



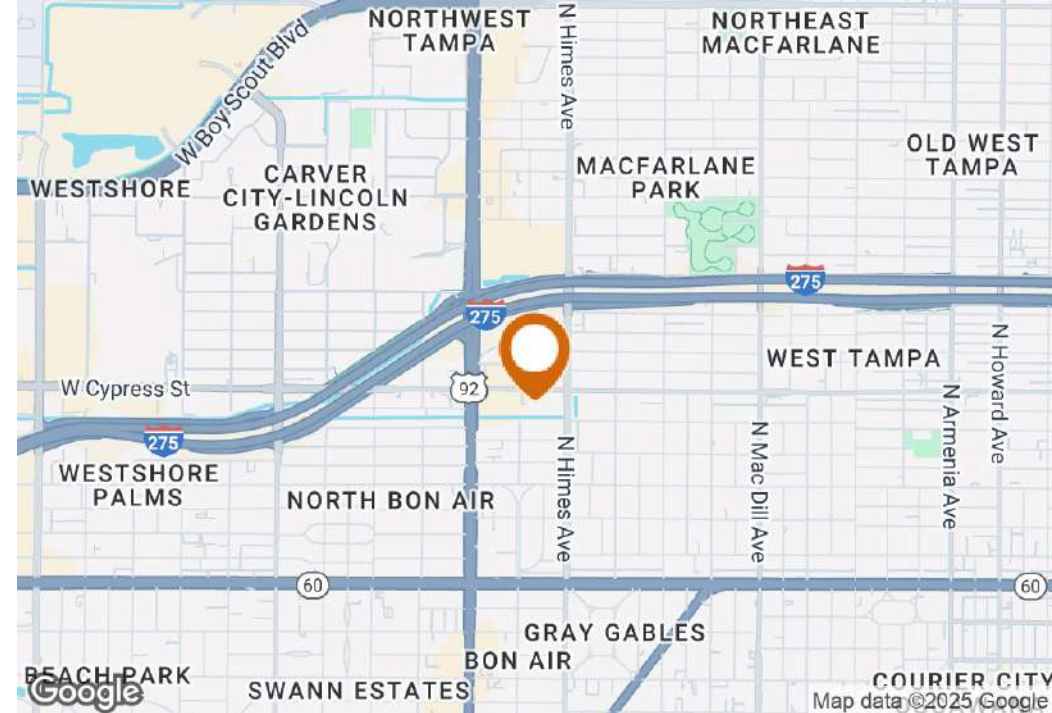
Midtown Tampa Flex & Office Property

3642 W Cypress St, Tampa, Florida 33607

Liz Menéndez, CCIM
727-409-0101
liz@saundersrealestate.com

Kim Lohry
727-488-5421
kim@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Lease Rate:	Negotiable
Building Size:	4,316 SF
Available SF:	4,316 SF
Lot Size:	0.66 Acres
Number of Units:	1
Year Built:	1965
Zoning:	CI
Market:	Midtown
Submarket:	Westshore
Traffic Count:	17,400 ± Cars/Day (W Cypress St)

Property Overview

Discover the exceptional potential of 3642 W Cypress St. This prime property offers a versatile space that caters to a range of business needs. Situated on .63 acres, there is ample parking behind the locked gates and 6 spaces for retail customers in front of the building. With high visibility, the property provides an ideal canvas for showcasing your brand. With its flexible layout, 1080 SF of office and 2960 SF flex/warehouse, this space is perfectly suited for a variety of retail or commercial uses. The property's strategic location ensures excellent accessibility and exposure. Embrace the opportunity to establish your business in this dynamic space in Midtown that is poised to elevate your visibility and customer engagement, making it an optimal choice for your leasing needs.

Property Highlights

- High visibility location in the heart of Midtown Tampa
- 1,080 SF Office / 2,960 SF Warehouse
- 6 Grade level roll up doors & 20' Ceiling height - Rear storage building with 3 roll up doors
- Ample parking with 6 spaces in front of the building and a fully fenced gated yard on .66 acres
- Flexible layout - Versatile for retail or commercial use
- Strategic accessibility - Great exposure for clientele

LOCATION OVERVIEW

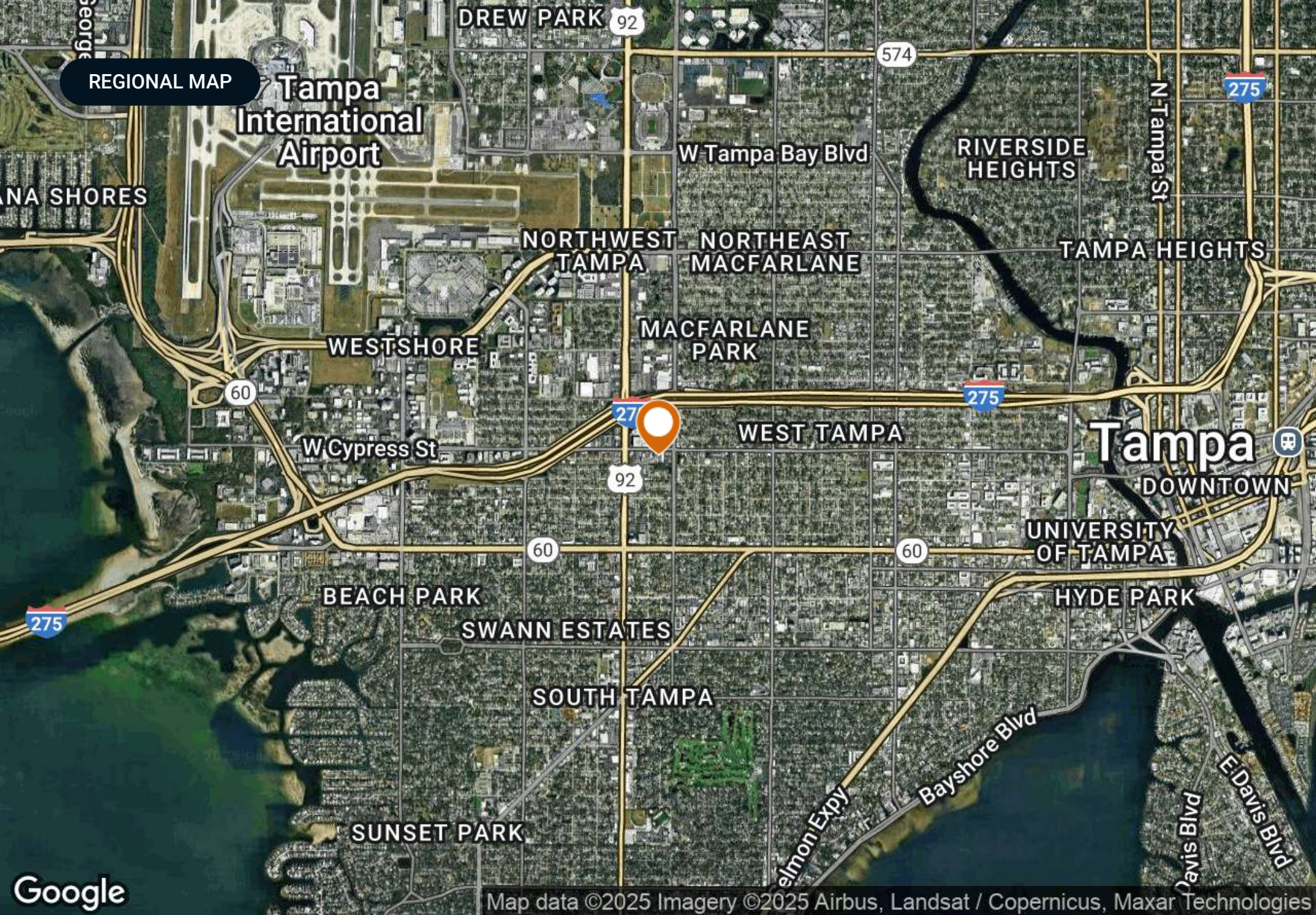


Location Description

Location, location, location! In the bustling Midtown market of Tampa, 3642 W Cypress St offers unparalleled access to this flourishing commercial and retail urban district. The area is in the heart of Tampa known for their vibrant culinary scene, upscale shopping and lively entertainment options. With C1 zoning, this available 4316 SF of mixed use space (1080 SF office & 2960 warehouse) provides an exceptional opportunity for a multitude of users to tap into a robust customer base in this thriving community hub.

Location Highlights

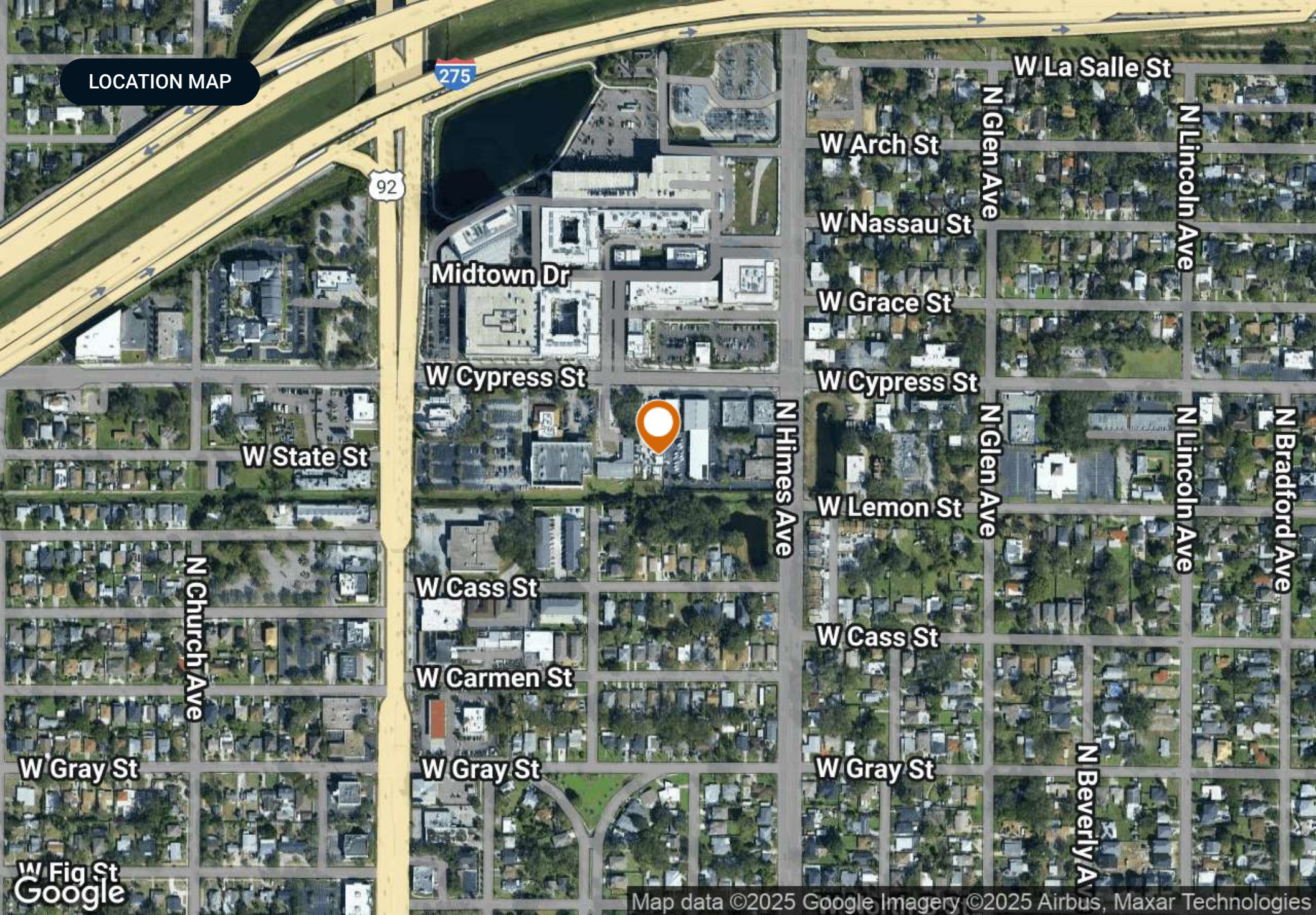
- Right across from Midtown Tampa's shops, restaurants, and entertainment
- Quick access to I-275 and Dale Mabry Highway
- Short drive to Tampa International Airport and Westshore Business District
- Convenient to Downtown Tampa, Raymond James Stadium, and International Plaza



Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

LOCATION MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

PROPERTY OUTLINE



DEMOGRAPHICS MAP & REPORT

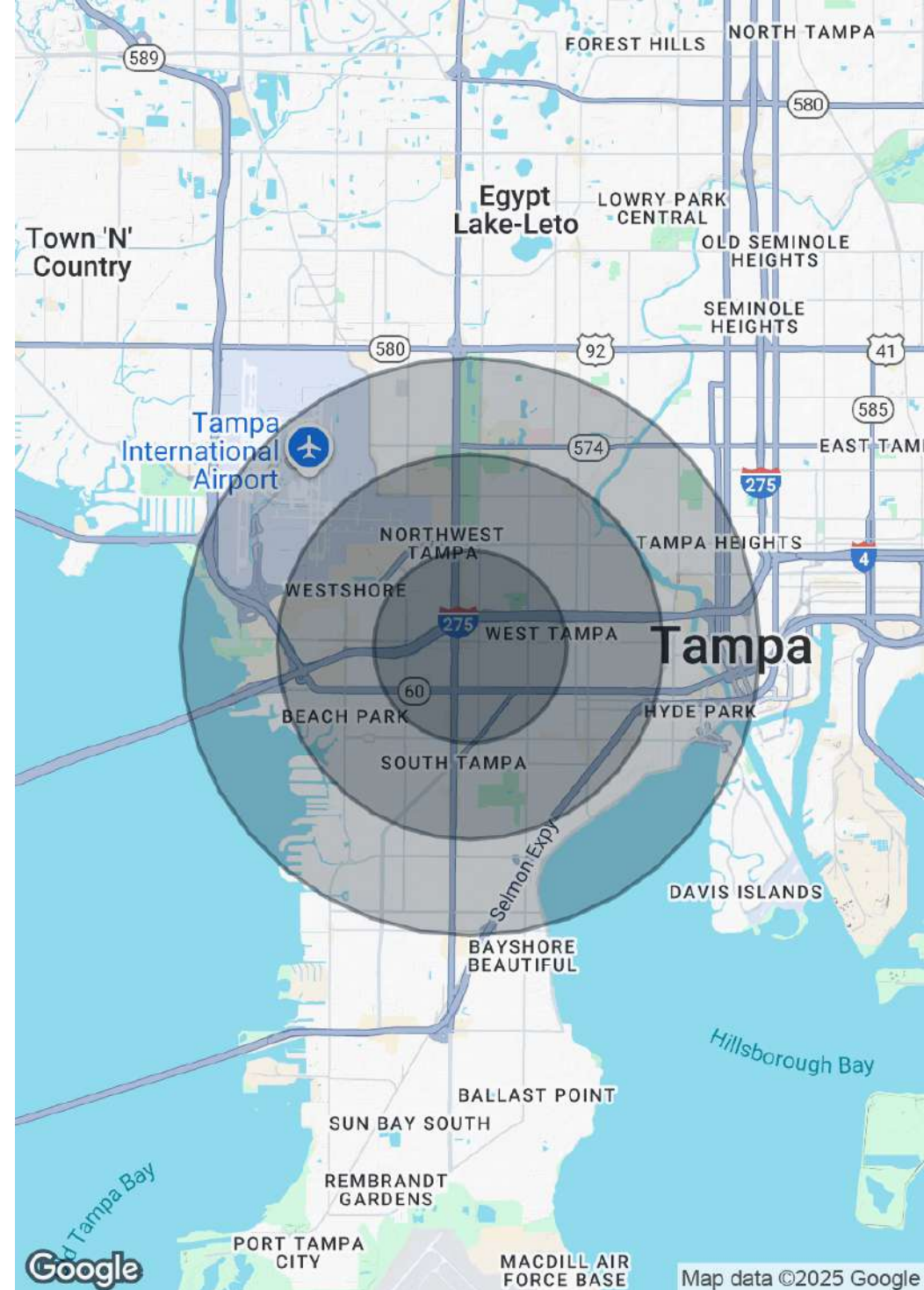
Population

	1 Mile	2 Miles	3 Miles
Total Population	17,285	58,309	110,528
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	41	41

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	8,192	26,093	48,352
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$104,590	\$126,427	\$133,538
Average House Value	\$574,881	\$657,265	\$665,044

Demographics data derived from AlphaMap



MARKET AREA MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

Senior Advisor

liz@saundersrealestate.com

Direct: **877-518-5263 x465** | Cell: **727-409-0101**

Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders 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

ADVISOR BIOGRAPHY



Kim Lohry

Senior Advisor

kim@saundersrealestate.com

Direct: **877-518-5263 x380** | Cell: **727-488-5421**

Professional Background

Kim Lohry is a licensed sales professional with over 35 years of industry experience. She has a long record of successfully guiding private clients, public corporations, and international investors through commercial real estate acquisitions, dispositions, and lease negotiations.

Before joining Saunders Real Estate, Kim worked as a senior director at Berkshire Hathaway's commercial division, specializing in hospitality, multi-family, assisted living facilities, and mixed-use sales and leasing while consistently ranking in the top 5% of agents nationwide. In addition, she was responsible for the representation and disposition of bank-owned assets, as well as performing and non-performing notes.

Kim is embracing the rising prevalence of technology in this industry and recognizes how artificial intelligence helps her access the market in real time. This, along with her deep knowledge of area growth and a blend of practical experience, gives her a competitive edge and a strategic approach that is targeted and accurate to meet and exceed her clients' needs and expectations. Kim will continue to focus on site selection for mixed-use development, hospitality, retail, and office sales and leasing, primarily on the West Coast of Florida.

Kim serves as the Pasco County chairperson for CCIM (Certified Commercial Investment Member) for the West Coast District of Florida. She is an active member of professional real estate groups, including ICSC (International Council of Shopping Centers) and TBRA (Tampa Bay Retail Alliance), where she currently serves on the executive board as Secretary.

Kim specializes in:

- Mixed-Use Development
- Multifamily
- Hospitality
- Retail
- Office / Medical Office



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