

OFFICE PROPERTY FOR SALE

8604 E. Sligh Avenue, Tampa, FL 33610



Brian Mays, CCIM

Patriot Mark Realty

813-406-4250

brian@patriotmarkrealty.com



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Property Info & Disclaimer

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Property Description

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Property Photos

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Demographic Analysis

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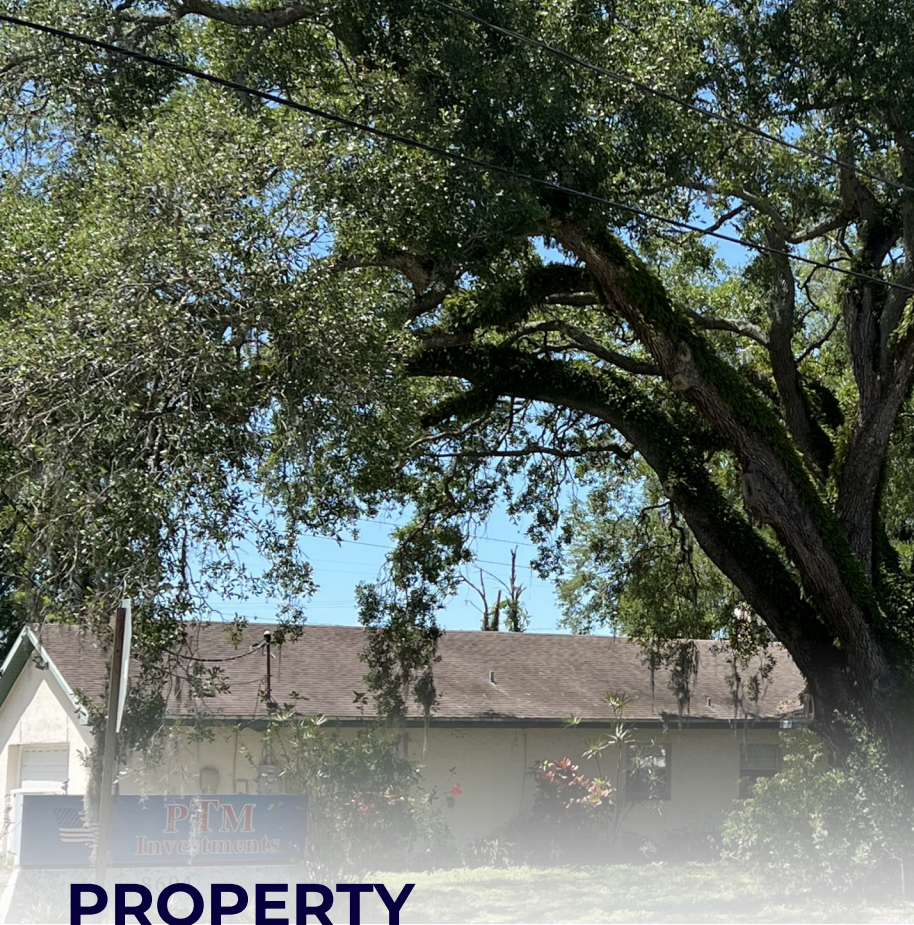
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Listing Broker Bio

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**OFFICE
PROPERTY
FOR SALE**



OFFICE PROPERTY FOR SALE

PROPERTY INFORMATION

PURCHASE PRICE
\$597,000.00

PROPERTY ADDRESS
*8604 E. Sligh Avenue
Tampa, FL 33610*

YEAR BUILT
1974

PROPERTY SIZE
2,261 Sq. Ft.

LAND SIZE
0.53 Acres

8604 E. Sligh
Avenue Tampa, FL
33610



PROPERTY OVERVIEW

Look no further than this dynamic office space located at corner of Sligh and Senoj Avenues in Tampa, FL. With its versatile layout, this 2,261 SF building boasts 3 separate rooms, 2 bathrooms, a fireplace, full kitchen, large open workspace and an accommodating secure owners suite. Can be converted to suit most businesses and is positioned on an oversized corner lot totaling over 0.5 acres! The attached 2-car garage provides an additional 750 SF of rentable space, and the frontage sign coupled with onsite parking make it easy for clients to find you. Formerly, a used car lot, the property is very spacious and boasts over 175 feet of frontage along Sligh Avenue. Ideally set near a large light Industrial/Manufacturing sector of Tampa.



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PROPERTY PHOTOS



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PROPERTY PHOTOS

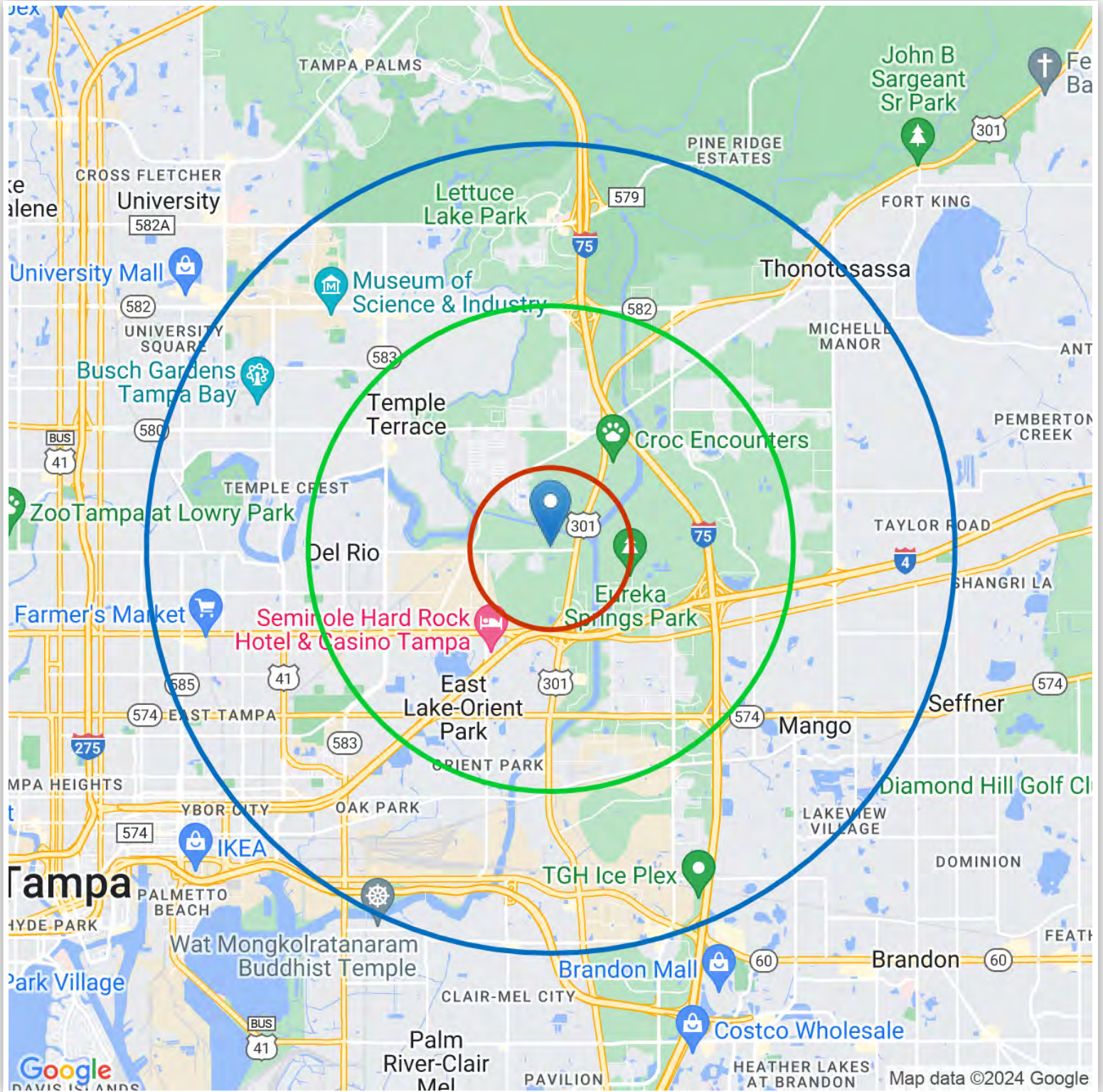


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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

3,443

Population



Average Household Size

31.6

Median Age

\$55,334

Median Household Income

EDUCATION

10%

No High School Diploma



38%

High School Graduate



26%

Some College



25%

Bachelor's/Grad/Pr of Degree

BUSINESS



263

Total Businesses



4,272

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

0.9%

Unemployment Rate

INCOME



\$55,334

Median Household Income



\$23,343

Per Capita Income



\$107,170

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (26.1%)

The smallest group: \$200,000+ (1.2%)

Indicator	Value	Difference	
<\$15,000	5.4%	-4.9%	
\$15,000 - \$24,999	5.8%	-2.0%	
\$25,000 - \$34,999	11.0%	+1.8%	
\$35,000 - \$49,999	19.6%	+6.9%	
\$50,000 - \$74,999	26.1%	+6.9%	
\$75,000 - \$99,999	16.1%	+3.7%	
\$100,000 - \$149,999	11.4%	-3.6%	
\$150,000 - \$199,999	3.2%	-2.4%	
\$200,000+	1.2%	-6.6%	

Bars show deviation from 12057 (Hillsborough County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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OFFICE PROPERTY FOR SALE

8604 E. Sligh Avenue, Tampa, FL, 33610



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

55,491

Population



2.5

Average Household Size

34.6

Median Age

\$46,300

Median Household Income

EDUCATION

13%

No High School Diploma



32%

High School Graduate



29%

Some College



26%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,521

Total Businesses



34,162

Total Employees

EMPLOYMENT



65%

White Collar



21%

Blue Collar



14%

Services

5.9%

Unemployment Rate

INCOME



\$46,300

Median Household Income



\$24,952

Per Capita Income



\$37,092

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator	Value	Difference	
<\$15,000	13.4%	+3.1%	<div style="width: 13.4%;"></div>
\$15,000 - \$24,999	9.4%	+1.6%	<div style="width: 9.4%;"></div>
\$25,000 - \$34,999	13.9%	+4.7%	<div style="width: 13.9%;"></div>
\$35,000 - \$49,999	16.5%	+3.8%	<div style="width: 16.5%;"></div>
\$50,000 - \$74,999	20.2%	+1.0%	<div style="width: 20.2%;"></div>
\$75,000 - \$99,999	11.1%	-1.3%	<div style="width: 11.1%;"></div>
\$100,000 - \$149,999	9.2%	-5.8%	<div style="width: 9.2%;"></div>
\$150,000 - \$199,999	3.1%	-2.5%	<div style="width: 3.1%;"></div>
\$200,000+	3.3%	-4.5%	<div style="width: 3.3%;"></div>

Bars show deviation from 12057 (Hillsborough County)

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

174,075

Population



2.6

Average Household Size

33.0

Median Age

\$42,983

Median Household Income

EDUCATION

16%

No High School Diploma



33%

High School Graduate



28%

Some College



23%

Bachelor's/Grad/Pr of Degree

BUSINESS



7,593

Total Businesses



114,136

Total Employees

EMPLOYMENT



64%

White Collar



21%

Blue Collar



15%

Services

6.6%

Unemployment Rate

INCOME



\$42,983

Median Household Income



\$21,627

Per Capita Income



\$29,135

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$150,000 - \$199,999 (2.8%)

Indicator	Value	Difference	
<\$15,000	16.2%	+5.9%	<div style="width: 16.2%;"></div>
\$15,000 - \$24,999	10.9%	+3.1%	<div style="width: 10.9%;"></div>
\$25,000 - \$34,999	13.3%	+4.1%	<div style="width: 13.3%;"></div>
\$35,000 - \$49,999	15.6%	+2.9%	<div style="width: 15.6%;"></div>
\$50,000 - \$74,999	19.5%	+0.3%	<div style="width: 19.5%;"></div>
\$75,000 - \$99,999	10.4%	-2.0%	<div style="width: 10.4%;"></div>
\$100,000 - \$149,999	8.6%	-6.4%	<div style="width: 8.6%;"></div>
\$150,000 - \$199,999	2.8%	-2.8%	<div style="width: 2.8%;"></div>
\$200,000+	2.8%	-5.0%	<div style="width: 2.8%;"></div>

Bars show deviation from 12057 (Hillsborough County)

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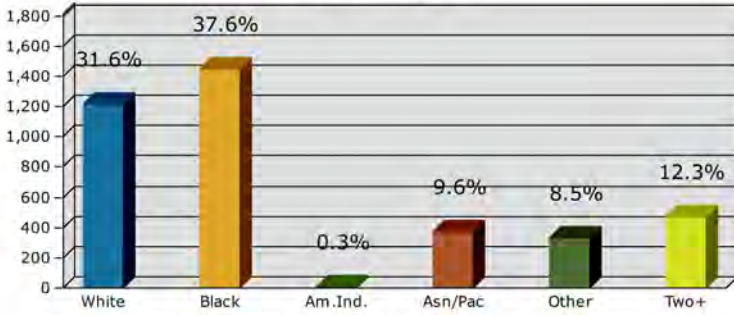
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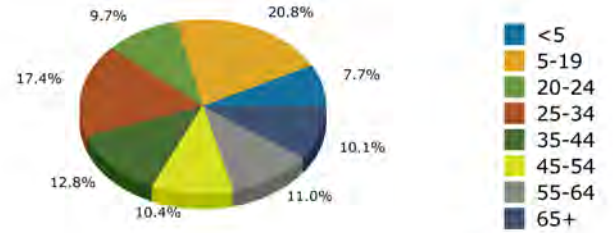
GRAPHIC PROFILE (RING: 1 MILE RADIUS)

2023 Population by Race

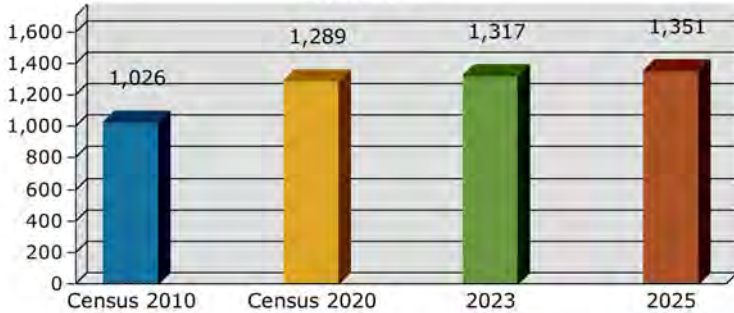


2023 Percent Hispanic Origin: 21.8%

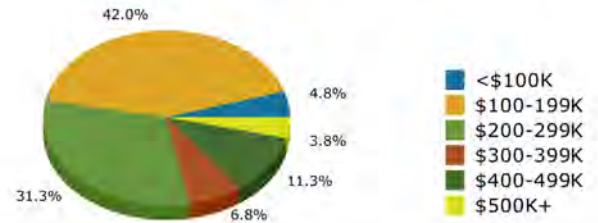
2023 Population by Age



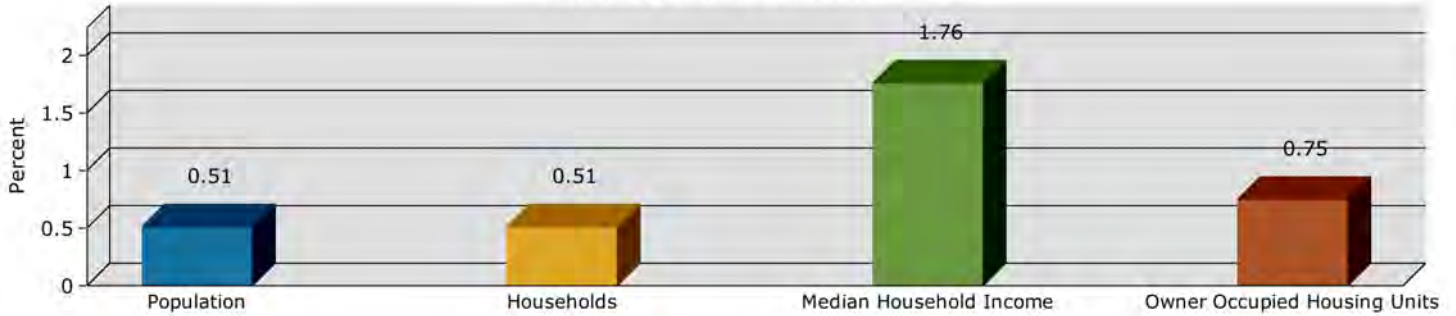
Households



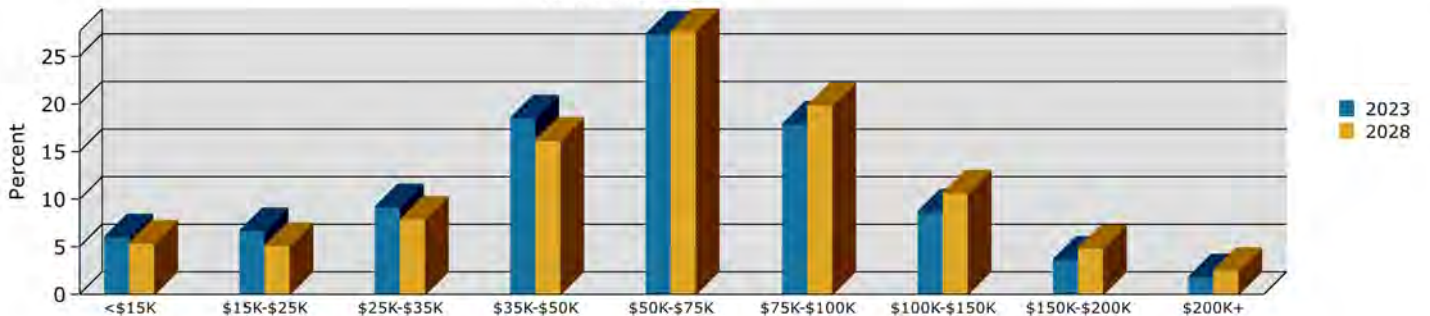
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

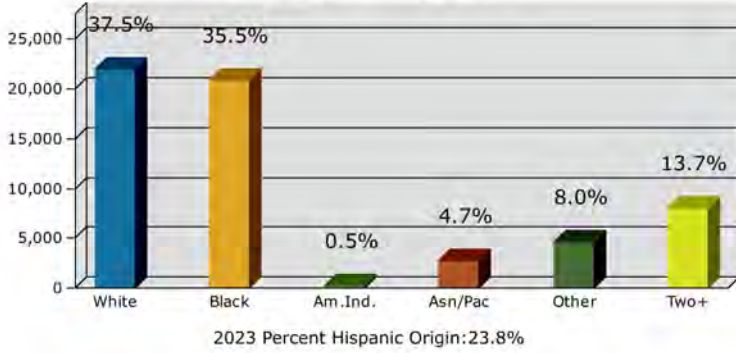
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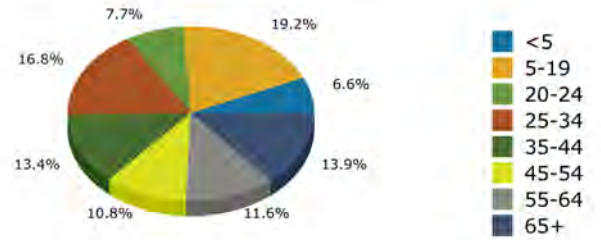


GRAPHIC PROFILE (RING: 3 MILE RADIUS)

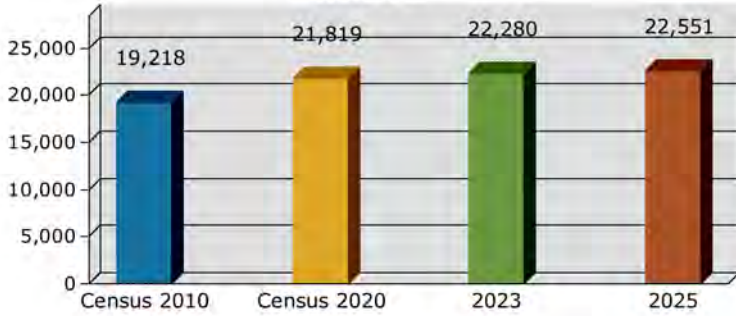
2023 Population by Race



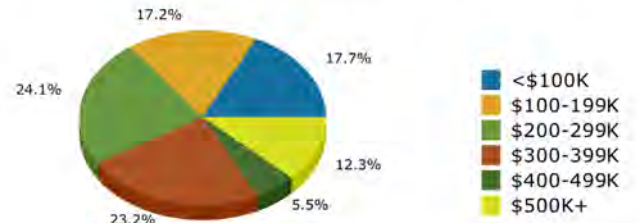
2023 Population by Age



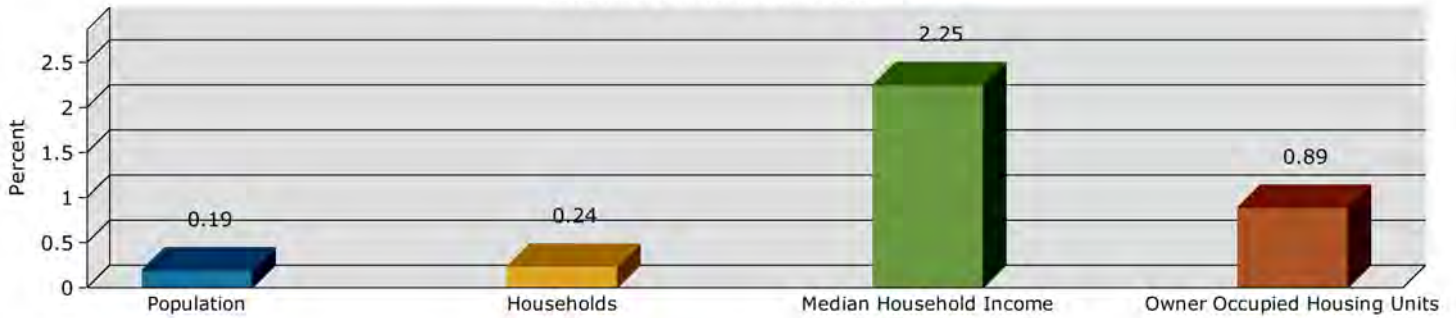
Households



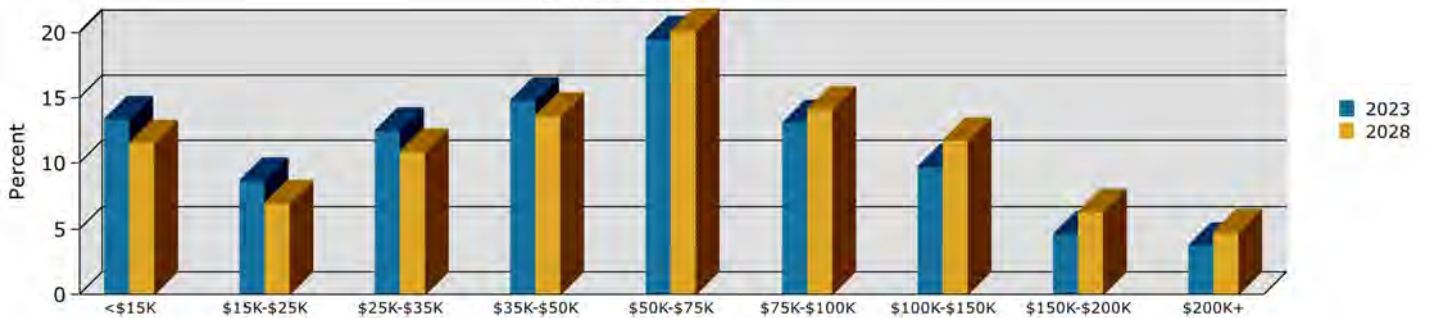
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

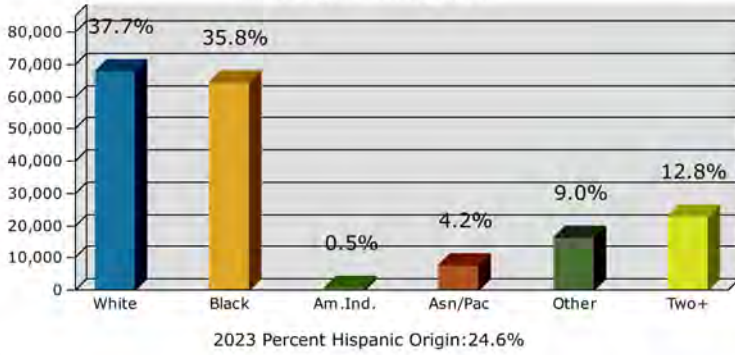
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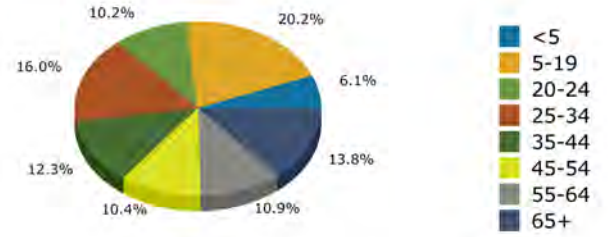


GRAPHIC PROFILE (RING: 5 MILE RADIUS)

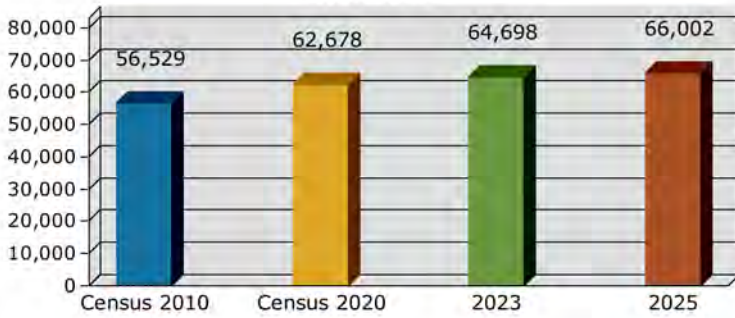
2023 Population by Race



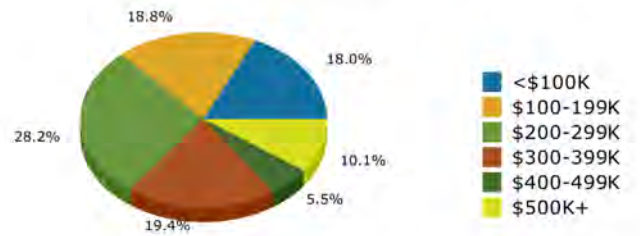
2023 Population by Age



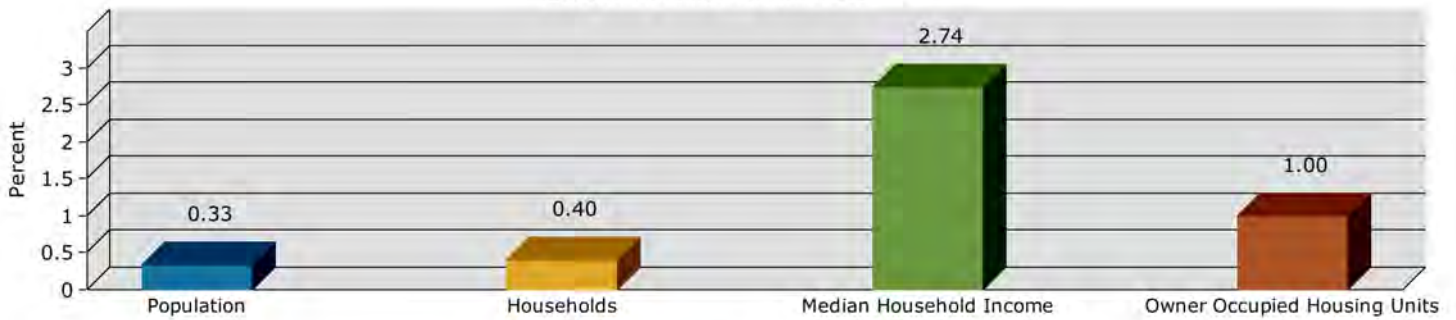
Households



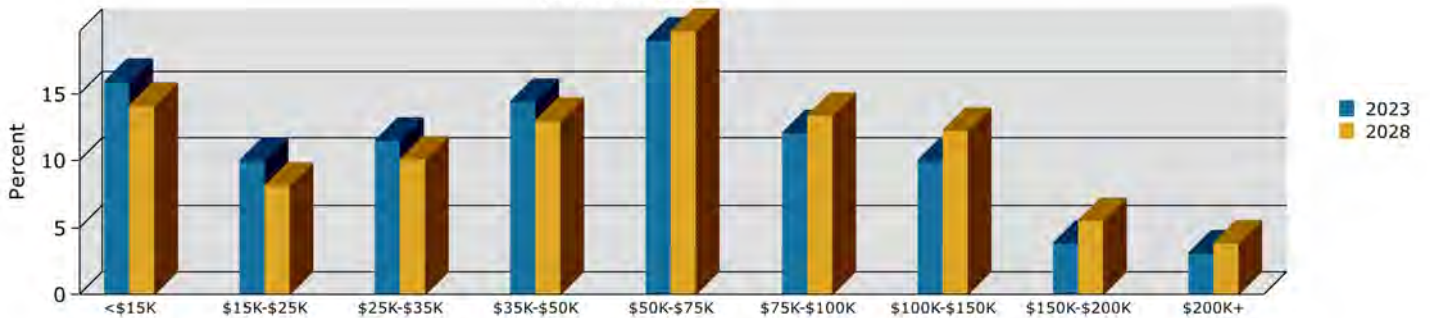
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



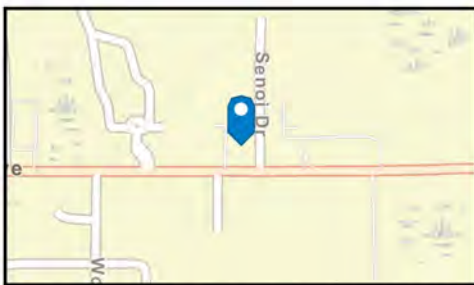
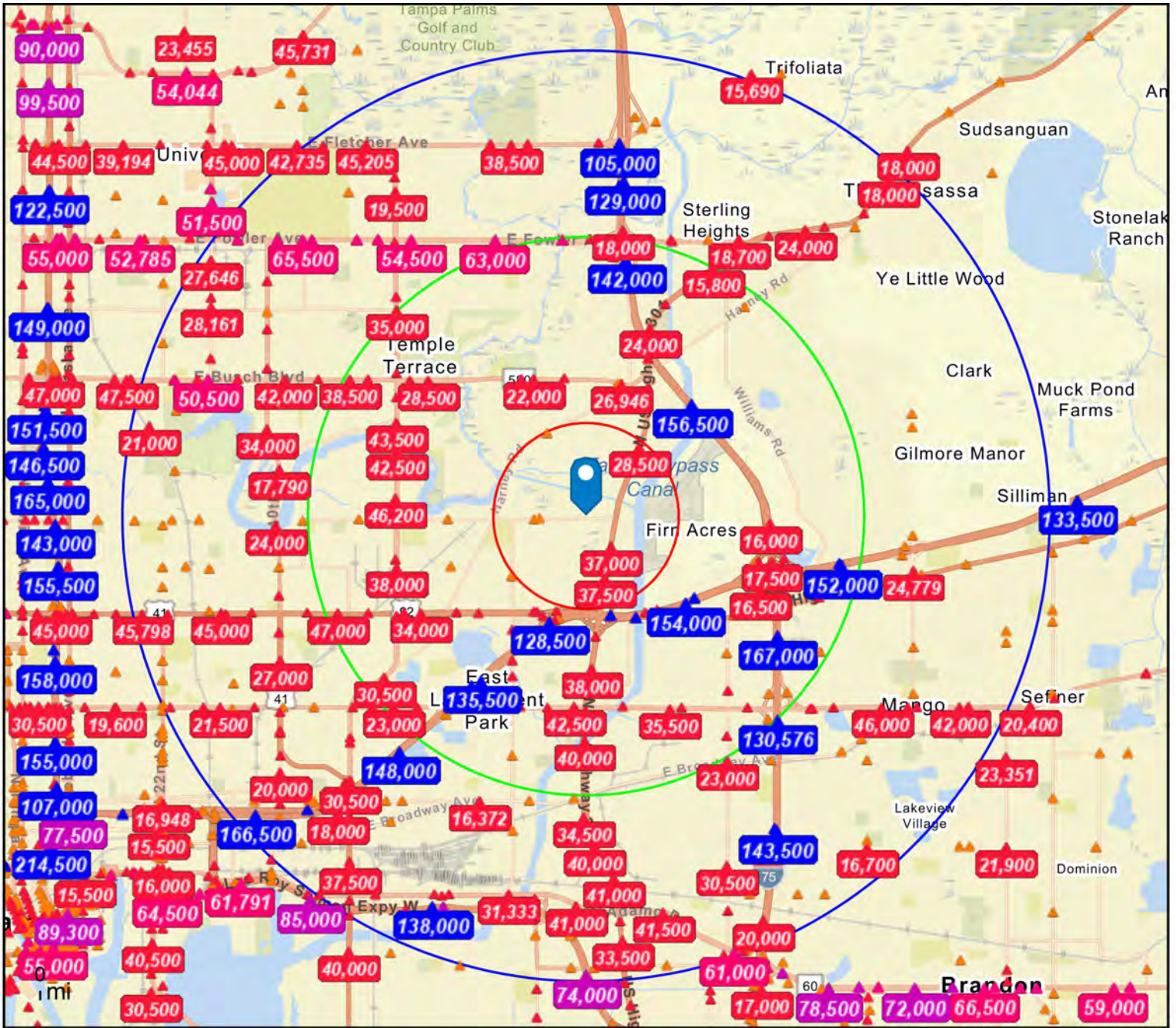
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

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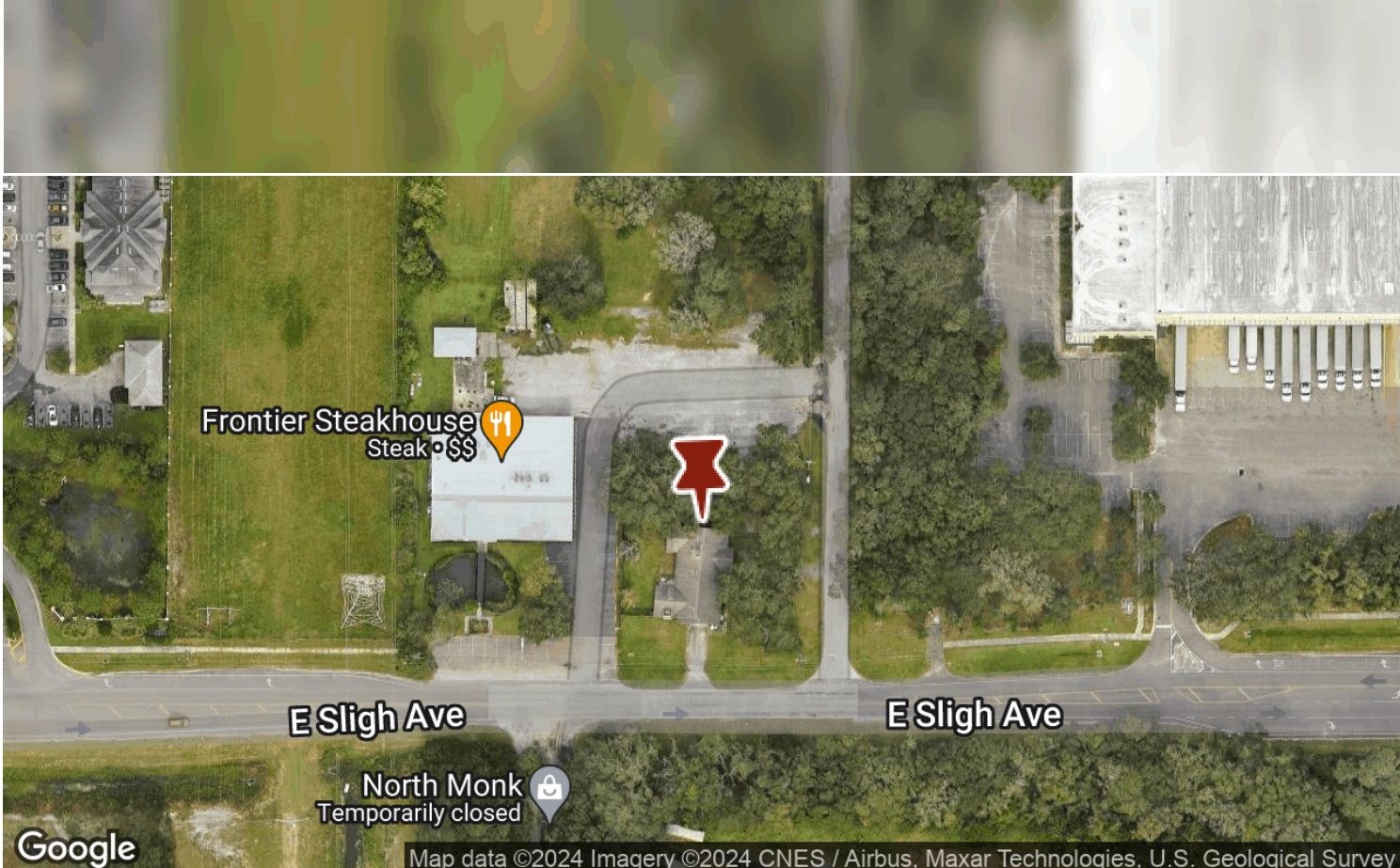
AREA LOCATION MAP



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8604 E. SLIGH AVENUE, TAMPA, FL, 33610



AERIAL ANNOTATION MAP



OFFICE PROPERTY FOR SALE

8604 E. SLIGH AVENUE, TAMPA, FL, 33610





BRIAN L MAYS, CCIM

BROKER/OWNER



CONTACT:

BRIAN L MAYS, CCIM
LICENSED BROKER
PATRIOT MARK REALTY
COMMERCIAL | RESIDENTIAL | MANAGEMENT

C: 312.860.1842
E: BRIAN@PATRIOTMARKREALTY.COM
O: 813.406.4250
W: PATRIOTMARKREALTY.COM

“ A very hard worker and knowledgeable in his field! ”

Dominic O'Brien, SVP of Americas Beam Suntory

“ Always there to lend a helping hand... ”

Michael Cooper, Owner/President Cooper Pools Inc.

“ Your professional inputs are helpful and are super quick to respond to our questions. We will surely refer Brian to our friends and family! ”

Kelly Breeze, Owner Lush Nail Studio

BIOGRAPHY

Brian Mays is a Licensed Real Estate Broker and the Owner of Patriot Mark Realty, a full-service brokerage and property management company based in Wesley Chapel, FL. He is a husband to his wife Jenafer, a father to his three children, a mediocre golfer, and an avid sports fan of the Chicago Bears and Cubs. Since moving to the Tampa area in 2015, Brian and his family have been active parishioners of Hyde Park United Methodist serving the community through fellowship. With over five years of experience in the Florida market, he has developed a deep understanding of the local trends, organic opportunities, and challenges that affect the real estate industry here. He holds the Certified Commercial Investment Member (CCIM) designation, which demonstrates his expertise in asset strategy, investment analysis, and market research.

Prior to starting a career in real estate, Brian spent 18 years in outside sales, primarily within the adult beverage industry, managing teams for both a global supplier and a national distributor across multiple states. He also served 10 years in the United States Army/Guard in various leadership roles within combat arms units, along with deployments in country and overseas, before exiting in 2010 as a commissioned officer. During his military service, Brian was awarded two Bronze Star Medals, one with Valor, and was documented in a nationally published book chronicling his team's mission in their deployment to Afghanistan (pictured below). These experiences have enabled him to communicate effectively, negotiate confidently, and build lasting relationships with his clients and partners. As a testament to this effort, he has successfully closed several property transactions across various asset types, equating to over \$150 million in property sales sold in multiple states. Brian is an Active member of the Tampa Bay Chamber of Commerce and several associated committees, the local CCIM West Coast Florida Chapter, National Association of Realtors, Greater Tampa Realtors Board, MacDill AFB Honorary Commander program, and volunteers with numerous local non-profits supporting diverse initiatives across the state.

Patriot Mark Realty is a certified SBA veteran-owned & operated real estate brokerage serving the greater Tampa Bay area and surrounding neighborhoods. It provides Commercial, Residential, and Property Management services locally to customers who range from First-Time Homebuyers to Experienced Investors across the country. Established in 2023, Patriot Mark Realty proudly serves the many active duty military families, veterans, and neighbors that call their communities home in Florida.

PROFESSIONAL



CONTACT



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