

Nearby
retailers:



CHASE



1.7-ACRE PARCEL: The opportunity sits at the intersection of Countryway Blvd. and Race Track Road in the Westchase community, where the median household income is sixth highest in West-Central Florida. *Zillow* ranked Westchase as the fourth most popular place to buy a home in the U.S. in 2022.

FOR LEASE: \$25 PSF NNN

14,715 SF Building with great visibility and impressive demographics



PROPERTY DESCRIPTION: Commercial General (CG) zoning allows for multiple uses and the parcel is not located in a flood zone. Dual monument signage.

Key details:

- Built in 2003; 61 parking spaces and drive-thru.
- Estimated daily traffic counts: 16,856 on Countryway Blvd. and 21,493 on Race Track Rd.
- Median household income: \$114,449
- Median home value: \$418,863
- Median age: 39.2 years
- Pass-through charges: \$4.95 PSF (property taxes and landscaping)

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