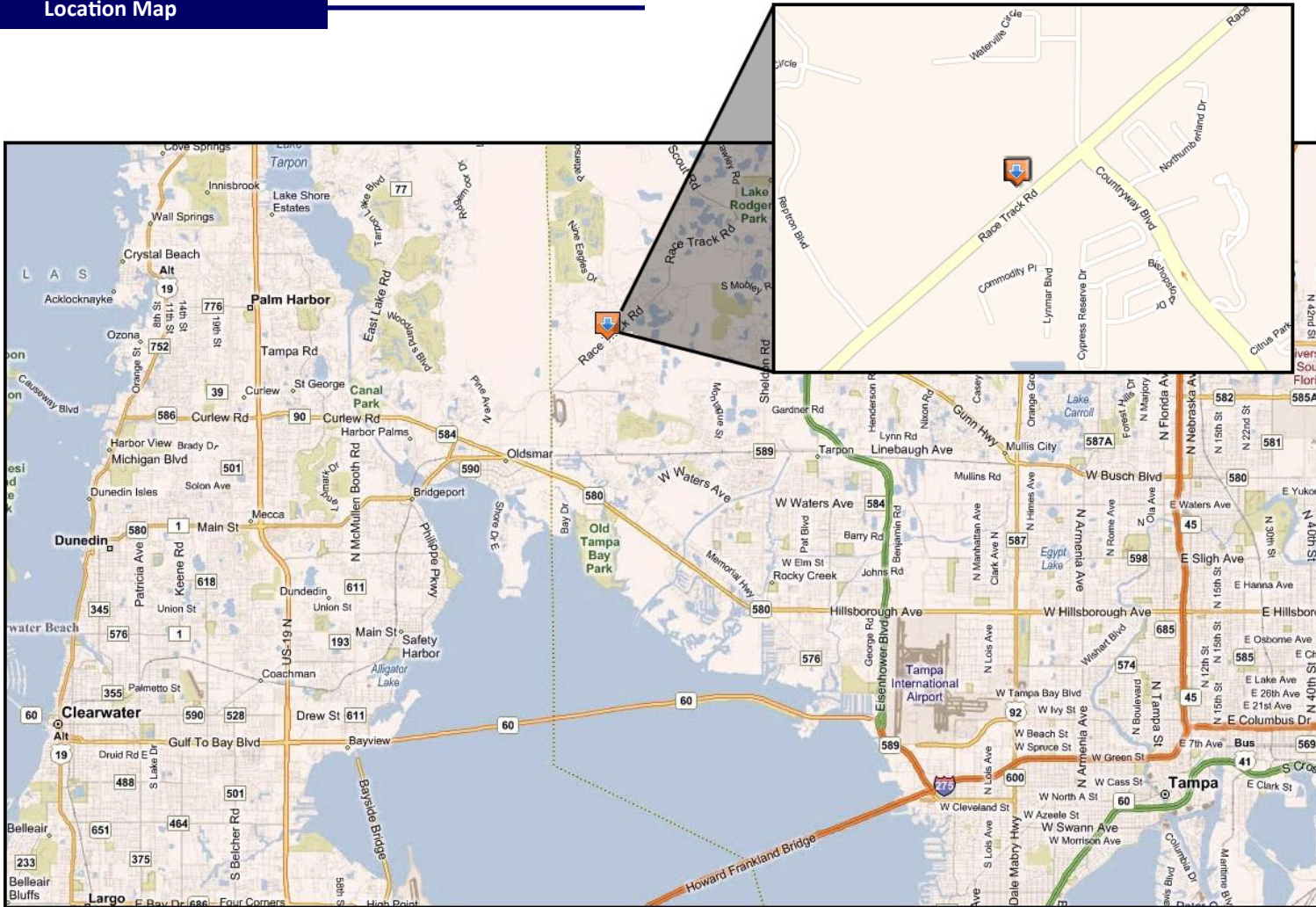
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Location Map



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Area Deposits



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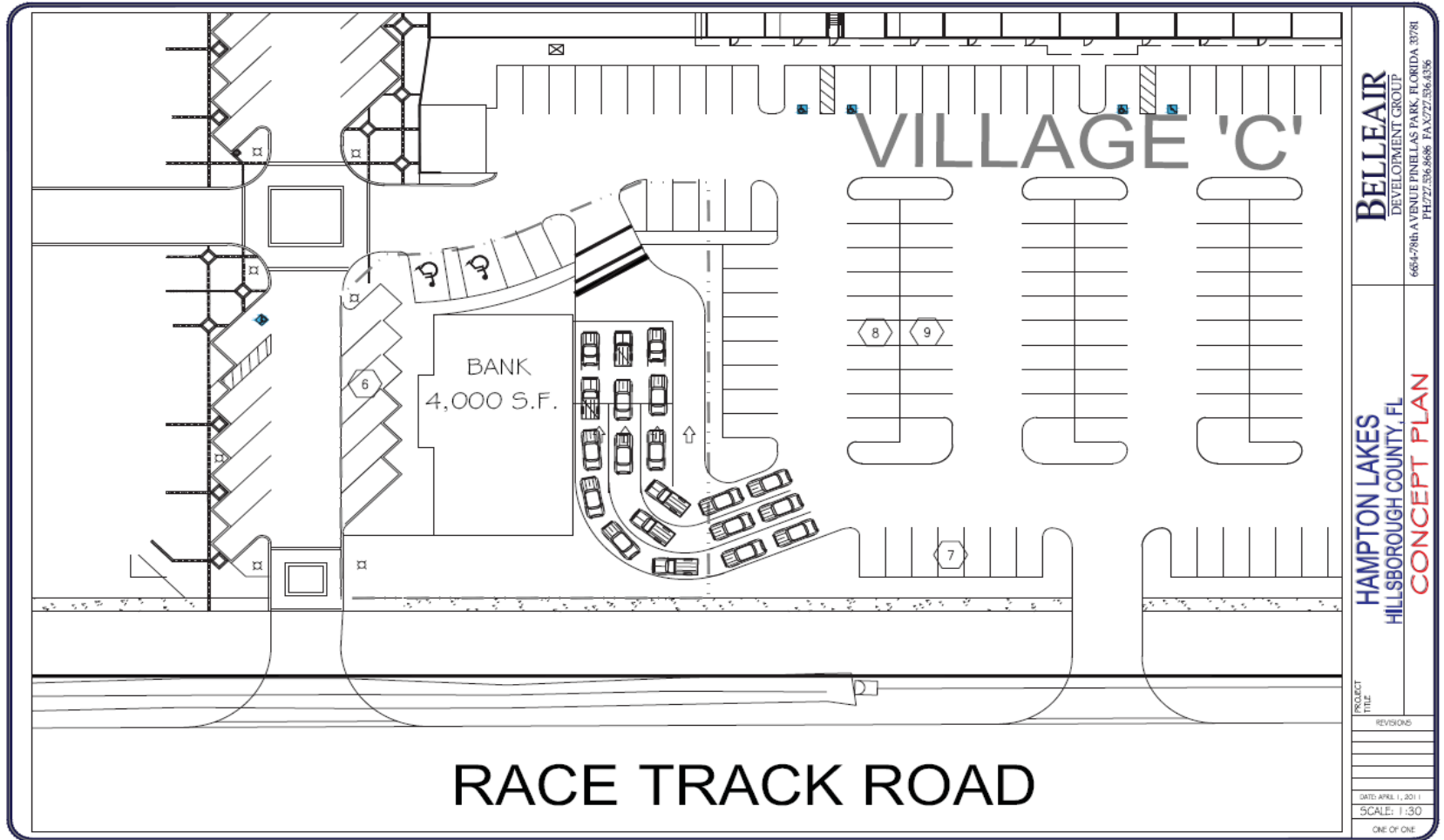
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Concept Plan (Bank)



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Concept Plan (Retail)

