

COUNTRY CHASE

11641-11669 Countryway Blvd., Tampa, FL 33635

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- **Space Available:** 3,038 SF (2nd Gen Restaurant) w/ Potential Patio
- Positioned in the prominent Westchase market, a highly desirable area, recently voted as the #1 Best Suburb to Live in FL!
- Located at a lighted intersection off of Race Track Rd. with great visibility on Countryway Blvd.
- Retailers in the market include: WinnDixie, Starbucks, Walmart, Publix, 7-Eleven, CVS Pharmacy, Dunkin', and more!

VR TOURS



DEMOGRAPHICS

POPULATION



3 Mile 63,716
5 Mile 163,837
10 Minute 80,874

HOUSEHOLDS



3 Mile 25,266
5 Mile 64,977
10 Minute 31,898

DAYTIME POPULATION



3 Mile 46,995
5 Mile 113,268
10 Minute 55,421

AVE. HOUSEHOLD INCOME



3 Mile \$103,773
5 Mile \$95,456
10 Minute \$101,220

DAILY TRAFFIC COUNTS AADT



Race Track Rd. 25,000
Countryway Blvd. 8,500

FranklinStreet

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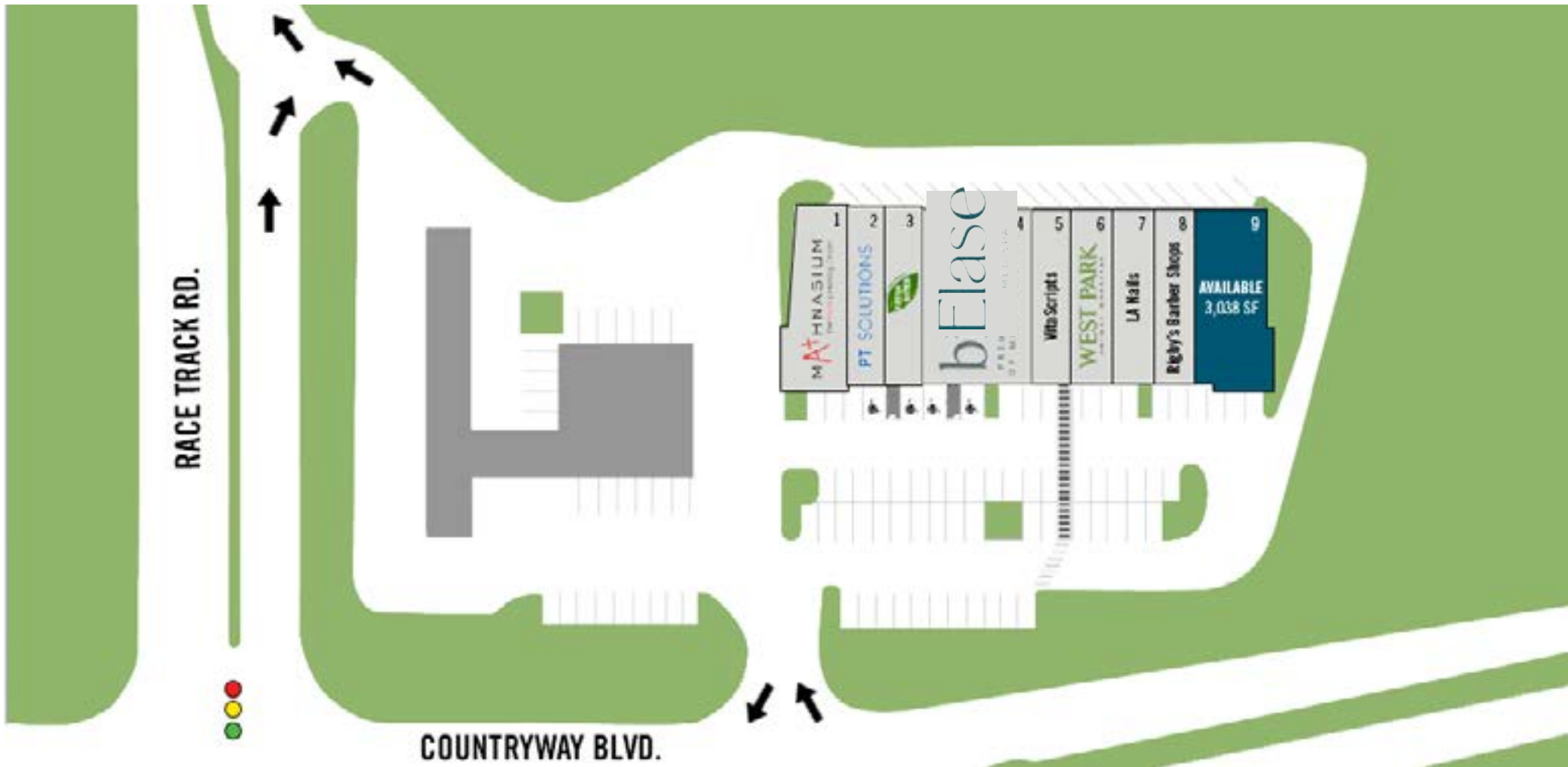
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SITE PLAN



1	Mathnasium	1,463 SF	4	Elase Med Spa	3,270 SF	7	LA Nails	1,230 SF
2	PT Solutions	1,575 SF	5	VitaScripts	1,231 SF	8	Rigby's Barber Shop	1,500 SF
3	Fresh Bites	1,500 SF	6	West Park Animal Hospital	1,769 SF	9	AVAILABLE - 2nd Gen Restaurant	3,038 SF







TARGET
five BELOW
CHASE **CVS**

AMC THEATRES **BEALLS**
 beallsflorida.com
Marshall's **ULTA**
five BELOW **PET SMART**
MANDOLA'S Italian

ANYTIME FITNESS **Winn-Dixie**
Bank of America **REGIONS**
STARBUCKS COFFEE **SENIOR TEQUILA** **HG**
HUNGRY GREEN
TIRE CHOICE **SUBWAY**

Walmart
 Neighborhood Market

burn bootcamp

ALDI **chili's** **SALT ROCK GRILL** **TIJUANA FLATS**
ROSS DRESS FOR LESS **First Watch** **BEEF O'BRADYS**

Wild Rover Brewing Co.

TAMPA BAY DOWNS

Hilton Garden Inn **BUFFALO WILD WINGS**
PACIFIC THAI CUISINE **Wendy's**
BEACHWOOD **COURTYARD**
SYNOVUS BANK **Walmart**

LOWE'S **P**
Saint Sinner **Rockin' Bonnet**
 Old Country Store

McDonald's