

CENTURY 21 COMMERCIAL.

LIST with BEGINS



West Coast Tires

3639 S Manhattan Ave
Tampa, FL 33611

Contact:

Joe Brown

Commercial Specialist

Phone : 8135038549

License: SL 3451679

Email : JoeBrown@c21be.com

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**CENTURY 21
COMMERCIAL.**
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WEST COAST TIRES

PROPERTY INFO:

PURCHASE PRICE:

\$1,299,000.00

PROPERTY ADDRESS:

*3639 S MANHATTAN AVE
TAMPA, FL 33611*

PROPERTY SIZE

10,100 SQ. FT.

LAND SIZE

10,100.00 SQ. FT.

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PROPERTY OVERVIEW

Discover the potential of this expansive 10,100 square foot commercial property, perfectly suited for a variety of business uses. Currently equipped as an auto repair shop, it features multiple hydraulic lifts, air compressors, and a compact office space with restroom. The nearly fully covered lot provides ample open-sided workspace, ideal for a range of operations. The entire property is securely fenced, ensuring privacy and security. Whether you're looking to continue as an auto repair facility or envision a different use for this versatile space, this property offers endless possibilities. Don't miss the chance to transform this turnkey facility into your next successful venture!

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Tampa FL 33611



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PROPERTY PHOTOS

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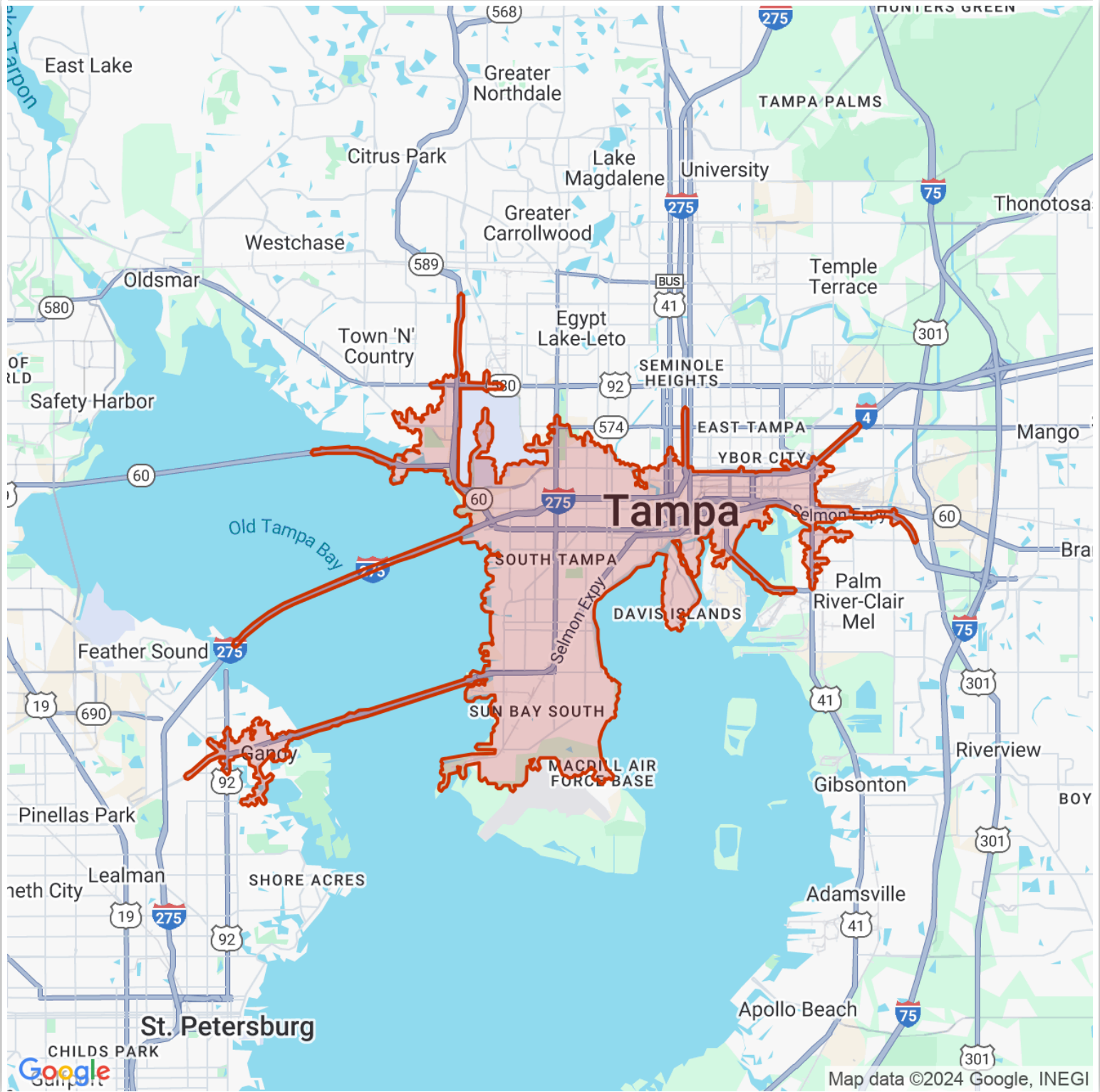
WEST COAST TIRES

3639 S Manhattan Ave, Tampa, FL, 33611

LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)

**CENTURY 21
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KEY FACTS

190,107
Population

37 Median Age

2.08
Average Household Size

80,307
2020 Total Households

EDUCATION

3.54%
No High School Diploma

24.18%
High School Graduate

11.77%
Some College

34.09%
Bachelor's/ Grad

BUSINESS

18,626
Total Businesses

215,868
Total Employees

EMPLOYMENT

9,140
Manufacturing Employees

35,728
Retail Trade Employees

17,749
Eating & Drinking Employees

29,637
Finance/Ins/Real Estate Emp

2.9% Unemployment Rate

\$88,670
Median Household Income

INCOME

\$65,140
Per Capita Income

\$157,906
Median Net Worth

Households by Income

The largest group : \$200,000+ (20.44%) ■
The smallest group : \$25,000 - \$34,999 (4.66%) ■

Indicator	Value(%)	
< \$15,000	8.27	■
\$15,000 - \$24,999	4.83	■
\$25,000 - \$34,999	4.66	■
\$35,000 - \$49,999	9.71	■
\$50,000 - \$74,999	15.3	■
\$75,000 - \$99,999	11.86	■
\$100,000 - \$149,999	15.71	■
\$150,000 - \$199,999	9.22	■
\$200,000+	20.44	■



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Community Profile



190,107
Population Total

1.95%
Population Growth

2.08
Average HH Size

37
Median Age

71.7
Diversity Index

\$88,670
Median HH Income

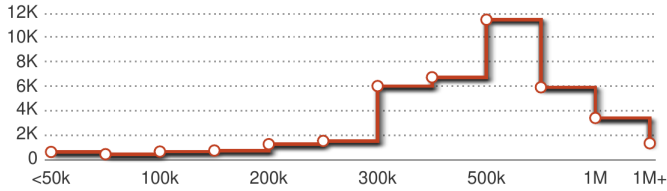
\$561,179
Median Home Value

16.24%
Under 18

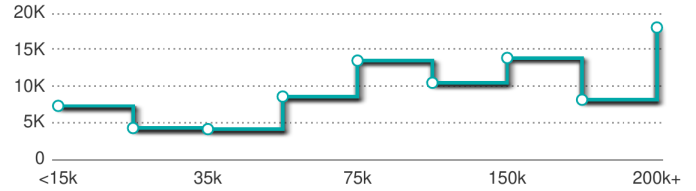
68.77%
Ages 18 to 65

14.99%
Aged 66+

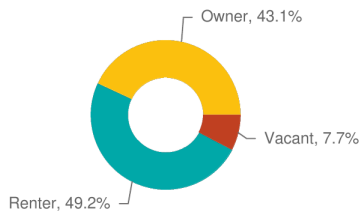
HOME VALUE



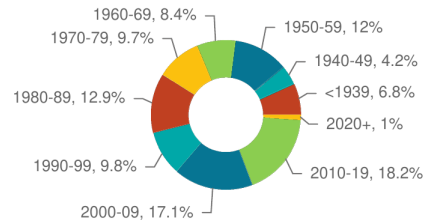
HOUSEHOLD INCOME



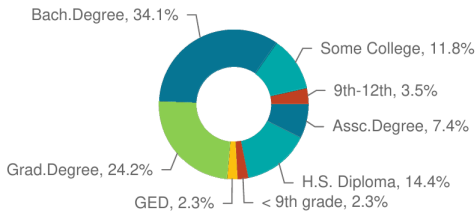
HOME OWNERSHIP



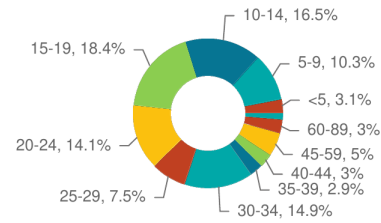
HOUSING: YEAR BUILT



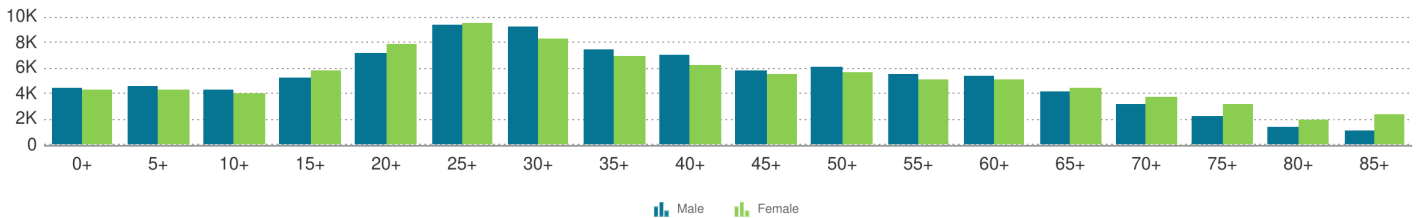
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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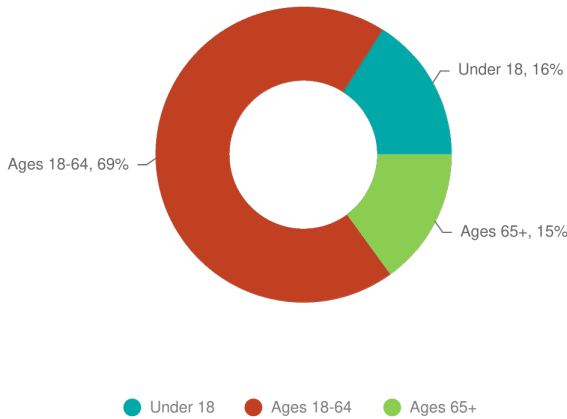
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POPULATION TRENDS AND KEY INDICATORS
15Minute Drive Time

190,107 Population	88,110 Households	37 Median Age
2.08 Avg Size Household	\$88,670 Median Household Income	\$561,179 Median Home Value
111 Wealth Index	62 Housing Affordability	71.7 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

4.26% Greatest Gen: Born 1945/Earlier	16.29% Baby Boomer: Born 1946 to 1964	19.26% Generation X: Born 1965 to 1980
30.63% Millennial: Born 1981 to 1998	22.14% Generation Z: Born 1999 to 2016	7.42% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

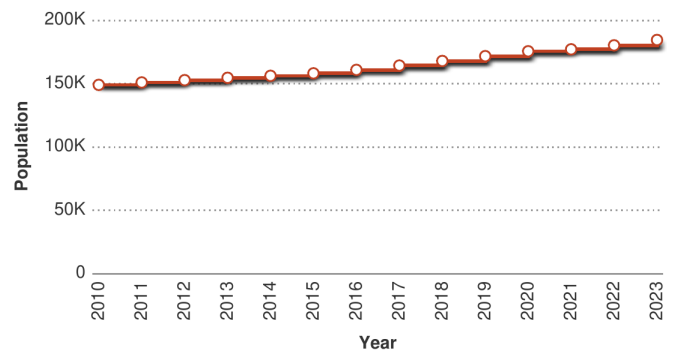
1.95%

2024-2029
Forecasted
Growth Rate

1.33%

**Household
Population**
198,759

**Population
Density**
4,494



DAYTIME POPULATION

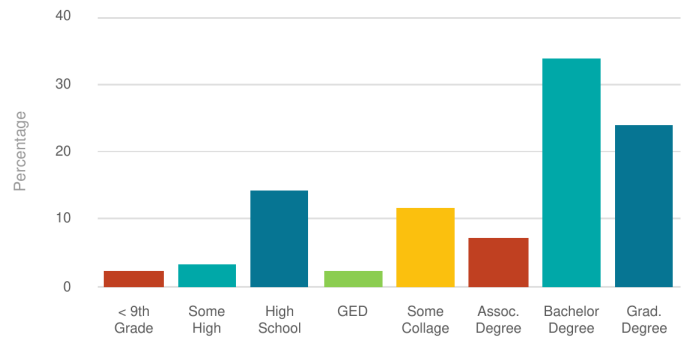
330,272
2024 Total Daytime Population

79,288
2024 Daytime Pop: Residents

250,984
2024 Daytime Pop: Workers

7,231
2024 Daytime Pop Density

POPULATION BY EDUCATION



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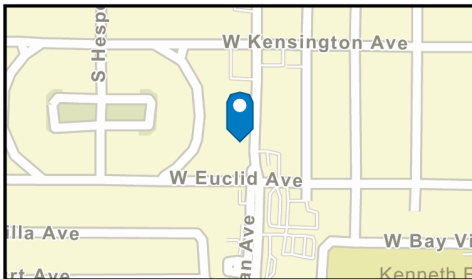
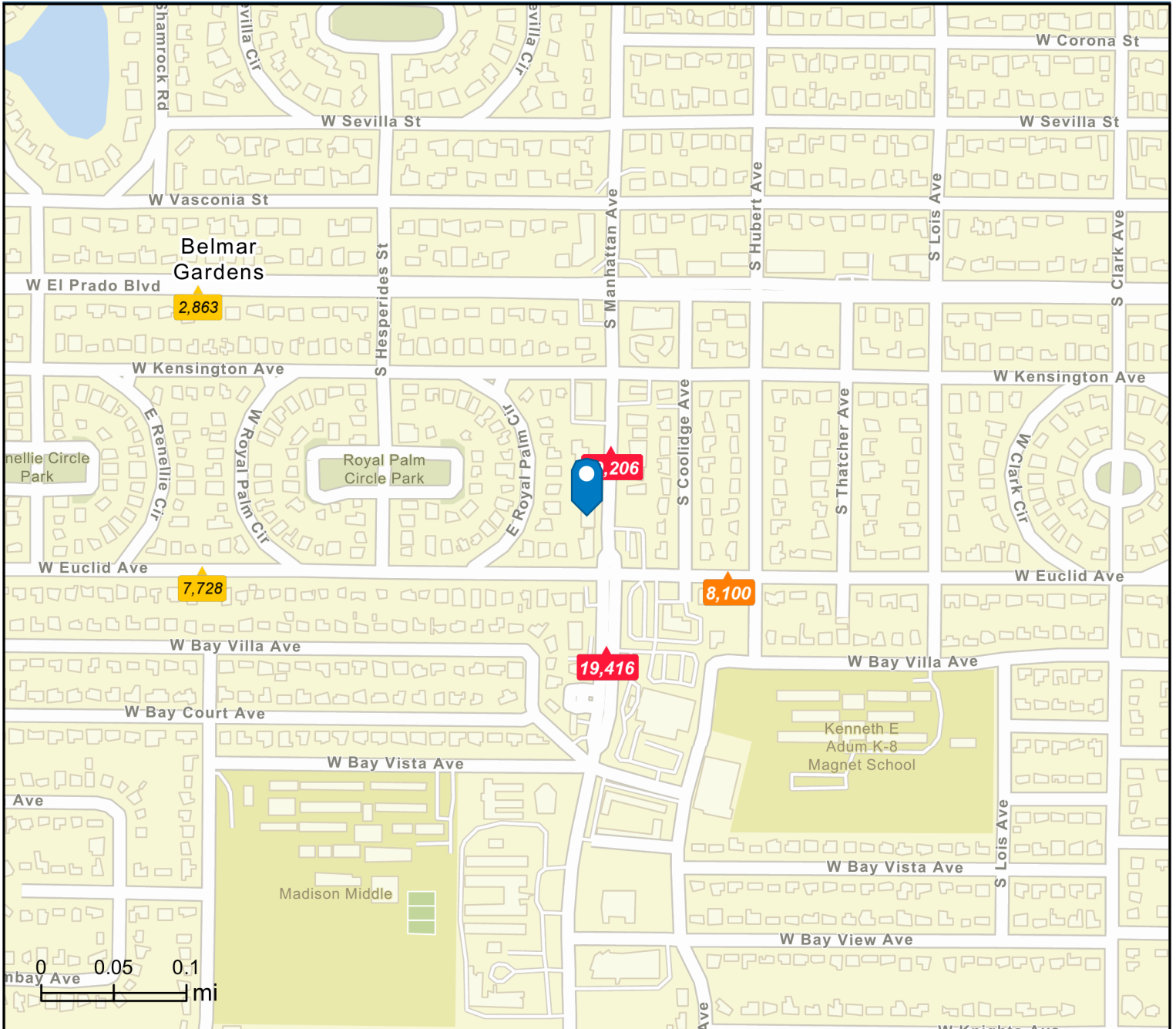


WEST COAST TIRES

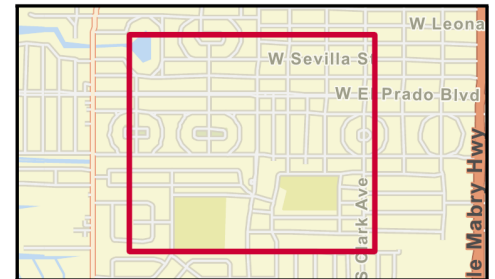
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TRAFFIC COUNT MAP - CLOSE-UP

LIST with BEGGINS



- 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: ©2024 Kalibrate Technologies (Q2 2024).



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LOCATION RISK ANALYSIS

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LIST with BEGGINS

Flood Risk Analysis

FEMA Map Last Updated:1969-12-31



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Flood Hazard Designations

FEMA Map Last Updated:1969-12-31

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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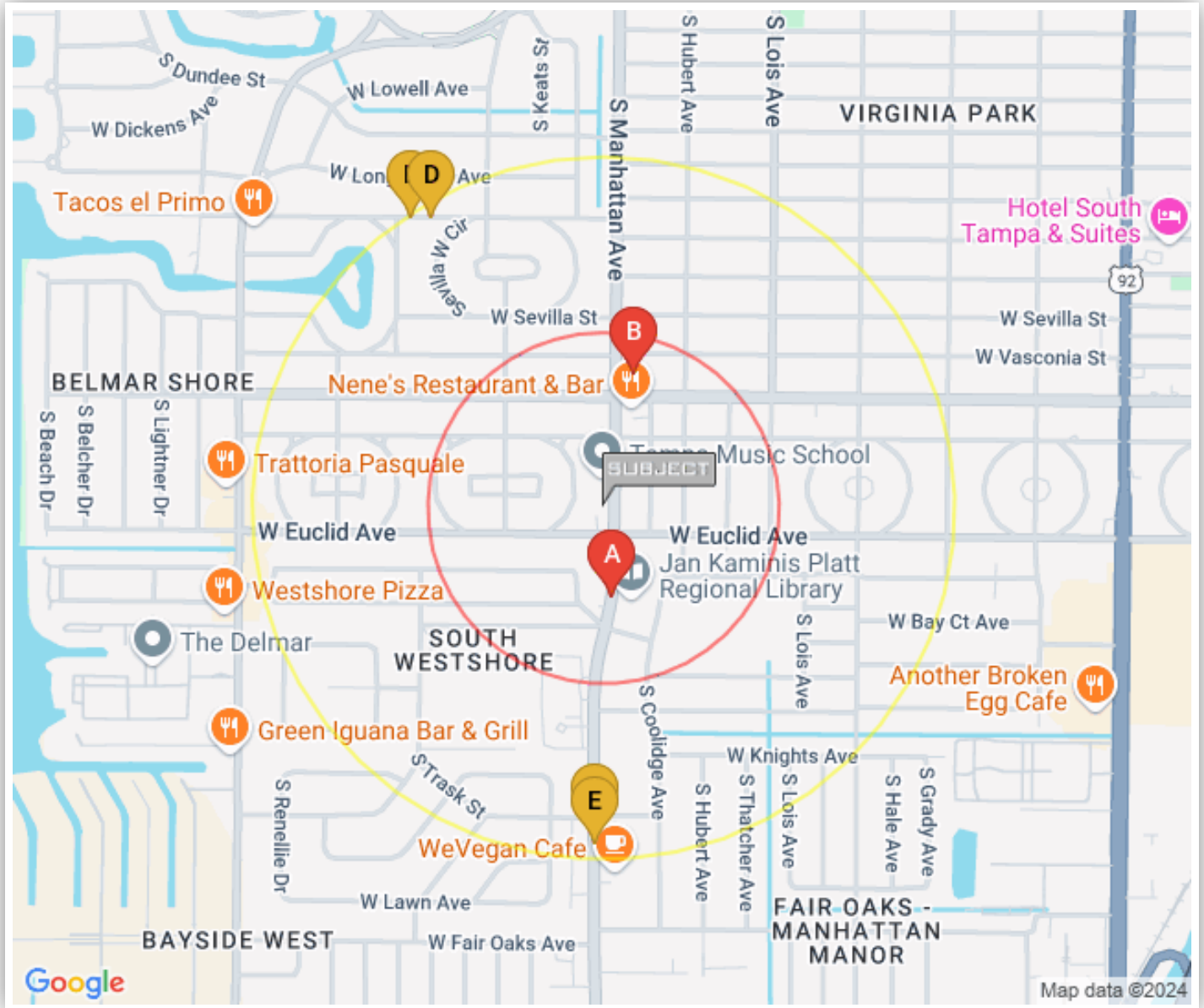
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LOCATION RISK ANALYSIS

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ENVIRONMENTAL RISK ANALYSIS



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Locations within 0.25 mile of Subject

A MANHATTAN AVE RECONSTRUCTION -

Latest Update: 05-Mar-2013

Site Type: STATIONARY Address: 3910 S MANHATTAN AVE
 County: HILLS Facility Detail Report: [110024459799](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		SCOTT G WILLIAMS	
STATE MASTER	FDM		SCOTT G WILLIAMS	

B TEXACO #242041331

Latest Update: 28-Mar-2014

Site Type: STATIONARY Address: 4327 W EL PRADO BLVD
 County: HILLS Facility Detail Report: [110007436630](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
SQG	RCRAINFO		DUYET HOANG	
STATE MASTER	FDM		DUYET HOANG	
STATE MASTER	FDM		DUYET HOANG	

Locations within 0.50 mile of Subject

C MANHATTAN PLAZA SHOPPING CENTER

Latest Update: 28-Mar-2014

Site Type: STATIONARY Address: 4318 S MANHATTAN AVE
 County: HILLS Facility Detail Report: [110035716375](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		KENT B POLENZ	



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D LEONA W.M. REPLACEMENT

Latest Update: 07-Oct-2016

Site Type: STATIONARY **Address:** 4618 W LEONA ST
County: HILLSBOROUGH COUNTY **Facility Detail Report:** [110067371196](#)
Country:

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	facility contact	WILLIE BUD SHORES	
ICIS-NPDES NON-MAJOR	NPDES	facility contact	WILLIE BUD SHORES	

E ASHEETI INC

Latest Update: 09-Jan-2015

Site Type: STATIONARY **Address:** 4336 S MANHATTAN AVE
County: HILLS **Facility Detail Report:** [110001741866](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIRSAFS			
AIR MINOR	AIR			

F SUNBAY & LEONA

Latest Update:

Site Type: STATIONARY **Address:** 4616 W LEONA ST
County: HILLSBOROUGH COUNTY **Facility Detail Report:** [110070000372](#)
Country:

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	facility contact	WILLIE BUD SHORES	
ICIS-NPDES NON-MAJOR	NPDES	facility contact	WILLIE BUD SHORES	



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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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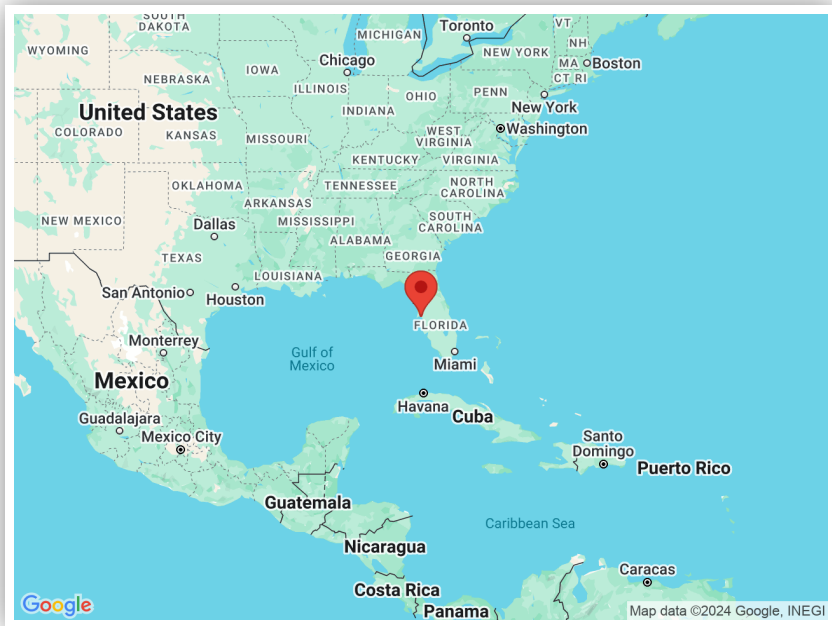
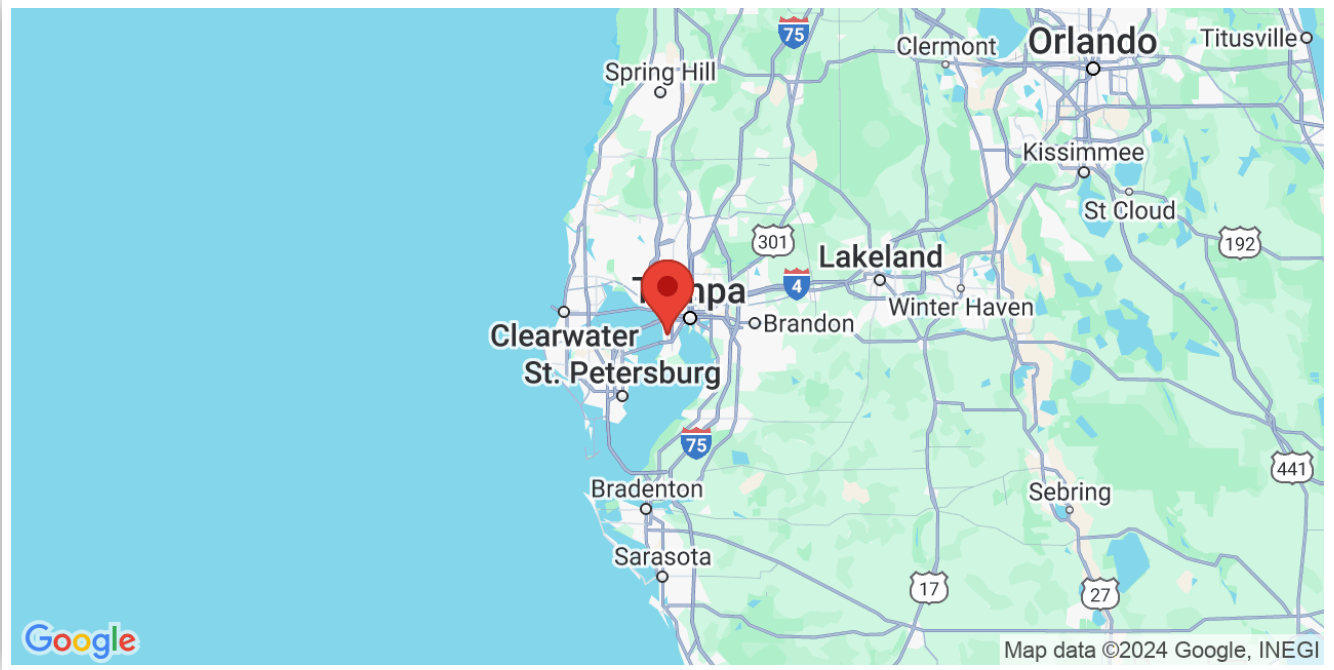
WEST COAST TIRES

3639 S Manhattan Ave, Tampa, FL, 33611

AREA LOCATION MAP

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AERIAL ANNOTATION MAP

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Memberships

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Specialist with
Century 21

Candidate
pursuing the
CCIM
Designation

Member ICSC

Member South
Tampa Chamber
of Commerce

Director of Adult
Faith Formation
at St. Patrick
Catholic Church

Education

Ed.D. (Dec. 2006) Educational Leadership USF, Tampa
M.Ed. (1992) Educational Leadership USF, Tampa
M.A. (1986) Counselor Education, USF Tampa
B.A. (1982) Philosophy St. John Vianney College, Miami

I'm a seasoned commercial real estate agent with 35+ years of experience in education and real estate. I thrive on assisting businesses discover their ideal commercial spaces. My strengths lie in market expertise, relationship-building, and top-notch customer service. I bring immense value to any team and consistently go above and beyond to deliver exceptional results.

I spent 19 years as a successful middle school principal, driving academic excellence. After retiring from education in 2019, I swiftly excelled in real estate. My reputation stems from honesty, hard work, skilled negotiation, and unwavering dedication to securing optimal deals.

A member of the National Association of Realtors and designated as a Commercial Specialist by Century 21. I am also a candidate pursuing the CCIM Designation.

As a passionate advocate for business success, I firmly believe that the right commercial space can be a catalyst for growth and productivity. My unwavering commitment is to assist businesses in finding their ideal space tailored to their unique requirements, and I continuously stay up-to-date with the latest news and trends in order to better serve my clients.

If you're a business owner seeking a dedicated commercial real estate agent, it would be my privilege to assist you. With my extensive experience, in-depth knowledge, and steadfast dedication, I am equipped to help you discover the perfect space that aligns with your business goals.

CENTURY 21 LIST WITH BEGGINS

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