

For sale

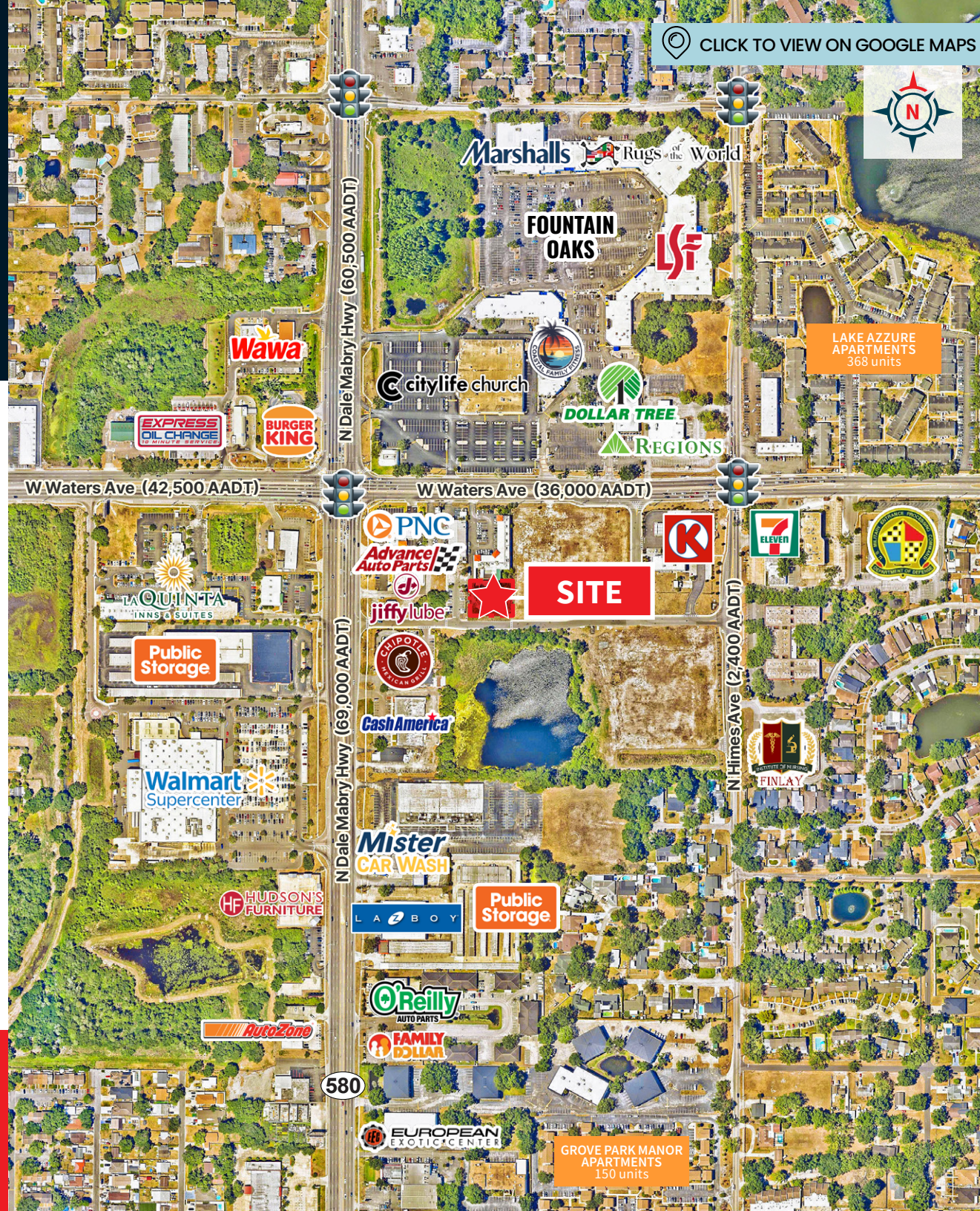
3706 W Waters Avenue
Tampa, Florida 33614

List price: \$300,000

- Opportunity to acquire a 0.6-acre site available in Tampa's Egypt Lake-Leto community just south of the immediate Greater Carrollwood region
- Acquisition guarantees an exceptional market presence at the core of the area's major residential and commercial corridor
- Zoned for Commercial - General (CG), flexibly allowing for a wide range of uses
- Strong regional trade area as indicated by the significant number of national tenants
- High-arterial corridor; N Dale Mabry/ SR-580 and W Waters Ave are both core thoroughfares of the Tampa Metro Area as indicated by their traffic counts
- Estimated five-mile average household income of \$100,785 across a population of 318,240 that continues to surge YoY



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Area Demographics

Who lives in the three-mile radius?



Family Bonds

Families with younger kids, high mobile phone influence and usage

Median Age: 35.7

Median HH Income: \$76,284

LifeMode Group: Community Connections

Socioeconomic Traits: Family Bonds are often employed in skilled and service-related sectors and have younger children. Residents frequent fast-food restaurants or opt for delivery, and are socially connected - and influenced - via their mobile phone, where they frequently stream *videos, games and music*.



Metro Fusion

Highly mobile, young renters, well-connected to social media

Median Age: 33.0

Median HH Income: \$57,855

LifeMode Group: Metro Vibes

Socioeconomic Traits: Metro Fusion residents live in multifamily housing, rely on social media, and shop at neighborhood centers. They're tech-savvy bargain hunters who frequently use food delivery apps and digital coupons.



Moderate Metros

Singles and young families in growing suburban metro peripheries

Median Age: 38.3

Median HH Income: \$73,985

LifeMode Group: Metro Vibes

Socioeconomic Traits: Moderate Metros are young families and singles in growing suburbs. They shop for essentials online and offline, often work in healthcare or retail with short commutes, and engage civically through voting and recycling.



City Greens

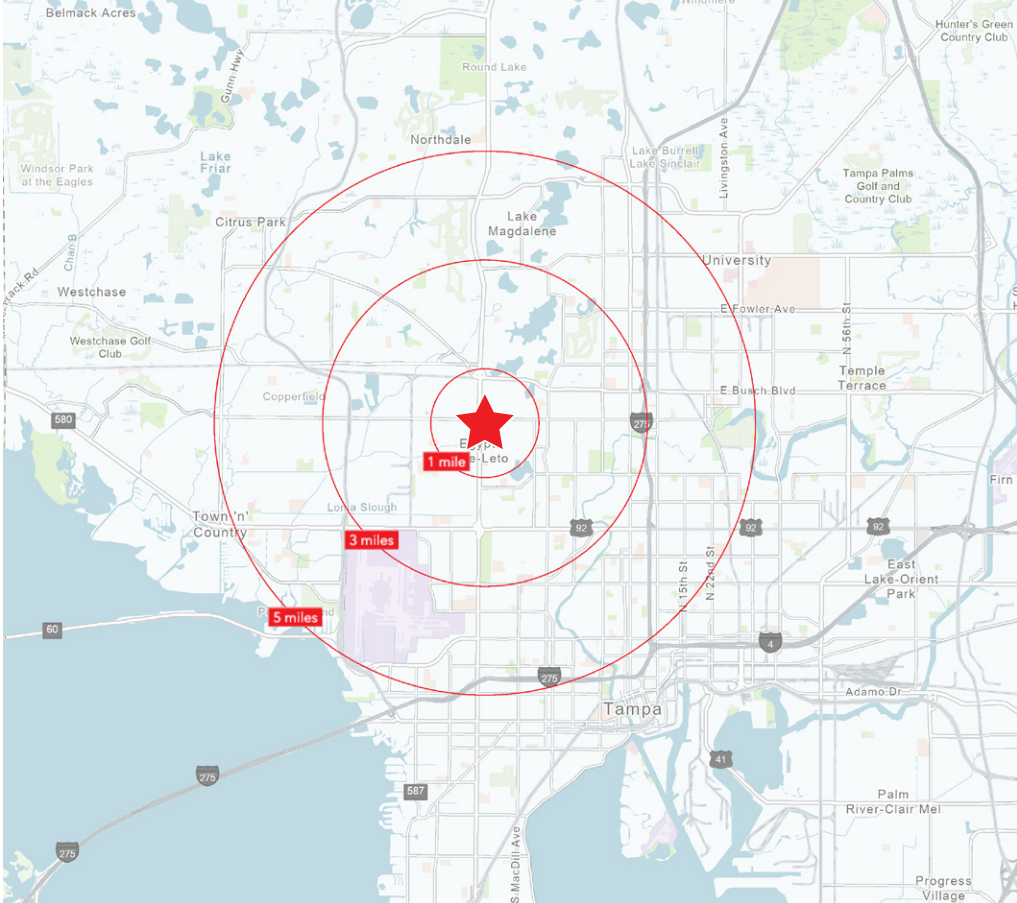
Environmentally-conscious professionals balancing urban careers with sustainable living

Median Age: 41.5

Median HH Income: \$102,505

LifeMode Group: Suburban Shine

Socioeconomic Traits: City Greens are socially-engaged, dual-income homeowners in major metros who prioritize environmental causes. They're digitally-savvy, civically active, and focused on sustainable living and retirement savings.



	1 mile	3 miles	5 miles
Est. Population	19,456	105,523	318,240
Est. # of Households	8,027	43,343	129,014
Est. Average HH income	\$78,612	\$98,485	\$100,785
Est. Median Age	38.7	41.0	39.8



Listing Agent:



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