

FOR LEASE
3675 TAMPA RD
OLDSMAR, FL 34677

INDUSTRIAL SPACE FOR LEASE | ±14,000 SF | TAMPA RD FRONTAGE



INTERACTIVE LEASING BROCHURE

EXCLUSIVE LEASING AGENTS



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INVESTMENT HIGHLIGHTS

- **STRATEGIC LOCATION** – This space is positioned right between the NW Hillsborough and North Pinellas industrial submarkets. With proximity to the Tampa International Airport and all of Pinellas County, this site offers flexibility for users and their employee base.
- **UNIQUE OPPORTUNITY** – There are very few comparable industrial properties for lease within a 6-mile radius. We are offering a unique opportunity to lease a high-quality industrial space.

DISTANCES TO:

- **±1,000 FEET TO TAMPA RD/ HILLSBOROUGH AVE**
- **±2.28 MILES TO HILLSBOROUGH COUNTY**
- **±3.37 MILES TO US HWY 19**
- **±8.72 MILES TO DOWNTOWN CLEARWATER**
- **±9.20 MILES TO TAMPA INTERNATIONAL AIRPORT**
- **±15.06 MILES TO DOWNTOWN TAMPA**
- **16 MILES TO THE PORT OF TAMPA**





3675 TAMPA RD
OLDSMAR, FL 34677



\$9.50/SF MG
ASKING RENT



2
OFFICES



±14,000 SF
TOTAL SF



±1,400 SF
OFFICE SF



±12,600 SF
WAREHOUSE SF



2
BATHROOMS



2 (WITH CONCRETE RAMP)
VAN HIGH DOORS



YES
SEPARATE METER



12'
CLEAR HEIGHT



YES (FULL A/C)
CLIMATE CONTROLLED



3 PHASE (700 AMPS)
HEAVY POWER



CITY
SEWER



14'
CEILING HEIGHT







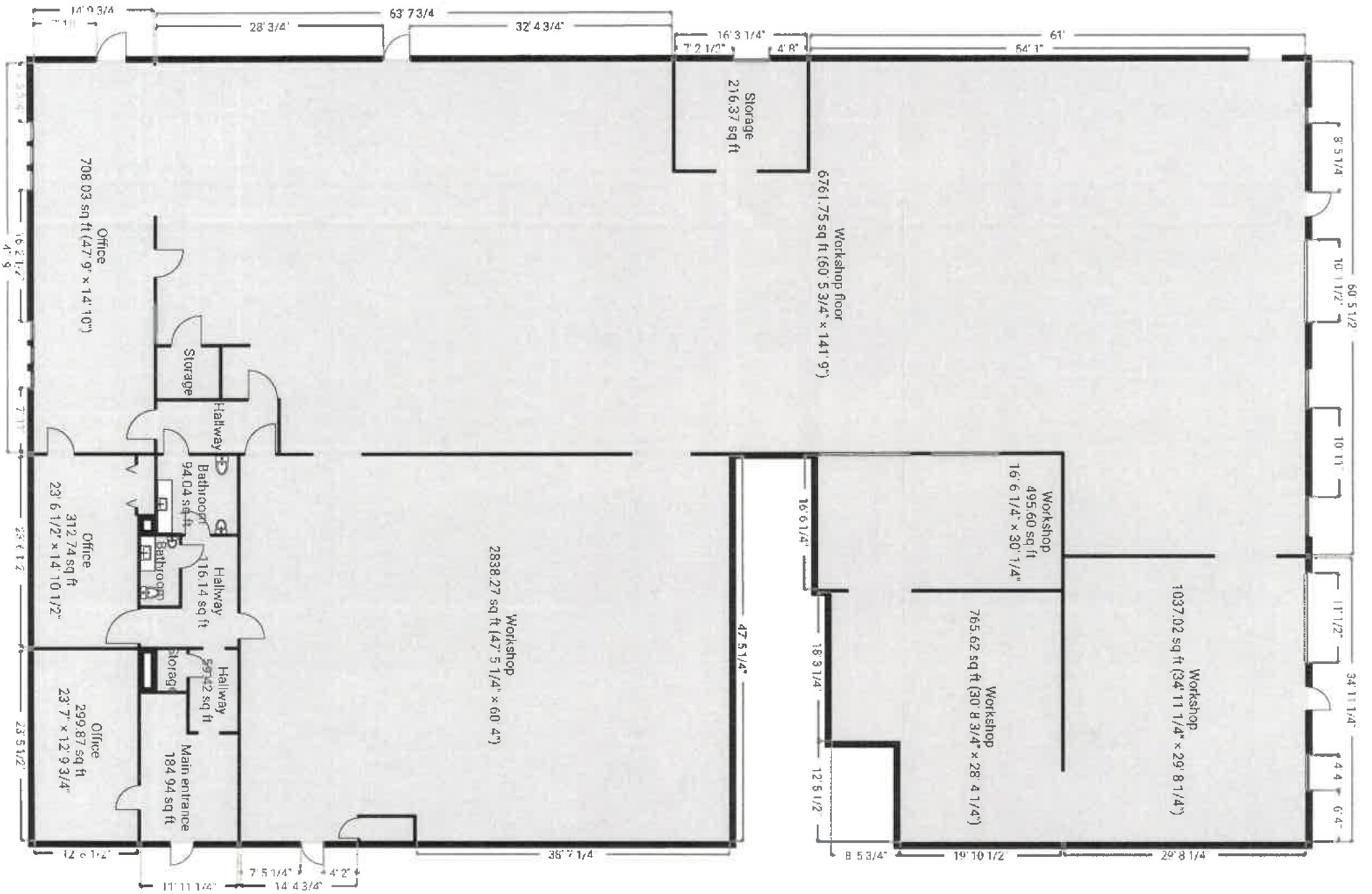
SITE PLAN



 TOTAL BUILDING: ±40,000 SF

 AVAILABLE: ±14,000 SF

SITE PLAN – GROUND FLOOR





SUBJECT PROPERTY





NE

WESTCHESTER GARDENS
Health & Rehabilitation

Mease Countryside Hospital
BayCare Health System

CURLEW CREEK ELEMENTARY
632 STUDENTS

Marshalls **ULTA BEAUTY**

amc BEALLS **five BELOW**
Live Life Local

Edgewater
TENNIS & SWIM SERVICES
787.851.8500

OPPT

TIDAL WAVE
AUTO SPA

Public Storage

LOCKHEED MARTIN

KNIGHT DENTAL GROUP

AUGUST STEPHENSON JEWELRY

TAMPA RD ± 62,000 VPD

SUBJECT PROPERTY



Publix **SPORTCLIPS** HAIRCUTS
ROSS DRESS FOR LESS
 CHIPOTLE MEXICAN GRILL
 ERSTEIN BROS BAGELS

TARGET **five BELOW** **WELLS FARGO**
Walmart
 Publix **Wendy's** **McDonald's**
CVS pharmacy **Great Clips** **Walgreens**

TAMPA RD ± 62,000 VPD

five BELOW
 Marshalls **enterprise**
PETSMART **CIRCLE K**
 bealls Panera
 OUTLET BREAD Starbucks
DOLLAR TREE

DOLLAR TREE
 Publix
CIRCLE K planet fitness

Walmart
 Advance Auto Parts **CVS pharmacy**
SUBWAY **Shake Shack**
ALDI **ACE Hardware** **SportClips**
FirstWatch Public Storage

NORTH BAY SHOPPING CENTER

LOWE'S **7-ELEVEN**
 Publix **CIRCLE K**
TACO BELL Public Storage

THE HOME DEPOT **Walgreens**
IHOP
 Applebee's
Staples
JOANN

Arby's **DUNKIN'**
CVS pharmacy

CURLEW RD ± 17,500 VPD



US HIGHWAY 19 N ± 91,000 VPD

N McMULLEN BOOTH RD ± 55,000 VPD

STATE ROAD 580 ± 38,500 VPD

Publix **WELLS FARGO**
 TALBOTS

Walgreens
TIRE PLUS TOTAL CAR CARE **Mobil**
Auto Zone **Chick-fil &**
THORNTONS

COUNTRYSIDE MALL

DICK'S SPORTING GOODS **PETSMART** **WHOLE FOODS MARKET**
NORDSTROM
TIRE PLUS TOTAL CAR CARE **rack** **Red Robin**
macy's **JCPenney**
CHASE **Foot Locker**

MOBBLY BAYOU BEACH PARK

LOWE'S **MATTRESS FIRM**
 sears HOME SERVICES **Wawa**

at home
CHUCK E. CHEESE

AREA OVERVIEW

OLDSMAR, FL

Situated in Pinellas County, Florida, Oldsmar is a city that stands out for its varied cultural offerings, thriving economy, and rich history. Oldsmar began as a small fishing village and has grown to become a thriving community with a population of over 15,000 residents. With a diverse range of industries including manufacturing, services, and technology, the city has a strong economy. The Oldsmar Flea Market, one of the biggest and oldest in the state, is held in Oldsmar and draws people from all over the surrounding area. Being close to respectable universities like St. Petersburg College and the University of South Florida, the city is also well-known for its dedication to education. The charming R.E. Olds Park, which has recreational amenities and a waterfront pier, is one of Oldsmar's top attractions. Another is the prestigious Oldsmar Historical Society Museum, which preserves the city's history. Residents feel more united as a result of the community's acceptance of a range of cultural events. Oldsmar's appeal as a residential and tourism destination is complemented by the additional recreational opportunities provided by surrounding areas like Tampa Bay and Clearwater Beach. Oldsmar, with its unique combination of historical charm, economic vitality, and cultural richness, is proof positive of Florida's enduring appeal.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	10,514	58,182	176,040
2023 Estimate	10,380	57,547	173,227
2020 Census	10,381	57,639	172,850
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	4,219	25,543	78,076
2023 Estimate	4,176	25,257	76,844
2020 Census	4,184	25,290	76,684
INCOME	1-MILE	3-MILE	5-MILE
2028 Projection	\$95,934	\$111,135	\$108,242



TAMPA, FL

Tampa is the largest city in Hillsborough County and is the third-most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa. Tampa is part of the metropolitan area commonly known as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second-largest metropolitan statistical area in the state, and the fourth largest in the Southeastern United States, behind Miami, Washington, D.C., and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. To add, the Tampa-St. Petersburg-Clearwater, Florida area has been ranked as the third most fiscally fit city in the United States. This means that the area has desirable investments, quality of life, and insurance coverage.





TAMPA TOURISM

The city of Tampa operates over 165 parks and beaches covering 2,286 acres within city limits; 42 more in surrounding suburbs covering 70,000 acres are maintained by Hillsborough County. These areas include Hillsborough River State Park, just northeast of the city. Tampa is home to a number of attractions and theme parks, including Busch Gardens Tampa, Adventure Island, the Lowry Park Zoo, and the Florida Aquarium. The Lowry Park Zoo features over 2,000 animals, interactive exhibits, rides, educational shows and more. The zoo serves as an economic, cultural, environmental and educational anchor in Tampa. Well-known shopping areas include International Plaza and Bay Street, Westshore Plaza, the SoHo district, and Hyde Park Village. Palma Ceia is home to the Palma Ceia Design District. The Tampa Port Authority currently operates three cruise ship terminals in Tampa's Channel District. The Port of Tampa is the year-round home port for Carnival Cruise Lines' MS Carnival Inspiration and MS Carnival Legend. Seminole Hard Rock Hotel & Casino, also known as "The Guitar Hotel" has 12-stories and 469 guest rooms and suites. The 69th edition of the Miss Universe competition was held on May 16, 2021 at the casino.

ADVENTURE ISLAND



LOWRY PARK ZOO



HYDE PARK VILLAGE





CULTURE

Tampa is home to many different performing arts venues, theaters, and museums. Popular theaters include David A. Straz Jr. Center for the Performing Arts, Tampa Theatre, and Gorilla Theatre. Some popular Tampa organizations include the Florida Orchestra, Opera Tampa, and Stageworks Theatre. One of the most popular museums in the area is the Museum of Science and Industry. It has several floors of exhibits that relate to science, as well as, the only domed IMAX theater in Florida.

EVENTS

One of the most well-known events in Tampa is the celebration of “Gasparilla,” a mock pirate invasion held every year since 1904. Residents often refer to the event as Tampa’s “Mardi Gras.” The invasion is led by the pirate ship, “Jose Gasparilla,” and is followed by numerous parades and city activities. This event brings in over 400,000 attendees and contributes tens of millions of dollars to Tampa’s economy.

SPORTS

Tampa has four professional sports teams: Tampa Bay Buccaneers (NFL), Tampa Bay Rays (MLB), Tampa Bay Lightning (NHL), and the Tampa Bay Rowdies (AFL). Each team has brought home victories and keep building a growing fan base, specifically in baseball. For decades, Major League Baseball has had spring training facilities and minor league baseball teams in the area. The New York Yankees hold their spring training in Tampa, which brings out a large crowd each year.

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