

# Westshore Office/Warehouse for Sale

5002 W. Nassau St., Tampa, FL 33607

EXECUTIVE SUMMARY



## Summary:

Price:	\$1,499,900
Building Size:	5,033 SF(3,536 office +1,497 warehouse)
Zoning:	M-AP-1/Municipal Airport
Future Land Use:	Municipal Airport Compatibility
Land Size:	0.46 Acre
Current Use	Office/Warehouse
Municipality:	City of Tampa
Market:	Westshore
Year Built	1998
Warehouse Clear Heights:	13.5'
Roll Up Doors	1 Grade Level Door
Construction:	Frame/Concrete Block
Power:	3 phase
Utilities	Water/Sewer
Taxes (2023):	\$23,508
Folio:	112268-0000
Current Flood Zone:	Zone AE

## Overview:

**Location:** Situated at the epicenter of the Tampa's commercial hub, this building offers unrivaled accessibility and visibility, making it an ideal investment opportunity for businesses seeking a strategic presence. The location is a short drive to most of Tampa including South Tampa and Pinellas County just to the west.

**Architecture:** Characterized by a "Key West" style of design the building's sleek façade and contemporary interiors exude sophistication, setting a distinguished tone for any enterprise.

**Interior Spaces:** There are 8-10 offices, four bathrooms including a private CEO bath, break room, copy room, conference and a 1,500 +/- SF warehouse area.

**Amenities:** The building features a 1,500 SF warehouse and 3 phase power.

**Potential:** This property is perfect for any business owner based in South Tampa looking for a close office/warehouse for their business enterprise.

Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

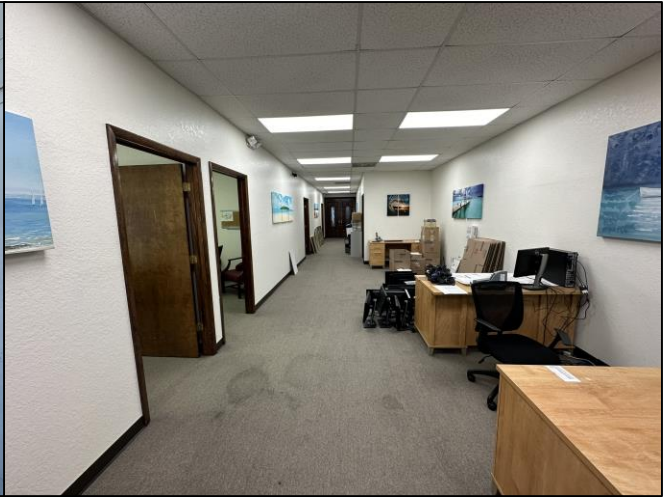
Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)



# Westshore Office/Warehouse for Sale

5002 W. Nassau St., Tampa, FL 33607

PHOTOS



Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

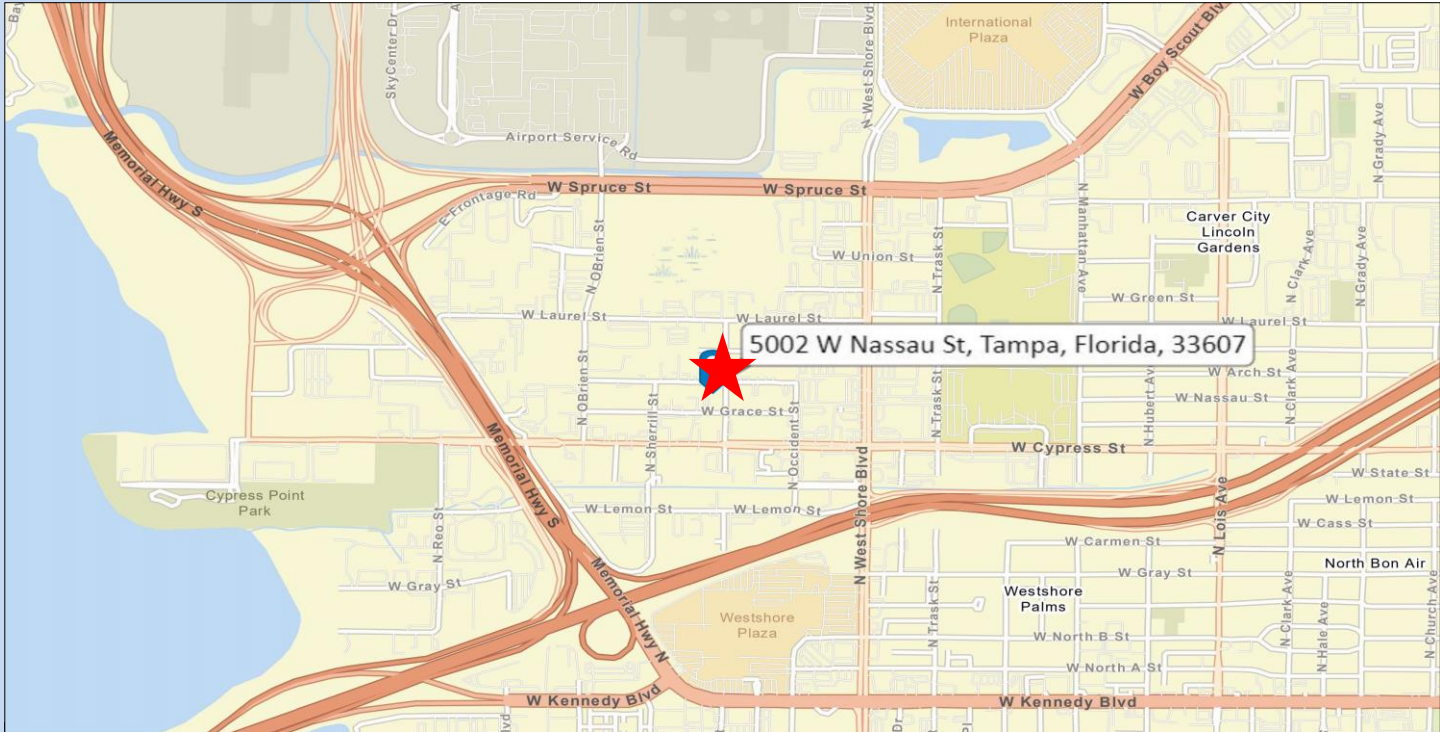
Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

# Westshore Office/Warehouse for Sale

5002 W. Nassau St., Tampa, FL 33607

LOCATION AND AERIAL MAPS



Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

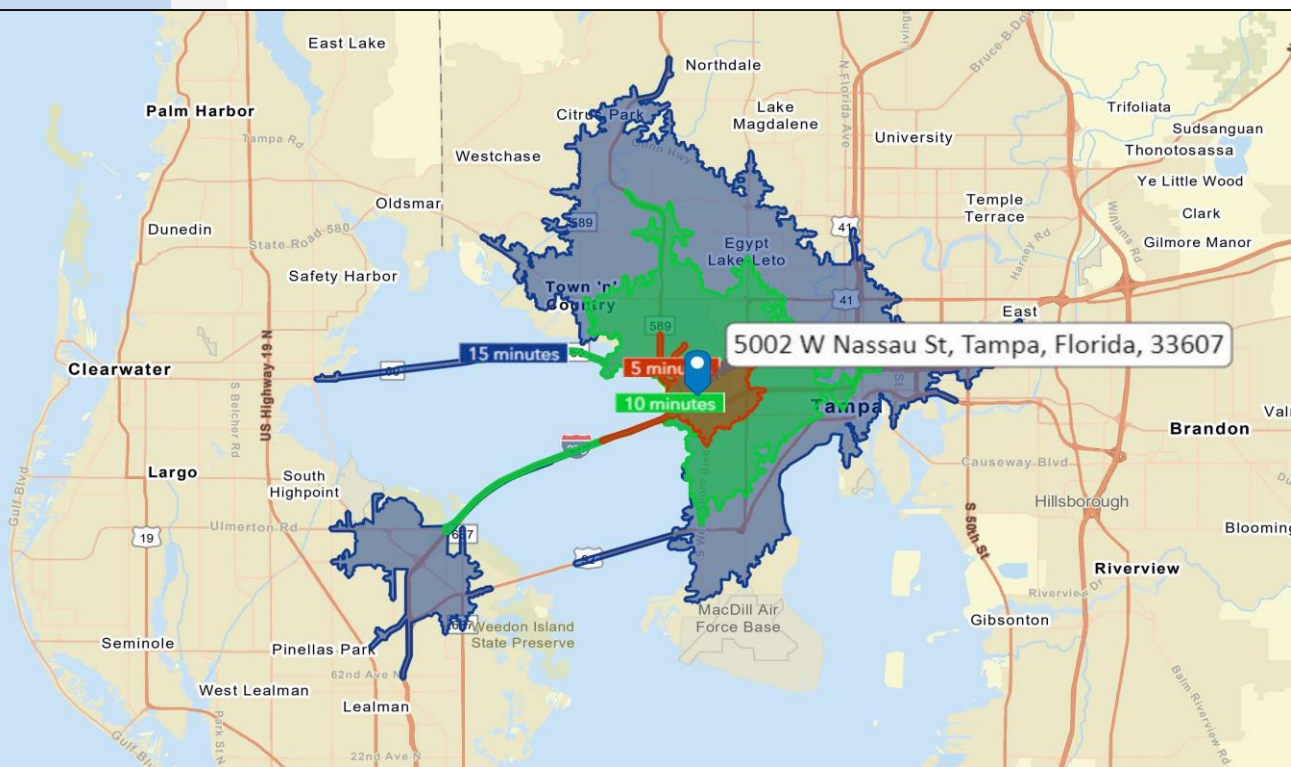
Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)

# Westshore Office/Warehouse for Sale

5002 W. Nassau St., Tampa, FL 33607

DRIVE TIME AND DEMOGRAPHICS



5002 W Nassau St, Tampa, Florida, 33607

## 2020 Census Summary

5002 W Nassau St, Tampa, Florida, 33607  
Drive time: 15 minute radius



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

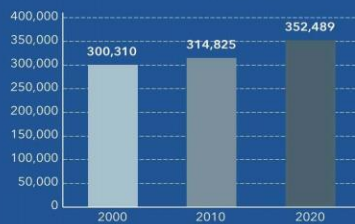
### KEY FACTS

<b>360,267</b> Total Population	<b>167,372</b> Housing Units	<b>3,789.6</b> Population Density	<b>2.28</b> Average Household Size	<b>154,558</b> Total Households	<b>81.6</b> Diversity Index
------------------------------------	---------------------------------	--------------------------------------	---------------------------------------	------------------------------------	--------------------------------

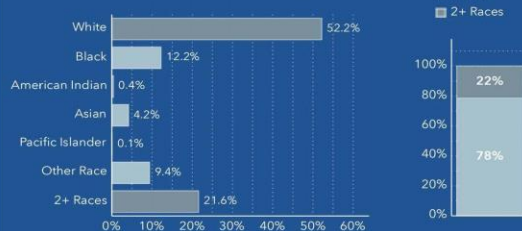
### 2010-2020 ANNUAL GROWTH RATE



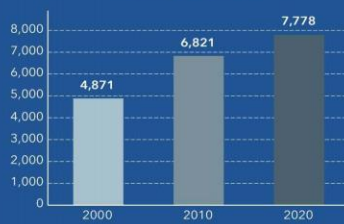
### HOUSEHOLD POPULATION



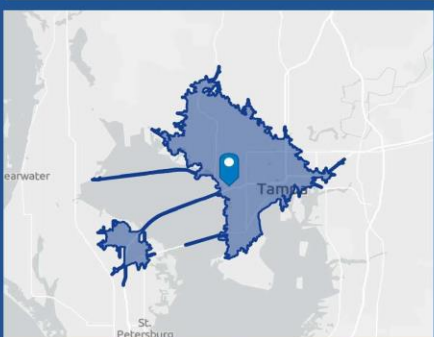
### TOTAL POPULATION BY RACE



### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	65,538	294,729
1 Race	49,001	233,599
White	28,441	159,545
Black	10,432	33,649
American Indian/Alaska Native	220	1,187
Asian	2,569	12,463
Pacific Islander	62	164
Some Other Race	7,277	26,592
2 or More Races	16,536	61,130



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)