

FOR SALE

SOUTH TAMPA OFFICE SPACE

902 N Armenia Tampa, FL 33609



PROPERTY DESCRIPTION

1776 SF office building on N Armenia. Great location with traffic count on Armenia at 8150 and on Cypress - 15,400. Building is in good condition and ready for new professionals to move in. Currently set up with 4 offices, 1 reception area with 1/2 wall and seating, 1 restroom, 1 kitchen/conference room, 1 large storage room and 1 library. To view, please call Scott Echols (813) 842-0365 or Sherry Clements (813) 220-7532.

PROPERTY HIGHLIGHTS

- 1776 Sf Building Ready for New Owner
- South of corner of Cypress and Armenia
- Traffic Count on Armenia 8,150, On Cypress, 15,400
- Beautifully Landscaped

OFFERING SUMMARY

Sale Price:	\$870,000
Number of Units:	1
Lot Size:	0.1 Acres
Building Size:	1,776 SF
Zoning:	PD
APN:	A22291841F00000100024.0

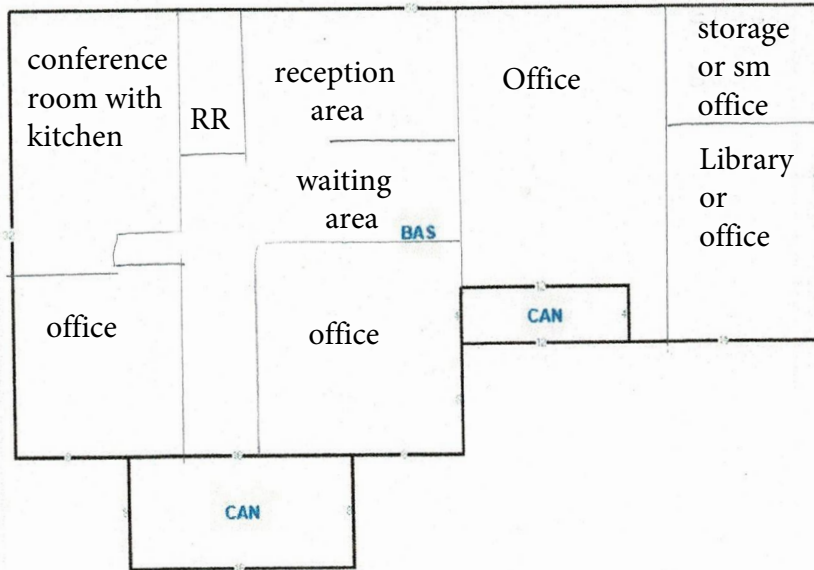
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,805	60,353	115,225
Total Population	18,583	120,253	248,318
Average HH Income	\$69,753	\$95,565	\$86,653

Sherry Clements
813 220 7532



COLDWELL BANKER
COMMERCIAL
REALTY

902 N Armenia Tampa, FL Draft of Floor Plan



Note: This draft is not to scale.

FOLIO: 168325-0000

Site Address: 902 N ARMENIA AVE, TAMPA

SALE

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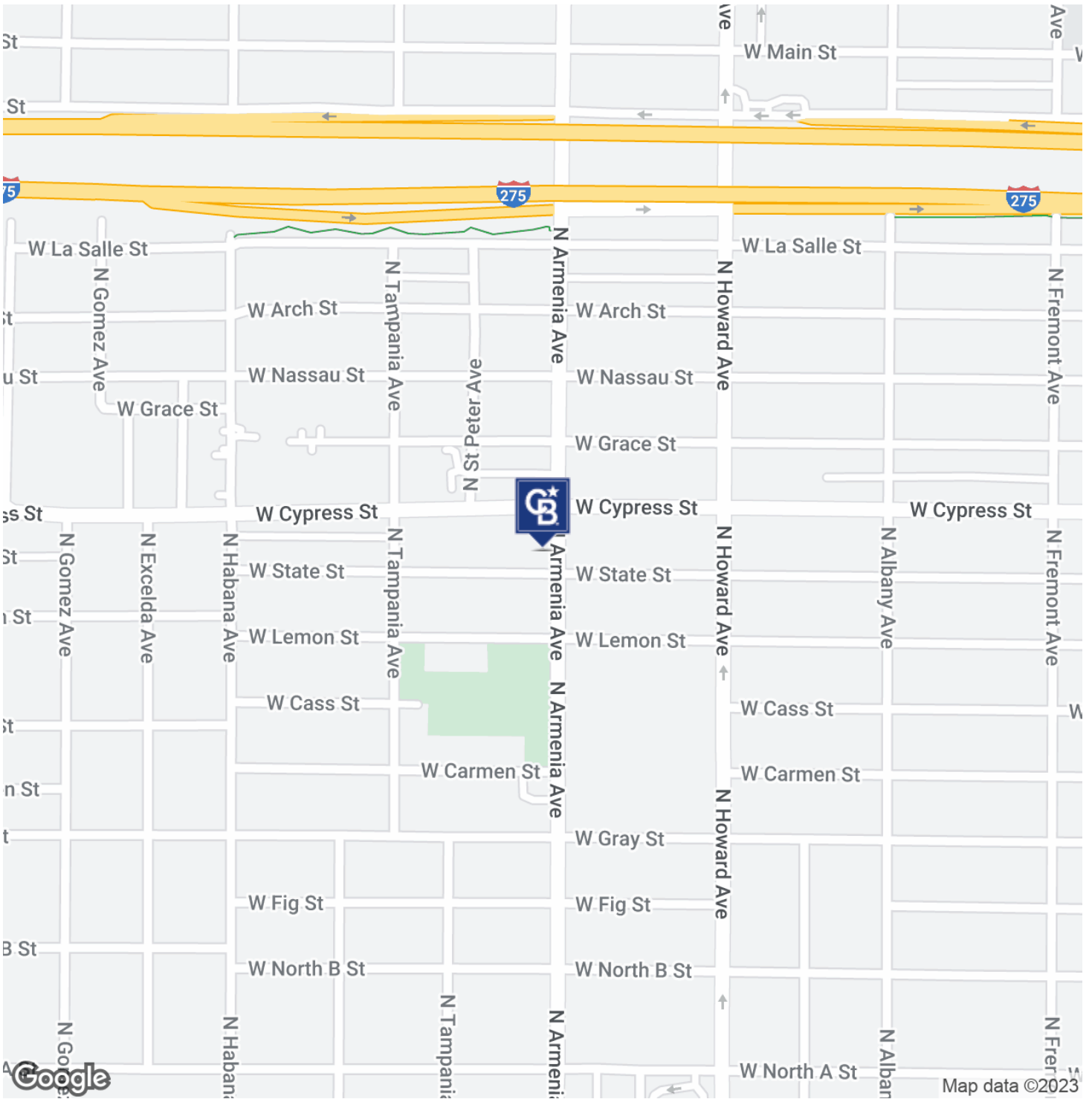


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AREA MAP

SOUTH TAMPA OFFICE SPACE

902 N Armenia Tampa, FL 33609



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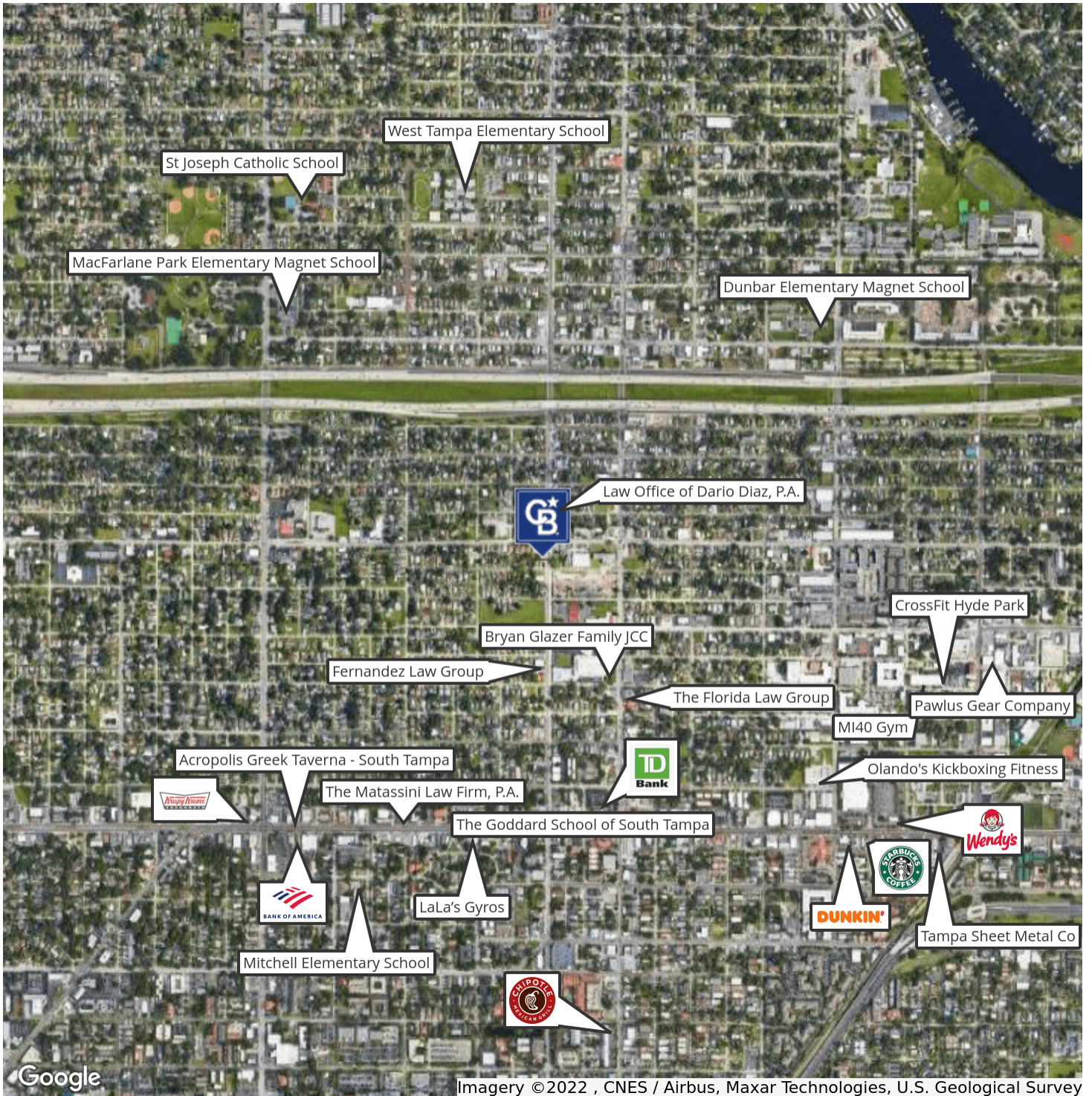


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RETAIL MAP

SOUTH TAMPA OFFICE SPACE

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Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2021 Q4

	1 Mile		3 Miles		6 Miles	
Population						
2021 Population	20,449	---	124,570	---	329,457	---
2026 Projected Population	21,347	---	130,865	---	336,425	---
2026 Projected Population (High Estimate)	23,149	---	143,189	---	364,248	---
2026 Projected Population (Low Estimate)	19,863	---	122,119	---	320,421	---
% Projected Annual Change (2021 - 2026)	0.9%	---	1.0%	---	0.4%	---
% Projected Annual Change (High Estimate)	2.6%	---	3.0%	---	2.1%	---
% Projected Annual Change (Low Estimate)	-0.6%	---	-0.4%	---	-0.5%	---
2000 Census Population	17,345	---	101,630	---	284,756	---
2010 Census Population	17,656	---	106,595	---	296,266	---
% Annual Change (2010 - 2021)	1.4%	---	1.5%	---	1.0%	---
Population Density	6,512		5,161		4,038	
Land Area (Square Miles)	3.14		24.13		81.59	
Households						
2021 Households	8,943	---	56,525	---	138,594	---
2026 Projected Households	9,326	---	60,161	---	142,599	---
% Projected Annual Change (2021 - 2026)	0.9%	---	1.3%	---	0.6%	---
2000 Households	7,377	---	44,235	---	119,099	---
2010 Households	7,695	---	46,891	---	122,626	---
% Annual Change (2010 - 2021)	0.4%	---	0.5%	---	0.3%	---
Growth Stability Indicator (-1 to +1)	0.1630	---	0.1147	---	0.1333	---
Daytime Population						
Daytime Population	31,746	---	268,213	---	507,247	---
Children at Home	1,201	---	6,418	---	16,634	---
Students	2,520	---	66,381	---	115,101	---
Work at Home	423	---	4,906	---	10,110	---
Homemakers	2,517	---	12,781	---	34,292	---
Retired/Disabled Population	2,835	---	18,355	---	48,037	---
Unemployed	560	---	2,350	---	7,094	---

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2021 Q4

	1 Mile		3 Miles		6 Miles	
Total Population by Age						
Average Age (2021)	38.1		39.6		39.6	
Children (2021)						
0 - 4 Years	1,597	7.8%	8,540	6.9%	22,137	6.7%
5 - 9 Years	1,440	7.0%	8,189	6.6%	21,572	6.5%
10 - 13 Years	1,132	5.5%	6,491.4	5.2%	17,368	5.3%
14 - 17 Years	847	4.1%	5,017	4.0%	14,904	4.5%
Adults (2021)						
18 - 21 Years	810	4.0%	6,604	5.3%	16,221	4.9%
22 - 24 Years	631	3.1%	4,203	3.4%	11,612	3.5%
25 - 34 Years	2,723	13.3%	14,081	11.3%	39,481	12.0%
35 - 44 Years	3,634	17.8%	19,381	15.6%	47,384	14.4%
45 - 54 Years	2,474	12.1%	16,322	13.1%	42,887	13.0%
55 - 64 Years	2,150	10.5%	15,408	12.4%	41,818	12.7%
65 - 74 Years	1,634	8.0%	11,329	9.1%	31,125	9.4%
75 - 84 Years	947	4.6%	6,342	5.1%	16,743	5.1%
85+ Years	433	2.1%	2,664	2.1%	6,206	1.9%
Age, Female (2021)						
0 - 4 Years	778	3.8%	4,152	3.3%	10,770	3.3%
5 - 9 Years	664	3.2%	3,927	3.2%	10,451	3.2%
10 - 13 Years	592	2.9%	3,219	2.6%	8,503	2.6%
14 - 17 Years	418	2.0%	2,415	1.9%	7,240	2.2%
18 - 21 Years	412	2.0%	3,513	2.8%	8,158	2.5%
22 - 24 Years	316	1.5%	2,133	1.7%	5,685	1.7%
25 - 34 Years	1,363	6.7%	7,060	5.7%	19,819	6.0%
35 - 44 Years	1,777	8.7%	9,592	7.7%	23,961	7.3%
45 - 54 Years	1,165	5.7%	7,758	6.2%	21,047	6.4%
55 - 64 Years	1,065	5.2%	7,462	6.0%	20,989	6.4%
65 - 74 Years	872	4.3%	5,955	4.8%	16,661	5.1%
75 - 84 Years	559	2.7%	3,666	2.9%	9,696	2.9%
85+ Years	296	1.4%	1,808	1.5%	4,171	1.3%
% of Population, Female		50.2%		50.3%		50.7%
Average Age, Female	39.1	---	40.4	---	40.6	---

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2021 Q4

	1 Mile		3 Miles		6 Miles	
Age, Male						
0 - 4 Years	819	4.0%	4,388	3.5%	11,367	3.5%
5 - 9 Years	776	3.8%	4,262	3.4%	11,121	3.4%
10 - 13 Years	540	2.6%	3,272	2.6%	8,865	2.7%
14 - 17 Years	429	2.1%	2,602	2.1%	7,664	2.3%
18 - 21 Years	398	1.9%	3,091	2.5%	8,062	2.4%
22 - 24 Years	315	1.5%	2,069	1.7%	5,927	1.8%
25 - 34 Years	1,360	6.7%	7,021	5.6%	19,661	6.0%
35 - 44 Years	1,857	9.1%	9,789	7.9%	23,423	7.1%
45 - 54 Years	1,309	6.4%	8,563	6.9%	21,840	6.6%
55 - 64 Years	1,085	5.3%	7,946	6.4%	20,829	6.3%
65 - 74 Years	761	3.7%	5,374	4.3%	14,463	4.4%
75 - 84 Years	388	1.9%	2,676	2.1%	7,047	2.1%
85+ Years	137	0.7%	856	0.7%	2,035	0.6%
% of Population, Male		49.8%		49.7%		49.3%
Average Age, Male	37.1	---	38.7	---	38.4	---
Income (2021)						
Per Capita Income	\$31,804	---	\$49,380	---	\$37,775	---
Average Household Income	\$72,720	---	\$108,825	---	\$89,796	---
Median Household Income	\$57,715	---	\$82,067	---	\$68,440	---
Less than \$15,000	1,381	15.4%	6,682	11.8%	17,470	12.6%
\$15,000 - \$19,999	428	4.8%	2,184	3.9%	6,514	4.7%
\$20,000 - \$24,999	496	5.5%	2,399	4.2%	6,510	4.7%
\$25,000 - \$29,999	373	4.2%	2,198	3.9%	6,643	4.8%
\$30,000 - \$34,999	376	4.2%	2,299	4.1%	6,827	4.9%
\$35,000 - \$39,999	375	4.2%	2,018	3.6%	6,134	4.4%
\$40,000 - \$44,999	422	4.7%	2,074	3.7%	6,348	4.6%
\$45,000 - \$49,999	350	3.9%	1,849	3.3%	5,744	4.1%
\$50,000 - \$54,999	358	4.0%	1,748	3.1%	5,307	3.8%
\$55,000 - \$59,999	343	3.8%	1,789	3.2%	5,268	3.8%
\$60,000 - \$64,999	284	3.2%	1,753	3.1%	4,705	3.4%
\$65,000 - \$69,999	300	3.4%	1,485	2.6%	3,864	2.8%
\$70,000 - \$79,999	504	5.6%	2,911	5.2%	7,400	5.3%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2021 Q4

	1 Mile		3 Miles		6 Miles	
\$80,000 - \$89,999	416	4.7%	2,666	4.7%	6,368	4.6%
\$90,000 - \$99,999	398	4.5%	2,277	4.0%	5,404	3.9%
\$100,000 - \$125,000	692	7.7%	4,638	8.2%	10,575	7.6%
\$125,000 - \$149,999	434	4.9%	3,515	6.2%	7,200	5.2%
\$150,000 - \$199,999	510	5.7%	5,124	9.1%	9,009	6.5%
\$200,000 - \$249,999	283	3.2%	3,874	6.9%	6,339	4.6%
\$250,000 - \$499,999	121	1.3%	1,659	2.9%	2,710	2.0%
\$500,000+	101	1.1%	1,382	2.4%	2,256	1.6%
Income (2026 Projected)						
Per Capita Income	\$36,317	---	\$57,605	---	\$43,929	---
Average Household Income	\$83,126	---	\$125,305	---	\$103,638	---
Median Household Income	\$63,447	---	\$94,672	---	\$77,892	---
Education (2021)						
Less than 9th Grade	770	5.5%	4,278	5.0%	13,387	5.9%
Some High School	1,262	9.0%	5,653	6.6%	18,044	8.0%
High School Grad	4,187	29.9%	17,753	20.8%	62,309	27.6%
Some College	2,018	14.4%	12,606	14.7%	36,746	16.3%
Associate Degree	1,177	8.4%	5,888	6.9%	16,789	7.4%
Bachelors Degree	3,135	22.4%	22,660	26.5%	48,171	21.3%
Masters Degree	1,118	8.0%	9,954	11.6%	18,378	8.1%
Doctorate or Professional Degree	327	2.3%	6,734	7.9%	11,819	5.2%
Population by Race/Ethnicity (2021)						
Race Excluding Hispanic Ethnic Group						
White	12,753	62.4%	92,240	74.0%	222,255	67.5%
Black / African American	6,006	29.4%	21,477	17.2%	73,688	22.4%
Asian	316	1.5%	3,237	2.6%	8,639	2.6%
Other	1,373	6.7%	7,616	6.1%	24,875	7.6%
Race Including Hispanic Ethnic Group						
White, Non-Hispanic	6,780	33.2%	63,150	50.7%	141,193	42.9%
Hispanic	7,320	35.8%	35,653	28.6%	103,348	31.4%
Black / African American, Non-Hispanic	5,627	27.5%	20,080	16.1%	68,324	20.7%
Asian, Non-Hispanic	307	1.5%	3,138	2.5%	8,423	2.6%
Other, Non-Hispanic	414	2.0%	2,549	2.0%	8,169	2.5%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2021 Q4

	1 Mile		3 Miles		6 Miles	
Population by Race/Ethnicity (2026 Projected)						
Race Including Hispanic Ethnic Group						
White, Non-Hispanic	7,006	34.3%	66,355	53.3%	144,349	43.8%
Hispanic	7,722	37.8%	37,078	29.8%	104,791	31.8%
Black / African American, Non-Hispanic	5,820	28.5%	21,021	16.9%	69,510	21.1%
Asian, Non-Hispanic	334	1.6%	3,577	2.9%	9,034	2.7%
Other, Non-Hispanic	465	2.3%	2,834	2.3%	8,742	2.7%
Language at Home (2021)						
Spanish	5,290	28.1%	27,468	23.7%	83,416	27.1%
Asian/Pacific Language	145	0.8%	1,208	1.0%	4,560	1.5%
European/Indo-European	517	2.7%	3,635	3.1%	9,076	3.0%
Arabic	66	0.4%	440	0.4%	862	0.3%
Other Non-English	81	0.4%	411	0.4%	875	0.3%
Family Structure (2021)						
Male Householder, No Children	251	4.7%	1,191	3.6%	4,613	5.1%
Female Householder, No Children	745	13.8%	2,899	8.8%	9,275	10.3%
Single Parent - Male	161	3.0%	919	2.8%	3,085	3.4%
Single Parent - Female	536	9.9%	3,481	10.6%	11,275	12.6%
Married w/ Children	636	11.8%	6,839	20.7%	17,587	19.6%
Married w/out Children	1,462	27.1%	11,658	35.4%	30,321	33.8%
Non-family Households	1,598	29.6%	5,988	18.2%	13,661	15.2%
Household Size (2021)						
1 Person	3,554	39.7%	23,550	41.7%	48,776	35.2%
2 Persons	2,617	29.3%	17,464	30.9%	42,656	30.8%
3 Persons	1,230	13.8%	7,035	12.4%	20,720	15.0%
4 Persons	782	8.7%	4,953	8.8%	14,669	10.6%
5 Persons	362	4.0%	2,058	3.6%	6,714	4.8%
6 Persons	215	2.4%	805	1.4%	2,821	2.0%
7+ Persons	183	2.0%	661	1.2%	2,238	1.6%

Demographic Detail Report

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	1 Mile		3 Miles		6 Miles	
Housing (2021)						
Owner-Occupied	3,961	38.2%	29,697	44.8%	73,423	46.3%
Renter-Occupied	4,982	48.1%	26,829	40.5%	65,172	41.1%
Vacant	1,417	13.7%	9,764	14.7%	20,003	12.6%
Components of Change (2021)						
Births	214	1.0%	1,177	0.9%	3,348	1.0%
Deaths	152	0.7%	979	0.8%	2,510	0.8%
Migration	146	0.7%	136	0.1%	-419	-0.1%
Other Population (2021)						
Seasonal Population	55	---	521	---	931	---
Transient Population	4	---	7,508	---	10,701	---
Group Quarters Population	265	---	4,720	---	6,445	---
Institutionalized	2	---	531	---	1,527	---
College	104	---	3,040	---	3,040	---
Military	0	---	0	---	0	---
Other	159	---	1,149	---	1,878	---
Home Value (2021)						
Median Home Value	\$522,066	---	\$813,384	---	\$637,987	---
Average Home Value	\$483,819	---	\$715,702	---	\$560,971	---
Under \$20,000	41	1.0%	154	0.5%	425	0.6%
\$20,000 to \$40,000	0	0.0%	19	0.1%	263	0.4%
\$40,000 to \$60,000	22	0.6%	124	0.4%	499	0.7%
\$60,000 to \$80,000	59	1.5%	101	0.3%	579	0.8%
\$80,000 to \$100,000	11	0.3%	57	0.2%	574	0.8%
\$100,000 to \$125,000	62	1.6%	303	1.0%	1,489	2.0%
\$125,000 to \$150,000	54	1.4%	352	1.2%	1,734	2.4%
\$150,000 to \$200,000	177	4.5%	867	2.9%	4,185	5.7%
\$200,000 to \$250,000	221	5.6%	1,100	3.7%	4,783	6.5%
\$250,000 to \$300,000	296	7.5%	1,268	4.3%	5,015	6.8%
\$300,000 to \$400,000	702	17.7%	3,587	12.1%	11,351	15.5%
\$400,000 to \$500,000	628	15.9%	3,327	11.2%	9,127	12.4%
\$500,000 to \$750,000	981	24.8%	6,024	20.3%	13,023	17.7%
\$750,000 to \$1,000,000	477	12.0%	4,160	14.0%	6,764	9.2%
\$1,000,000 or more	231	5.8%	6,027	20.3%	10,266	14.0%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2021 Q4

	1 Mile		3 Miles		6 Miles	
Vehicles Per Household (2021)						
No Vehicle	1,129	12.6%	5,723	10.1%	13,187	9.5%
1 Vehicle	4,264	47.7%	26,129	46.2%	60,887	43.9%
2 Vehicles	2,631	29.4%	19,363	34.3%	48,878	35.3%
3 Vehicles	679	7.6%	4,033	7.1%	11,731	8.5%
4 Vehicles	196	2.2%	1,026	1.8%	3,041	2.2%
5 or more Vehicles	44	0.5%	251	0.4%	871	0.6%
Economic Indicators (2021)						
Gross Domestic Product (GDP) - in 1,000s	\$1,331,350	---	\$11,788,821	---	\$23,913,097	---
Economic Viability	261	---	259	---	267	---
Economic Viability, Indexed	99	---	98	---	101	---
Average Salary	\$43,447	---	\$49,239	---	\$44,991	---
Average Mortgage-Risk	2.92	---	2.93	---	3.17	---
Businesses (2021)						
Establishments	1,142	---	7,727	---	13,952	---
Employees (FTEs)	21,692	---	157,023	---	275,978	---
Employment, Pop 16+ (2021)						
Armed Forces	69	0.4%	414	0.4%	1,200	0.5%
Civilian	10,354	65.3%	65,860	66.6%	173,221	66.4%
Employed	9,793	61.8%	63,510	64.2%	166,126	63.6%
Unemployed	560	3.5%	2,350	2.4%	7,094	2.7%
Not in Labor Force	5,497	34.7%	33,004	33.4%	87,817	33.6%
Unemployment Rate (2021)						
		6.0%		3.9%		4.3%
Employment by Industry (2021)						
Agriculture, Mining and Construction	680	6.9%	4,116	6.5%	12,684	7.6%
Manufacturing	312	3.2%	2,672	4.2%	7,879	4.7%
Transportation	512	5.2%	2,527	4.0%	8,967	5.4%
Information	120	1.2%	1,153	1.8%	3,153	1.9%

Demographic Detail Report

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	1 Mile		3 Miles		6 Miles	
Wholesale-Retail	1,035	10.6%	6,945	10.9%	20,885	12.6%
Finance, Insurance, and Real Estate	1,015	10.4%	7,367	11.6%	16,751	10.1%
Professional Services	969	9.9%	8,525	13.4%	17,200	10.4%
Management Services	38	0.4%	68	0.1%	121	0.1%
Administration and Waste Services	612	6.2%	3,410	5.4%	9,985	6.0%
Educational Services	1,996	20.4%	14,945	23.5%	36,296	21.8%
Entertainment Services	1,599	16.3%	7,172	11.3%	19,094	11.5%
Other Professional Services	519	5.3%	2,471	3.9%	8,190	4.9%
Public Administration	388	4.0%	2,141	3.4%	4,921	3.0%
Employment by Occupation (2021)	---		---		---	
White Collar						
Managerial and Executive	1,426	14.6%	13,473	21.2%	27,638	16.6%
Professional Specialty	1,999	20.4%	17,379	27.4%	37,325	22.5%
Healthcare and Support	259	2.6%	1,085	1.7%	4,869	2.9%
Sales	1,319	13.5%	7,877	12.4%	18,931	11.4%
Office and Administration	1,342	13.7%	6,735	10.6%	19,464	11.7%
Blue Collar						
Protective Services	167	1.7%	1,098	1.7%	2,989	1.8%
Food Preparation and Serving	1,106	11.3%	4,183	6.6%	11,383	6.9%
Building Maintenance and Cleaning	628	6.4%	2,597	4.1%	8,876	5.3%
Personal Care Services	192	2.0%	1,514	2.4%	4,949	3.0%
Farming, Fishing & Forestry	150	1.5%	267	0.4%	519	0.3%
Construction	536	5.5%	3,106	4.9%	12,063	7.3%
Production & Transportation	671	6.9%	4,196	6.6%	17,119	10.3%
School Enrollment (2021)						
Nursery School/Pre-school	107	0.5%	2,150	1.7%	5,613	1.7%
Kindergarten/Elementary School	1,877	9.2%	11,472	9.2%	32,954	10.0%
High School	669	3.3%	5,061	4.1%	15,920	4.8%
College/Graduate/Professional School	2,702	13.2%	11,780	9.5%	24,055	7.3%
Not Enrolled	15,093	73.8%	94,108	75.5%	250,914	76.2%