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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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5383 PRIMROSE LAKE CIRCLE
TAMPA, FL 33647 | FOR LEASE

Tampa Palms Professional Office

Ideal for Medical Use

• 969 SF SUITE •

IN TAMPA PALMS PROFESSIONAL CENTER



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INVESTMENT OPPORTUNITY

Zoning is PD-A: This zoning allows for a variety of different office uses including Medical and other professional uses.

PROPERTY INFORMATION

- Lease price: **\$1,850 per month + 45% of the electricity bill + sales tax**
- Folio number: **033970-1556**
- Site improvements: **969 SF Suite B1**
- Parking: **Onsite**
- Zoning: **PD-A (Planned Development)**
- Furnishing: **Optional**
- Phenomenal lease opportunity
- Separate entrance
- Highest and best use: **Professional office**
- Move-in ready
- Terrific signage opportunities



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Commercial lease price: **\$1,850/ month + sales tax + 45% of the electricity bill**

Lease terms: Minimum 3 year lease

Commercial tenant lease expenses: Sales Tax

LOCATION

Street Address: 5383 Primrose Lake Cir.

City: Tampa

Zip Code: 33647

County: Hillsborough

Traffic Count:

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Tampa Palms

THE PROPERTY

Folio Number: 033970-1556

Current Use: Medical Office

Site Improvements: 969 HSF Suite B2

Front Footage: (approx.): Primrose Lake Cir

Parking: Onsite

UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2023

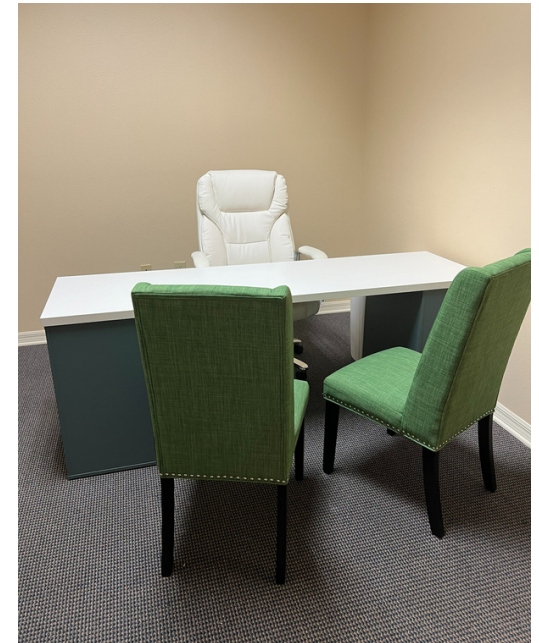
Taxes: \$8,565.99 (Total for Unit B)

THE COMMUNITY

Community/ Subdivision Name: Tampa Palms North Area

Flood Zone Area: X

Flood Zone Panel: 12057C0070H



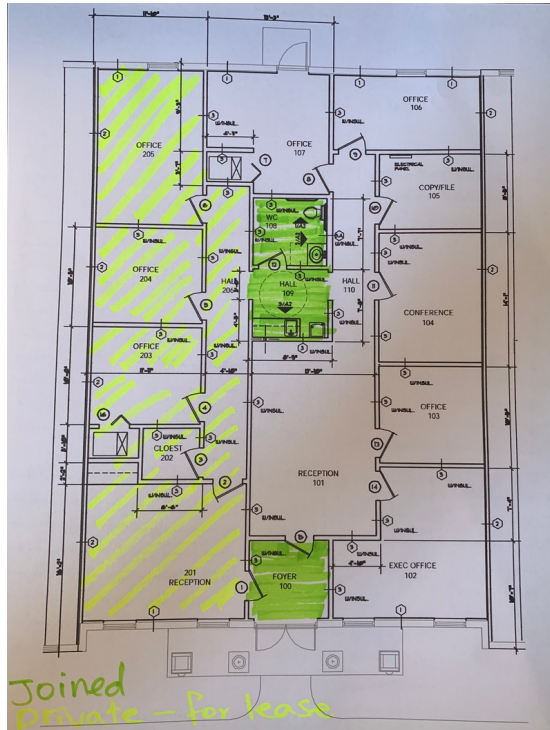
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PROPERTY PHOTOS



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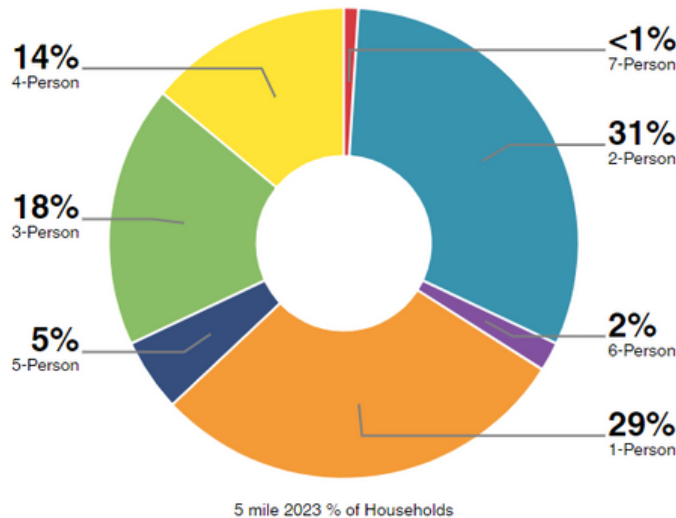
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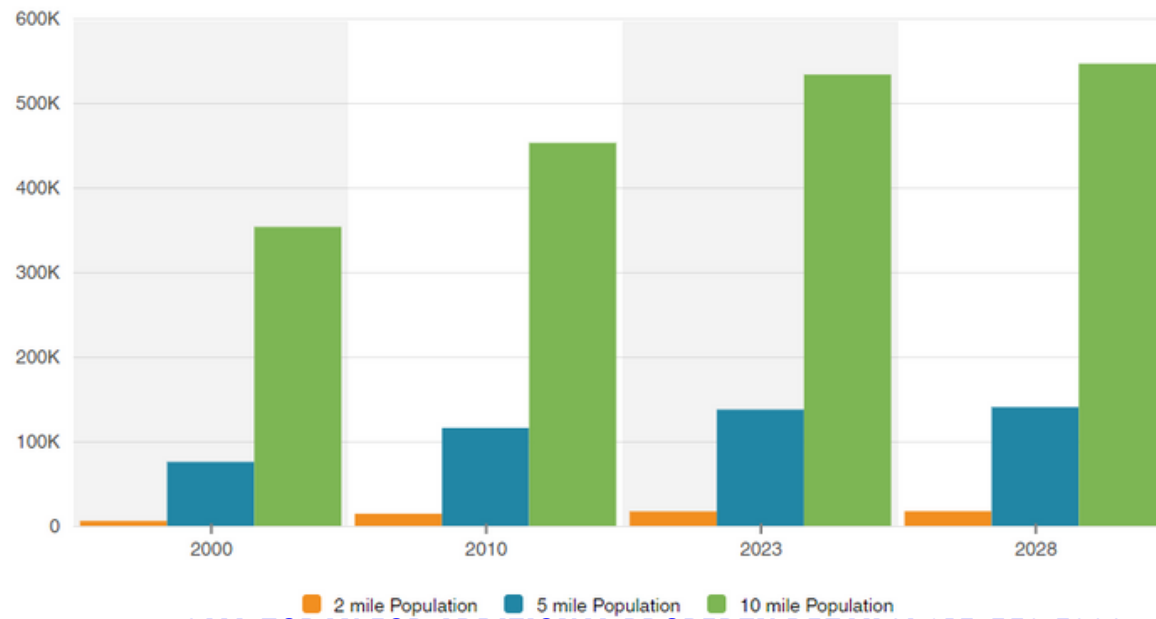
AREA HIGHLIGHTS | DEMOGRAPHICS

- **TREMENDOUS LOCATION-** Great visibility and frontage
- 51' of N. 22nd Street Frontage
- Buzzing residential and business district that is frequented by local & regional visitors
- Easy commute to Downtown Tampa, Historic Ybor City, East Tampa, Channel District and the surrounding East Tampa Area
- Traffic Count: Bruce B Downs Blvd & I-75 44,134
- Traffic Count: Commerce Park Blvd & Ashington Landing 9,941
- Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares
- Convenient access to several major thoroughfares like Interstate 4, Interstate 75, Bruce B Downs and all of the Greater Tampa Bay Area

Household Size



Population



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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813-359-7999



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