

RETAIL FOR SALE



OAK PARK INDUSTRIAL

5100 EAST BROADWAY AVENUE, TAMPA, FL 33619



FOR SALE

KW CLASSIC GROUP

3355 Clark Road
Sarasota, FL 34231



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID KINNARD

Director

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EXECUTIVE SUMMARY

5100 EAST BROADWAY AVENUE



OFFERING SUMMARY

PRICE:	\$775,000
BUILDING SF:	2,250
PRICE / SF:	344.44
LOT SIZE:	26,775 SF
YEAR BUILT:	1980

PROPERTY OVERVIEW

We are excited to present an exceptional opportunity—an assemblage of industrial lots consisting of three parcels of land. These parcels are located at 5100 East Broadway Avenue, Tampa, 5105 10th Avenue, and 5107 10th Avenue in Tampa, offering a unique and versatile property for industrial use.

This assemblage of industrial lots provides a significant land area for various industrial purposes, allowing you to envision and implement your business plans with ample space. One of the notable features of this property is its multiple access points. With access from both E Broadway and E 10th Avenue, you benefit from convenient entry and exit options for your operations. This layout allows for smooth and efficient traffic flow, particularly accommodating tractor trailers for deliveries, providing ease and convenience for your logistical needs.

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PROPERTY DESCRIPTION

5100 EAST BROADWAY AVENUE



Oak Park Industrial

We are thrilled to present an exceptional opportunity—a versatile 2,000 square foot building situated on an expansive 26,775 square foot lot. This property offers endless possibilities with its flexible zoning, allowing for both retail and industrial uses.

The generous lot size accommodates abundant parking space, catering to the needs of customers, clients, and employees.

The flexible zoning classification allows you to unleash your imagination and explore various possibilities. Whether you plan to maintain the property as a successful retail establishment or transform it into a thriving industrial facility, the current zoning regulations support your vision. Consider the potential for manufacturing, distribution, warehousing, or even a combination of retail and industrial activities—all within the realm of possibility.

This property presents a strategic investment opportunity for entrepreneurs, investors, or businesses seeking to establish a strong presence. The versatile zoning, well-designed building, and generous lot size make it an exceptional prospect for those looking to unlock their vision and capitalize on the property's true potential.

Don't miss out on this rare gem! Contact us today to schedule a private tour or to obtain further information. Embrace the freedom to shape the future of this property and make it the foundation for your business's success.

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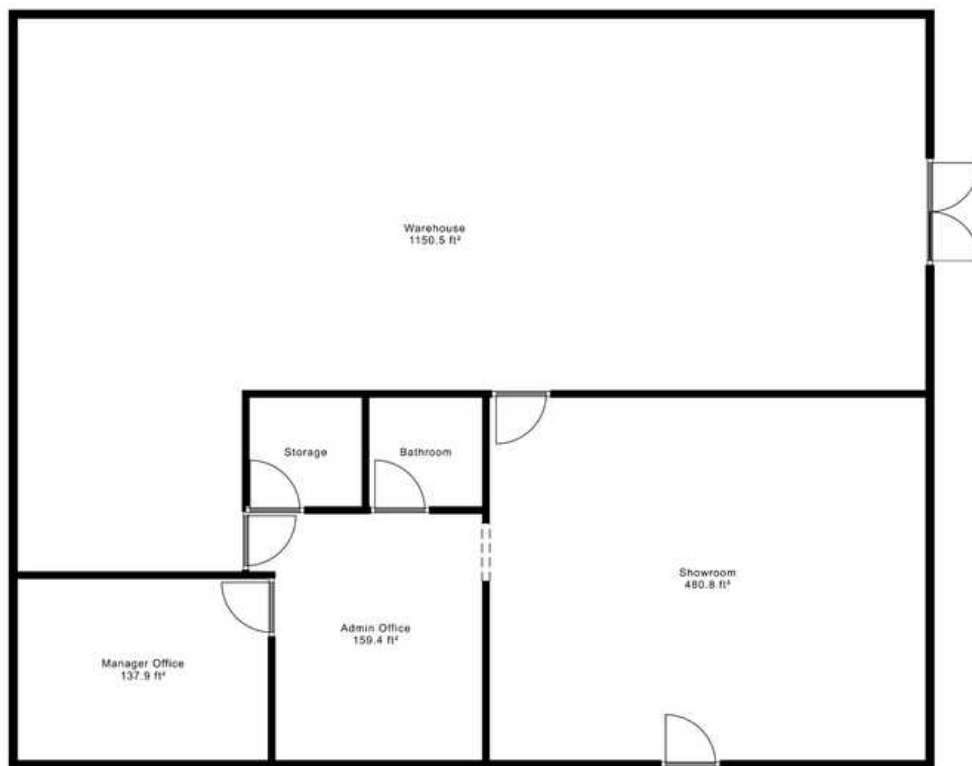
PROPERTY PHOTOS

5100 EAST BROADWAY AVENUE



BUILDING FLOOR PLAN

5100 EAST BROADWAY AVENUE



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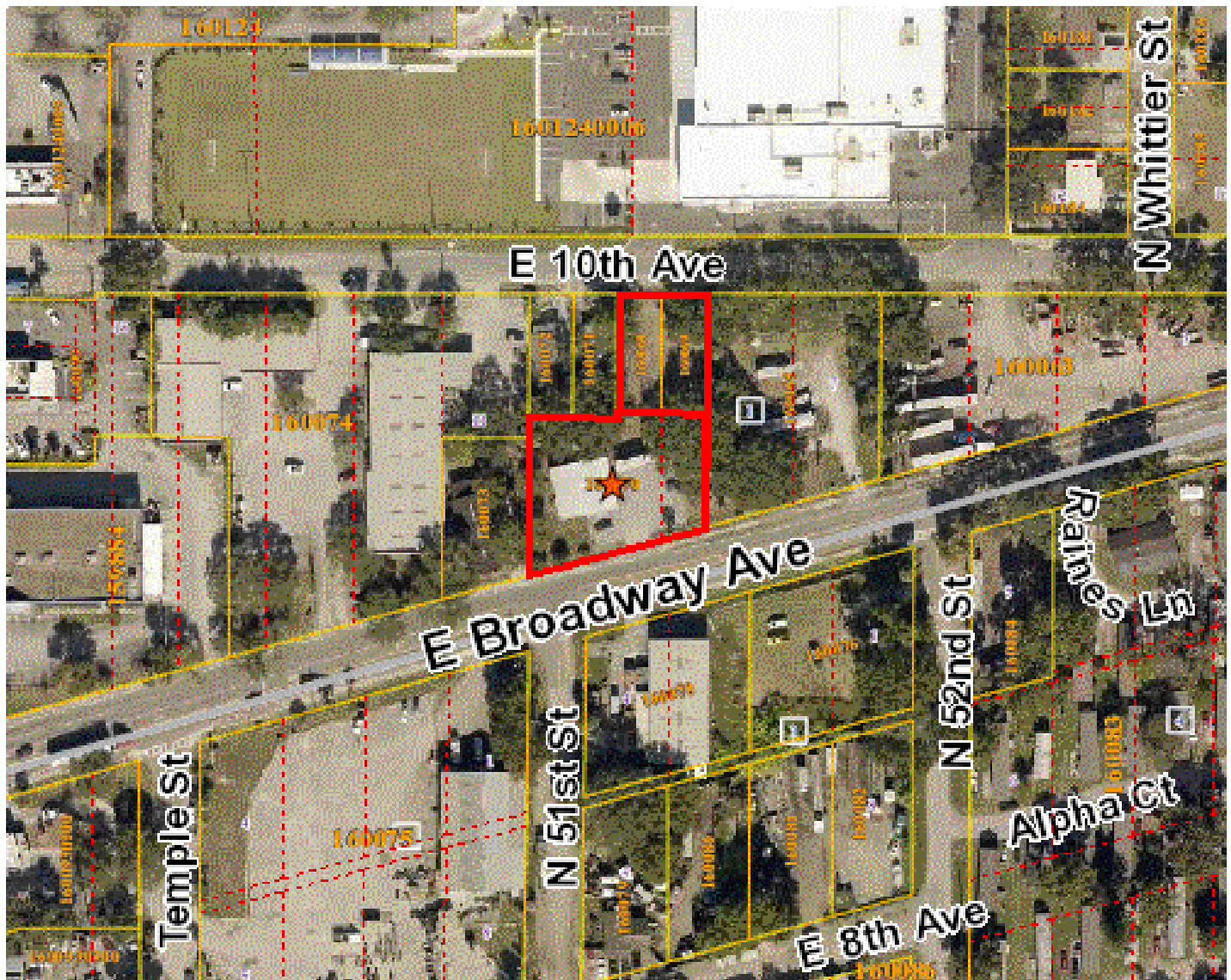
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SITE PLAN

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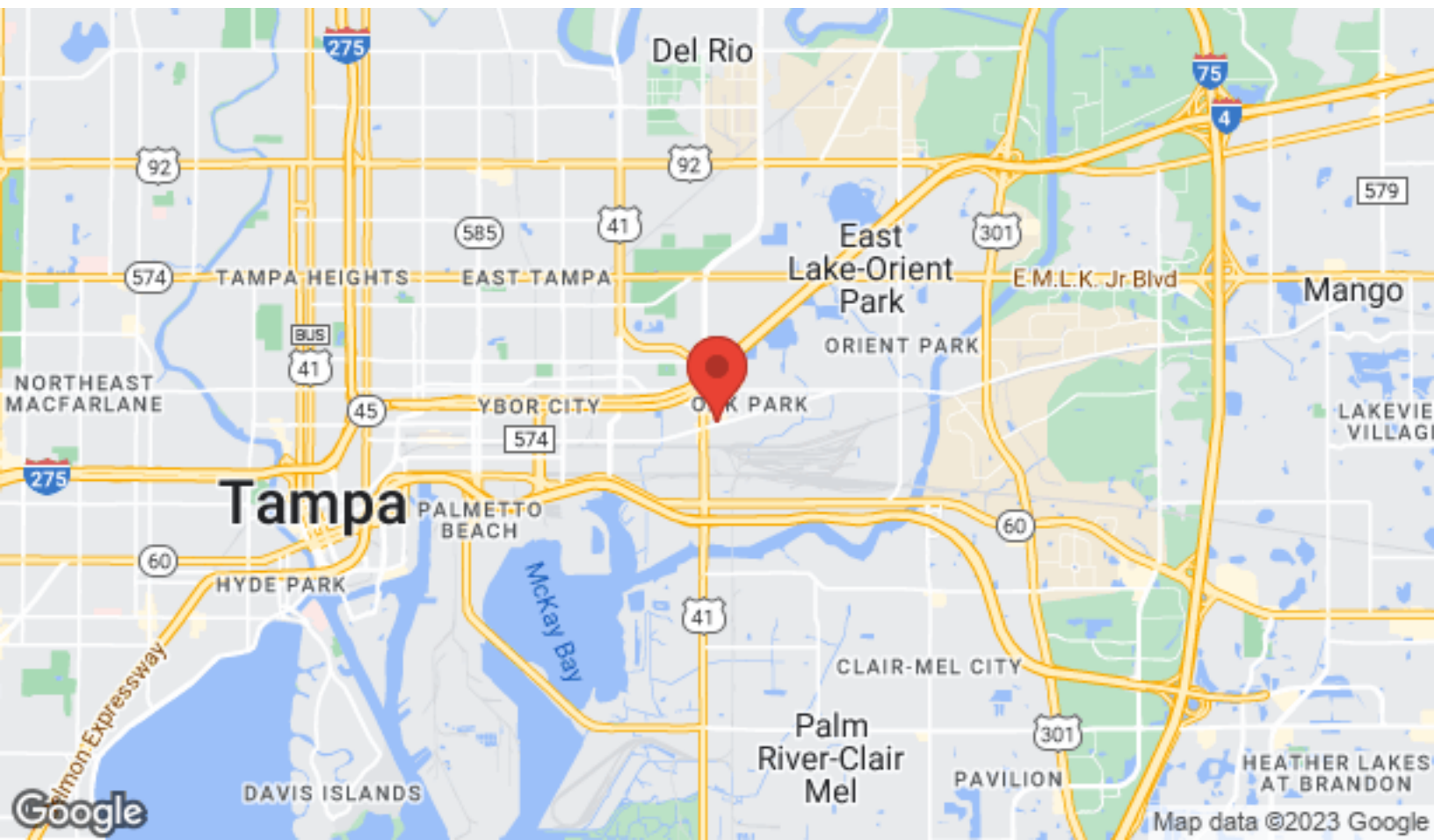
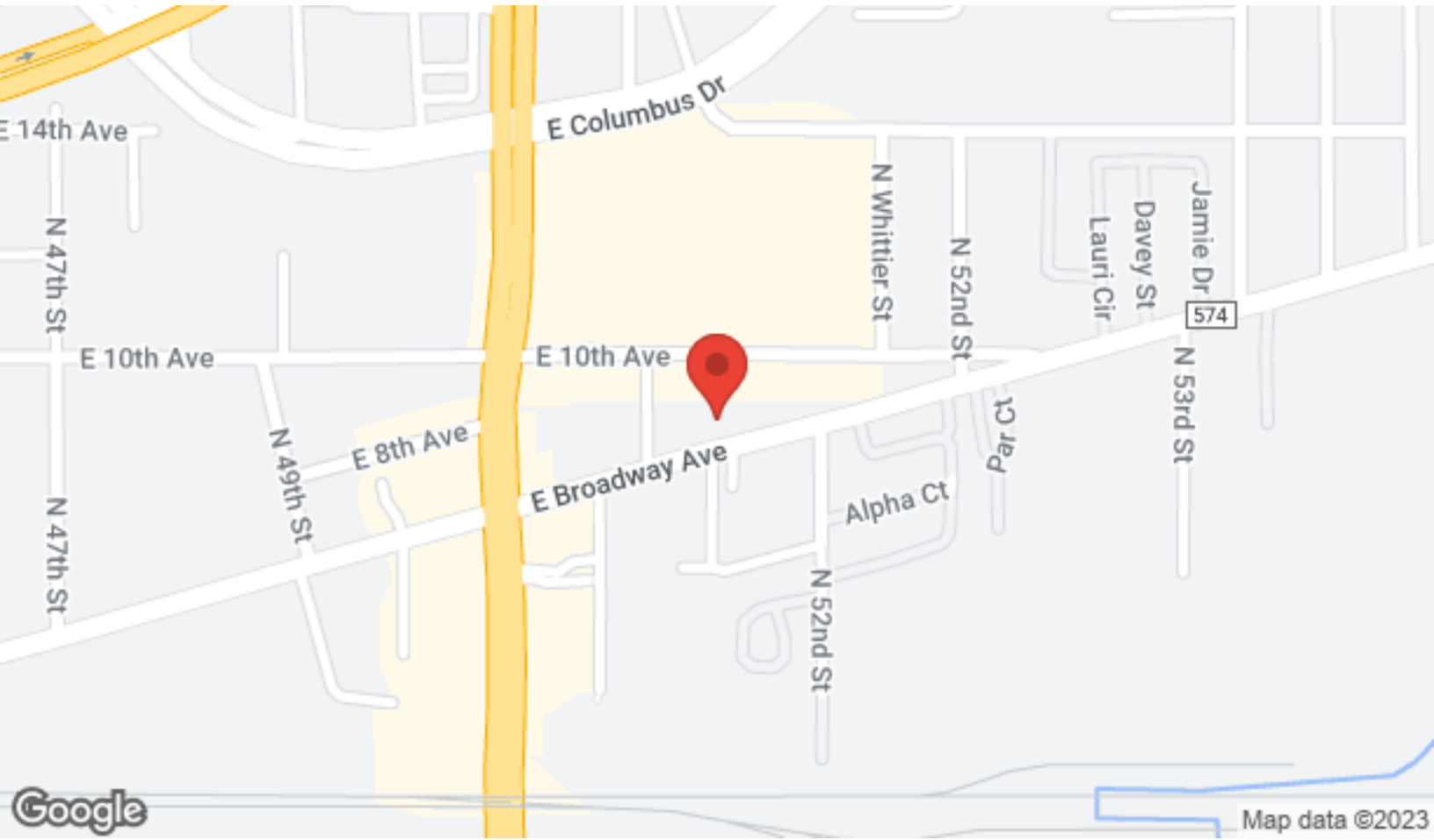


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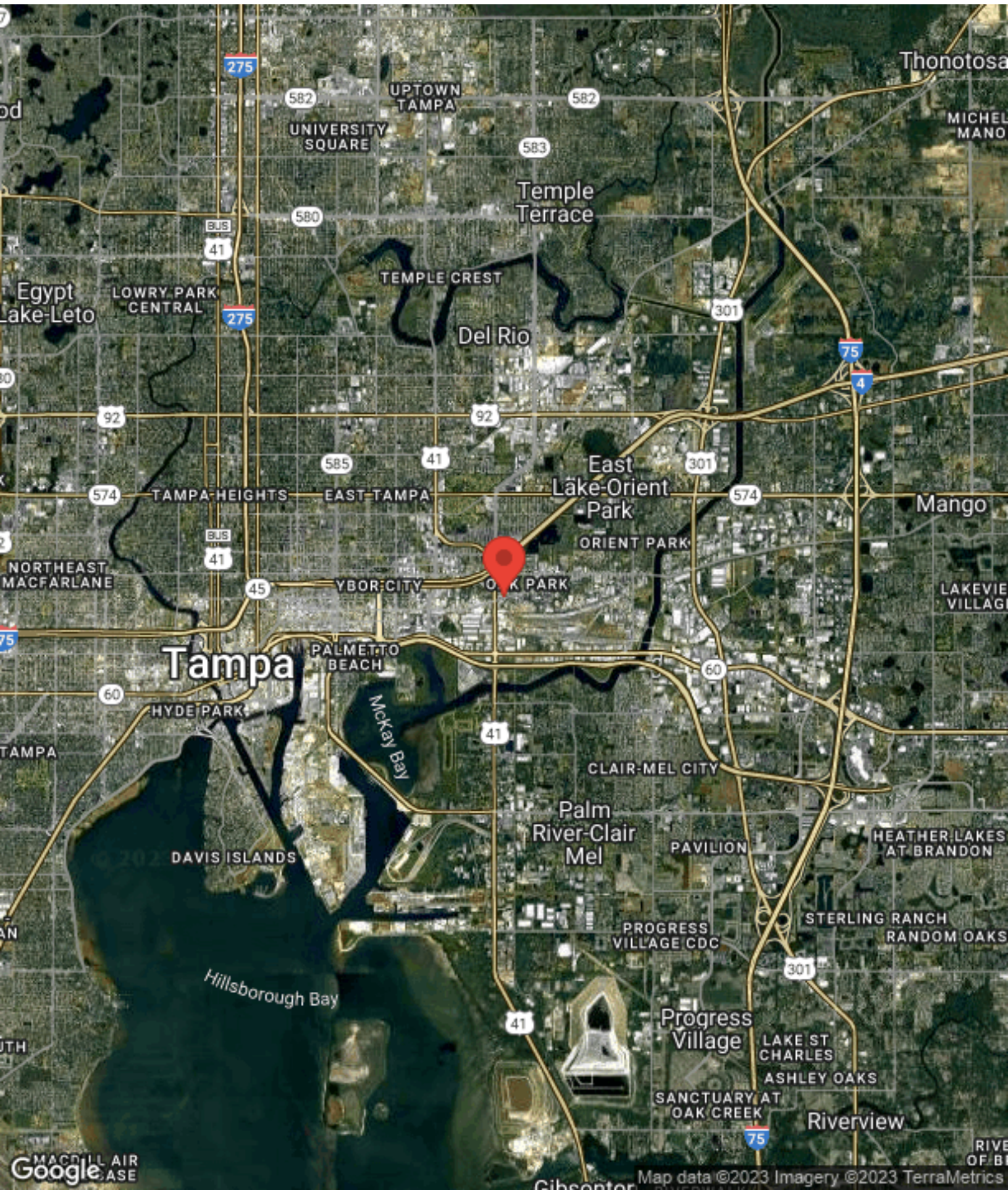
LOCATION MAPS

5100 EAST BROADWAY AVENUE



REGIONAL MAP

5100 EAST BROADWAY AVENUE



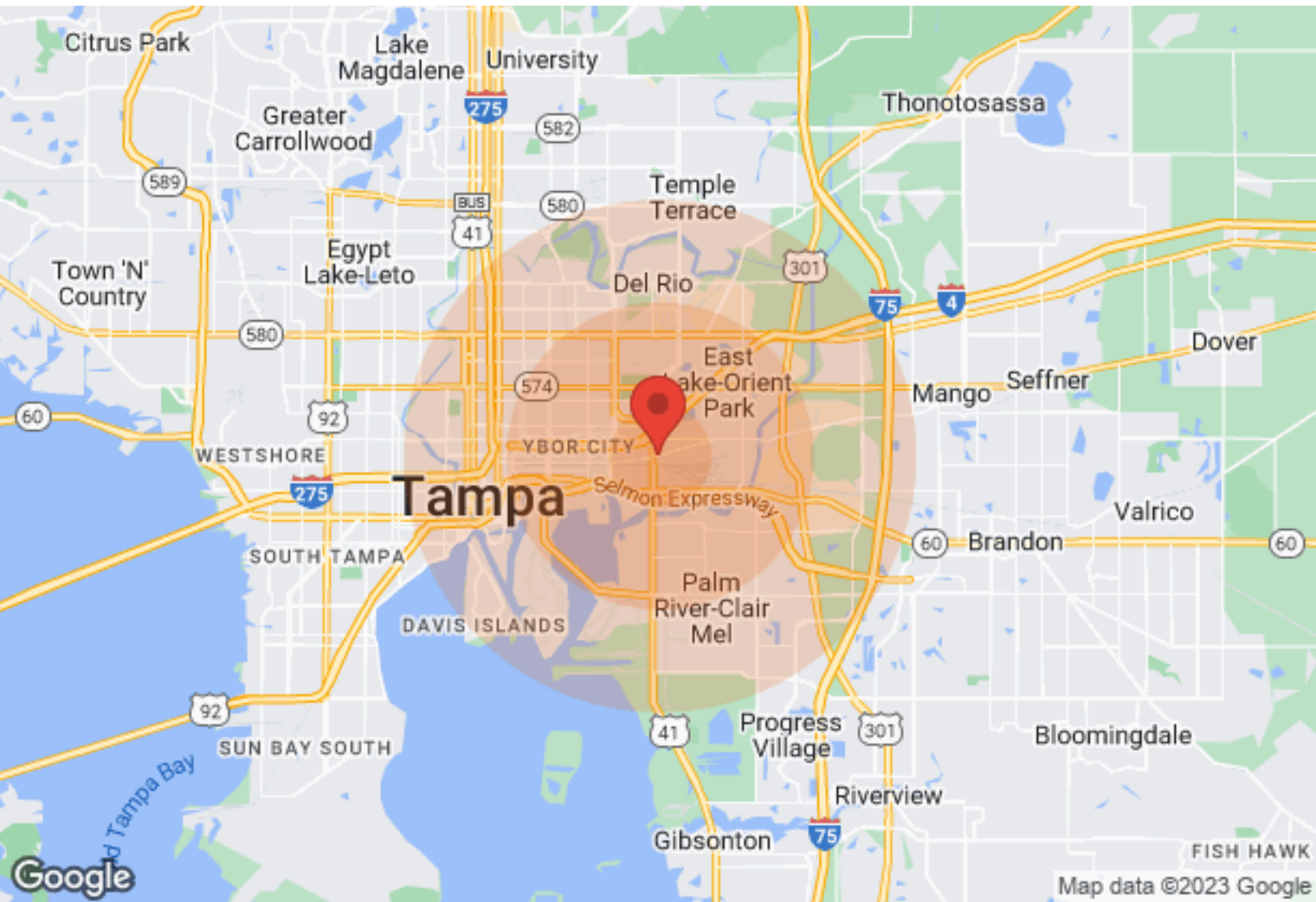
AERIAL MAP

5100 EAST BROADWAY AVENUE



DEMOGRAPHICS

5100 EAST BROADWAY AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	1,867	25,670	91,383
Female	1,982	27,551	95,343
Total Population	3,849	53,221	186,726

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	841	13,043	40,057
Ages 15-24	562	8,277	25,370
Ages 55-64	343	5,315	20,877
Ages 65+	883	7,866	26,347

Race	1 Mile	3 Miles	5 Miles
White	1,271	16,651	90,476
Black	2,345	33,673	83,202
Am In/AK Nat	10	42	98
Hawaiian	N/A	N/A	9
Hispanic	620	12,111	37,996
Multi-Racial	426	5,512	21,292

Income	1 Mile	3 Miles	5 Miles
Median	\$35,866	\$27,689	\$35,390
< \$15,000	208	4,168	14,035
\$15,000-\$24,999	149	3,652	10,526
\$25,000-\$34,999	145	2,655	9,653
\$35,000-\$49,999	227	3,064	11,643
\$50,000-\$74,999	173	2,880	12,678
\$75,000-\$99,999	20	1,008	5,843
\$100,000-\$149,999	89	790	4,587
\$150,000-\$199,999	N/A	115	1,403
> \$200,000	N/A	34	2,148

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,353	22,038	86,812
Occupied	1,078	18,745	74,045
Owner Occupied	481	10,067	35,248
Renter Occupied	597	8,678	38,797
Vacant	275	3,293	12,767

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