

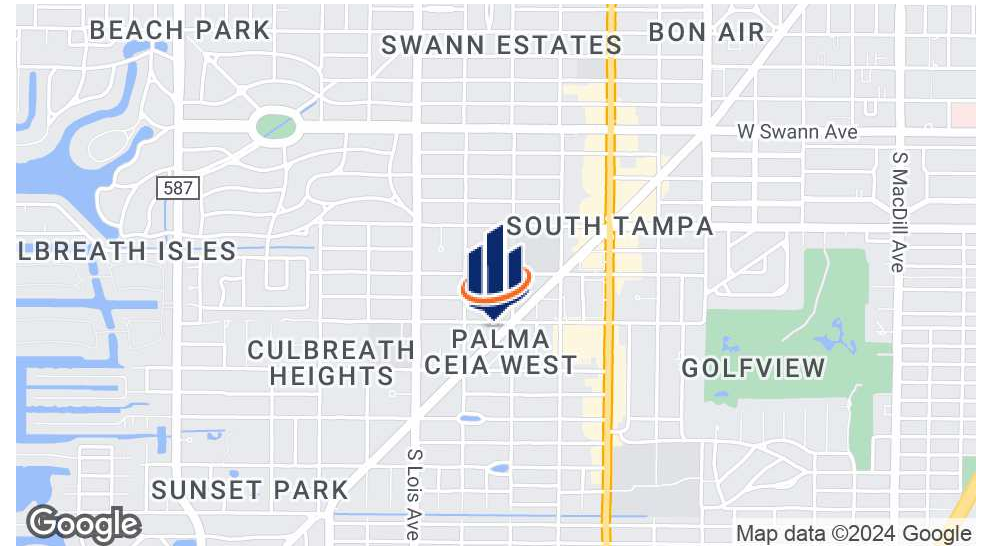
SOUTH TAMPA RETAIL STRIP CENTER

4009 HENDERSON AVENUE
TAMPA, FL

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Property Summary



OFFERING SUMMARY

Sale Price:	\$3,150,000
Rentable Square Feet:	8,230 SF
Acreage:	0.56 Acres
Price / SF:	\$382.75
Year Built:	1950
NOI:	\$160,486.42
Zoning:	Commercial General - CG
Market:	Tampa Bay
Submarket:	South Tampa
APN:	120010.0000

PROPERTY OVERVIEW

Exceptional opportunity in the heart of the highly sought-after Hot South Tampa Market – single story retail strip center that perfectly embodies the essence of convenience and accessibility. Zoned - CG [Commercial General], which opens a world of possibilities for developers or businesses looking to establish their presence in this thriving community.

The property comprises two sturdy concrete block buildings, with a total of 11 units. What makes this investment even more enticing is that it's currently 100% occupied, showcasing its strong appeal to tenants, and providing immediate rental income.

One of the standout features of this retail strip center is its proximity to major transportation arteries. Situated just 2 miles from I-275, it provides effortless access for customers and suppliers alike. Furthermore, its location is only a short 15-minute drive to the vibrant and bustling downtown Tampa area, and 15 minutes to Tampa International Airport.

If you are an investor searching for a promising real estate opportunity, this Single-Story Retail Strip Center ticks all the boxes. Its highly desirable location, versatile zoning, 100% occupancy, ample parking, and easy access to major roadways make it a valuable asset in the thriving South Tampa Market. Don't miss your chance to be part of this dynamic community – seize this opportunity today!

Property Description



LOCATION DESCRIPTION

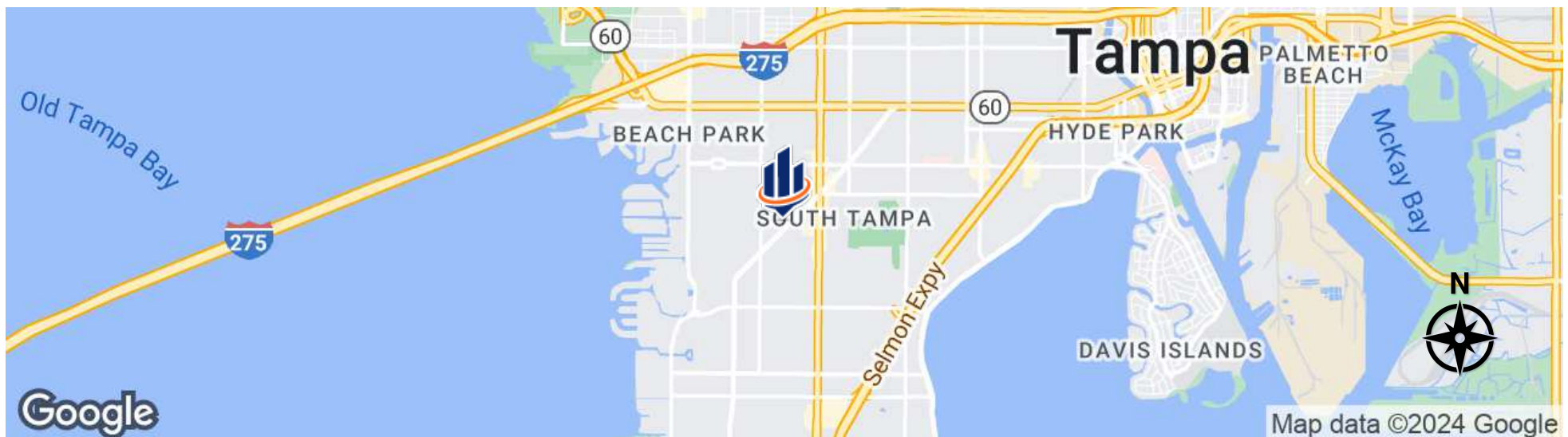
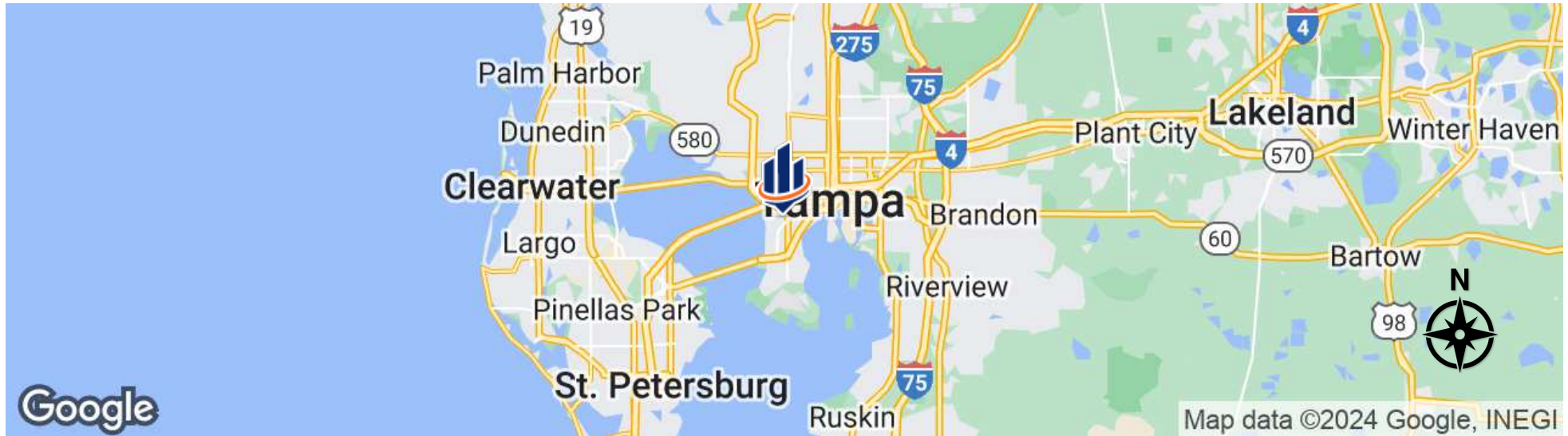
Single Story Retail Strip Center located in "Hot" South Tampa Market. One of the standout features of this retail strip center is its proximity to major transportation arteries. Situated just 2 miles from I-275; 15-minute to Downtown Tampa; 15 minutes to Tampa International Airport. Traffic count is 18,900 cars/day.

PROPERTY HIGHLIGHTS

- .57 Acre
- Zoned Commercial General
- 11 units
- 32 parking spaces
- Traffic count is 18,900 Cars/Day



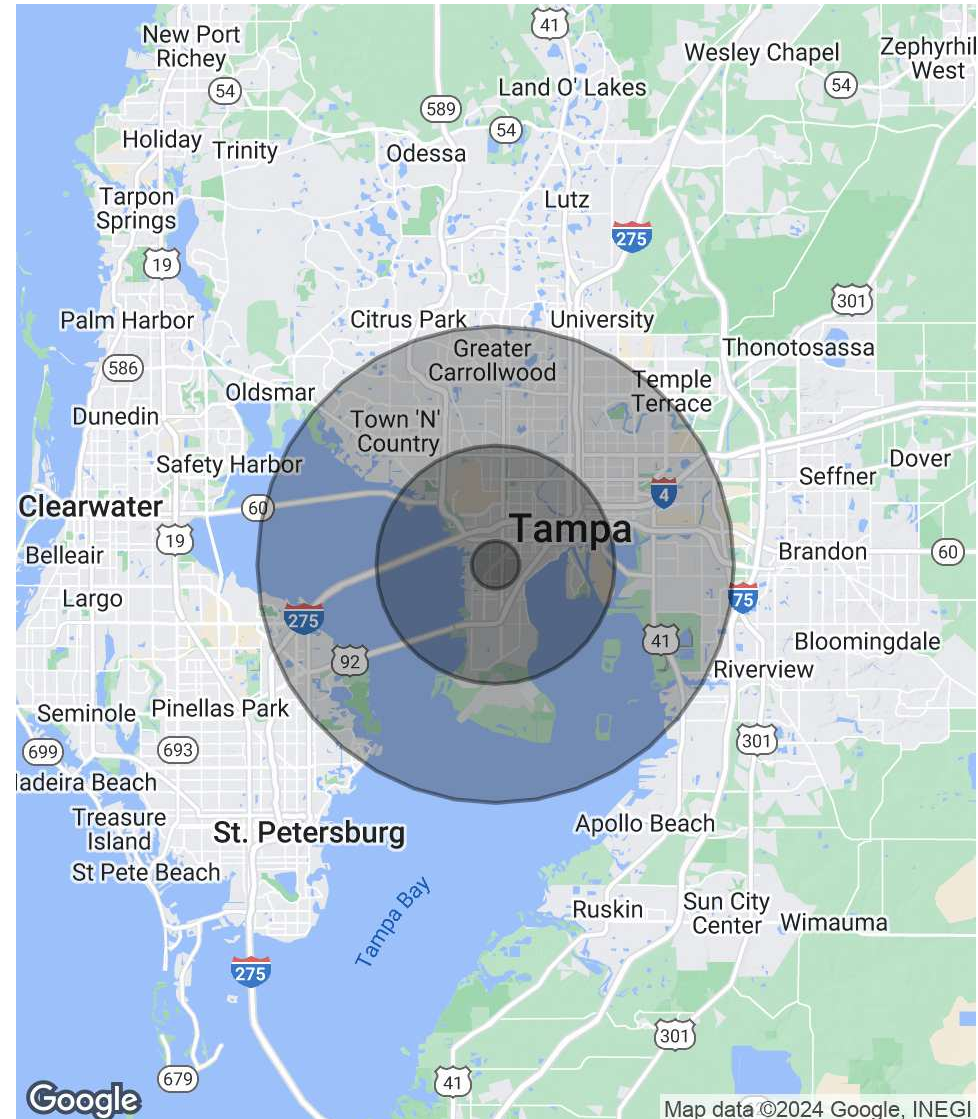
Regional & Location Map



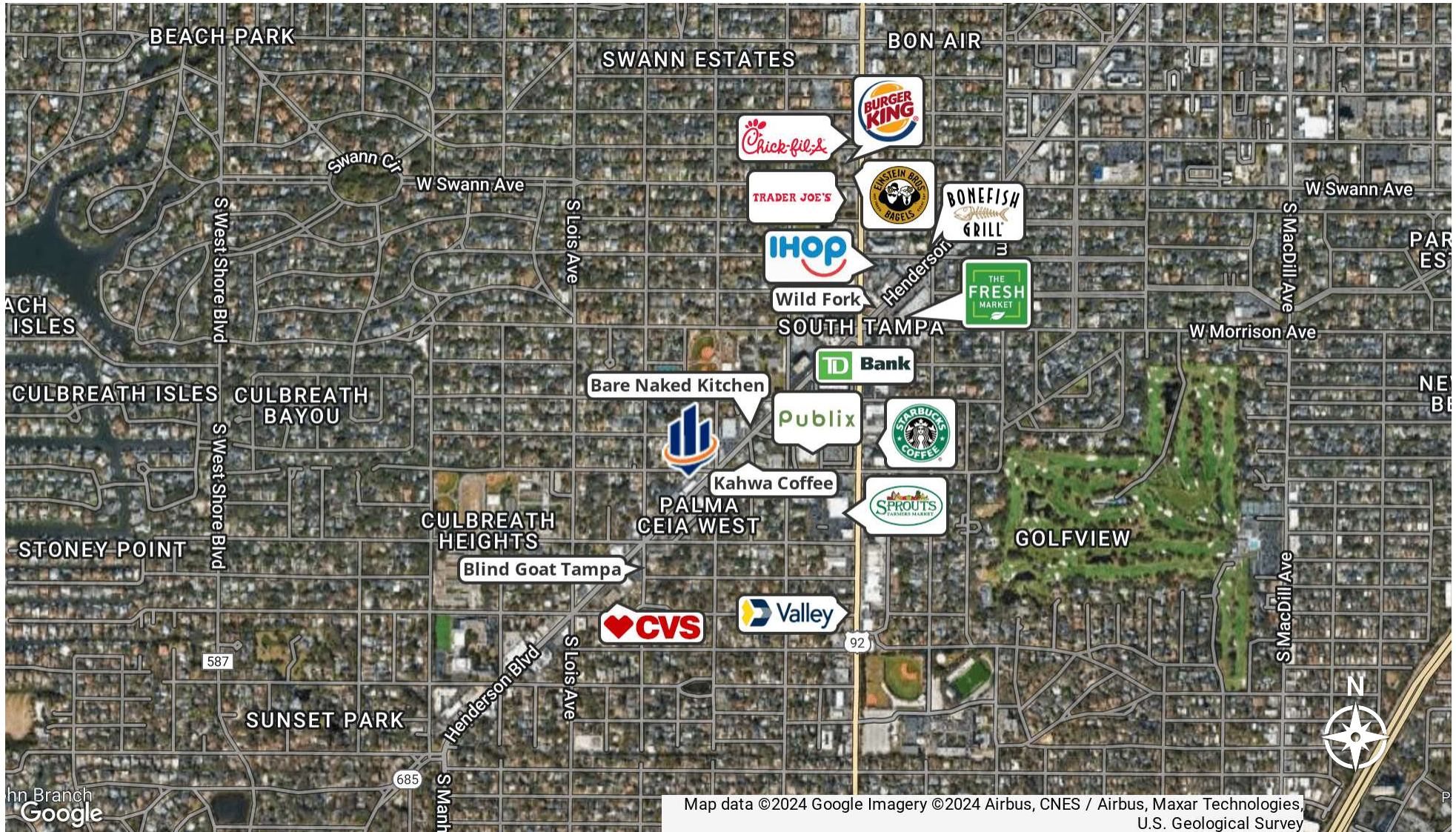
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,176	194,508	610,082
Average Age	41.3	39.2	37.9
Average Age (Male)	40.7	38.6	36.7
Average Age (Female)	41.5	40.1	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,797	94,770	267,819
# of Persons per HH	2.4	2.1	2.3
Average HH Income	\$168,188	\$97,647	\$74,051
Average House Value	\$647,272	\$372,048	\$247,659

* Demographic data derived from 2020 ACS - US Census



Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

Additional Photos





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PROFESSIONAL BACKGROUND

Liz Menéndez, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida. Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member [CCIM] in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.