

# South Tampa Bungalow Office

707 W Swann Avenue, Tampa, Florida 33606

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

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



## TABLE OF CONTENTS



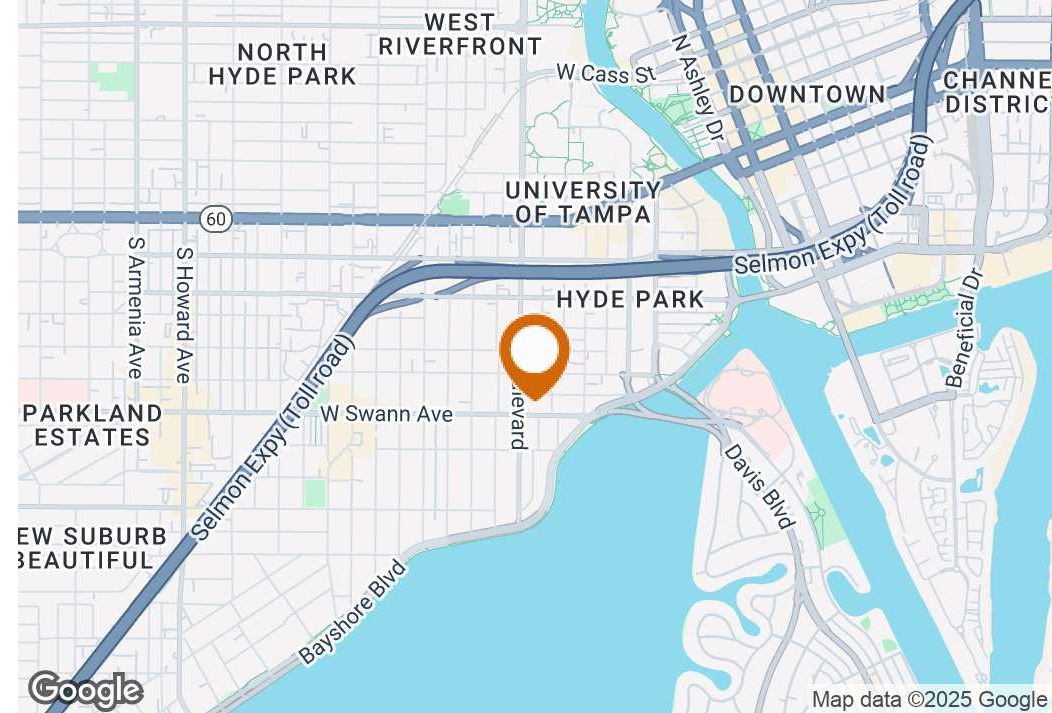
## Table of Contents

Property Summary	3
Location Overview	4
Regional Map	5
Location Map	6
Neighborhood Map	7
Market Area Map	8
Benchmark Demographics	9
County	10
City	11
Additional Photos	12
Additional Photos	13
Advisor Biography	14
Advisor Biography	15





## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$1,600,000
Building Size:	2,256 SF
Lot Size:	0.14 Acres
Price / SF:	\$709.22
Year Built:	1913
Zoning:	Residential Office (RO-1)
Market:	South Tampa
Submarket:	Hyde Park
APN:	A-24-29-18-4ZY-000000-00010.0

## Property Overview

This South Tampa bungalow office offers a prime location in the heart of Hyde Park Village. Zoned RO-1 and totaling 2,256 square feet, the property is located on W. Swann Avenue just east of South Boulevard, providing convenient access to Bayshore Boulevard, the Selmon Expressway, and Downtown Tampa, just 1.5 miles away and about 20 minutes from Tampa International Airport. Surrounded by professional offices in legal, financial, and medical sectors, it offers proximity to shops, restaurants, and essential amenities, fostering networking opportunities and collaboration with neighboring businesses in one of Tampa's most desirable and accessible districts.

## Property Highlights

- Completely renovated bungalow office
- Paved parking with 4 spaces (including 1 handicap). Additional on-street parking
- Reception area/waiting room with separate reception desk
- Five offices, two conference rooms, kitchen, and three restrooms, (one ADA compliant)
- Building is handicap accessible with ramp



## LOCATION OVERVIEW



## Location Description

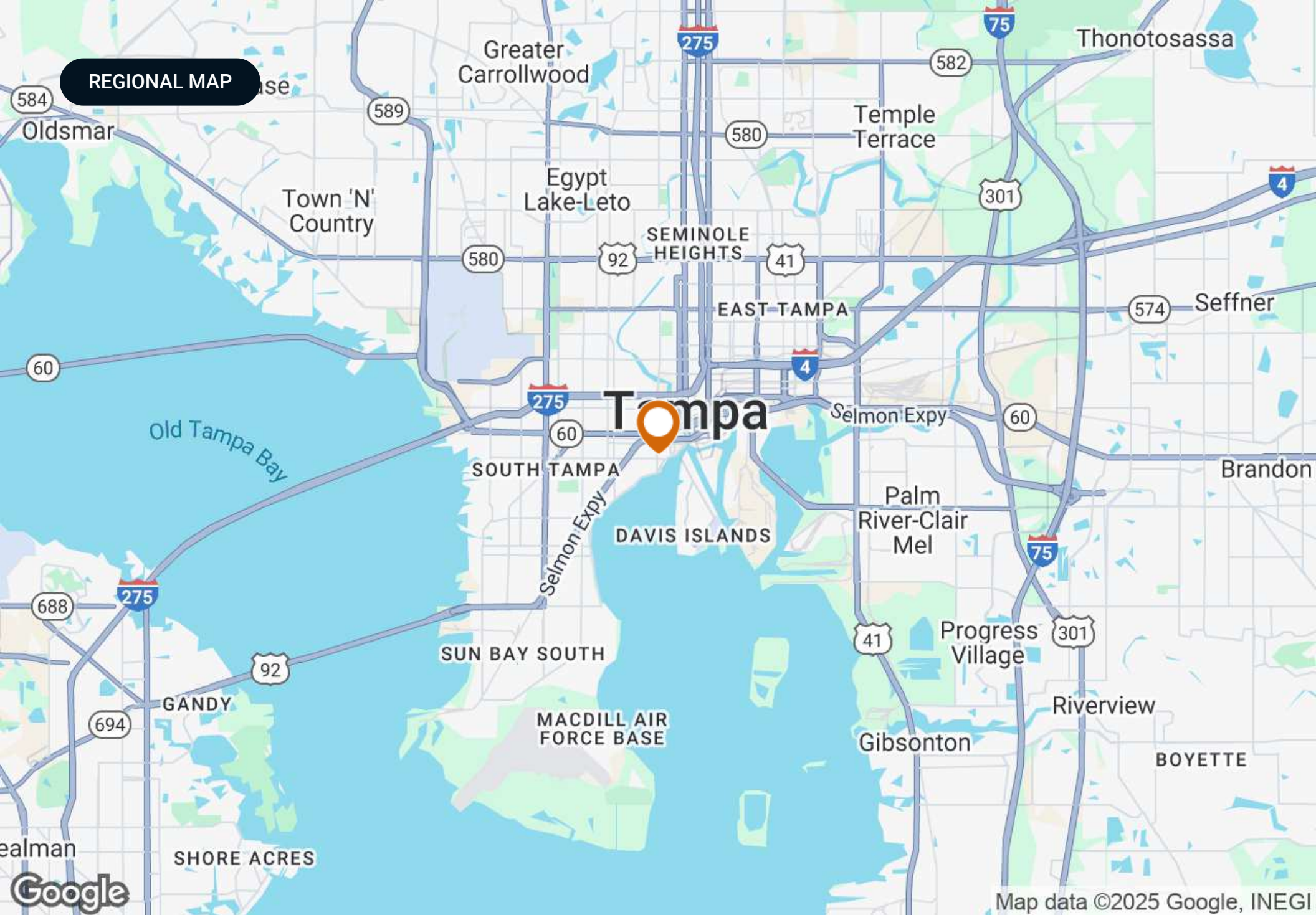
Located on W. Swann Ave. just East of South Boulevard, in Hyde Park Village. The property is convenient to major roads like Bayshore Blvd and the Selmon Expressway. It is 1.5 miles from Downtown Tampa, and a 20 minute drive to Tampa International Airport.

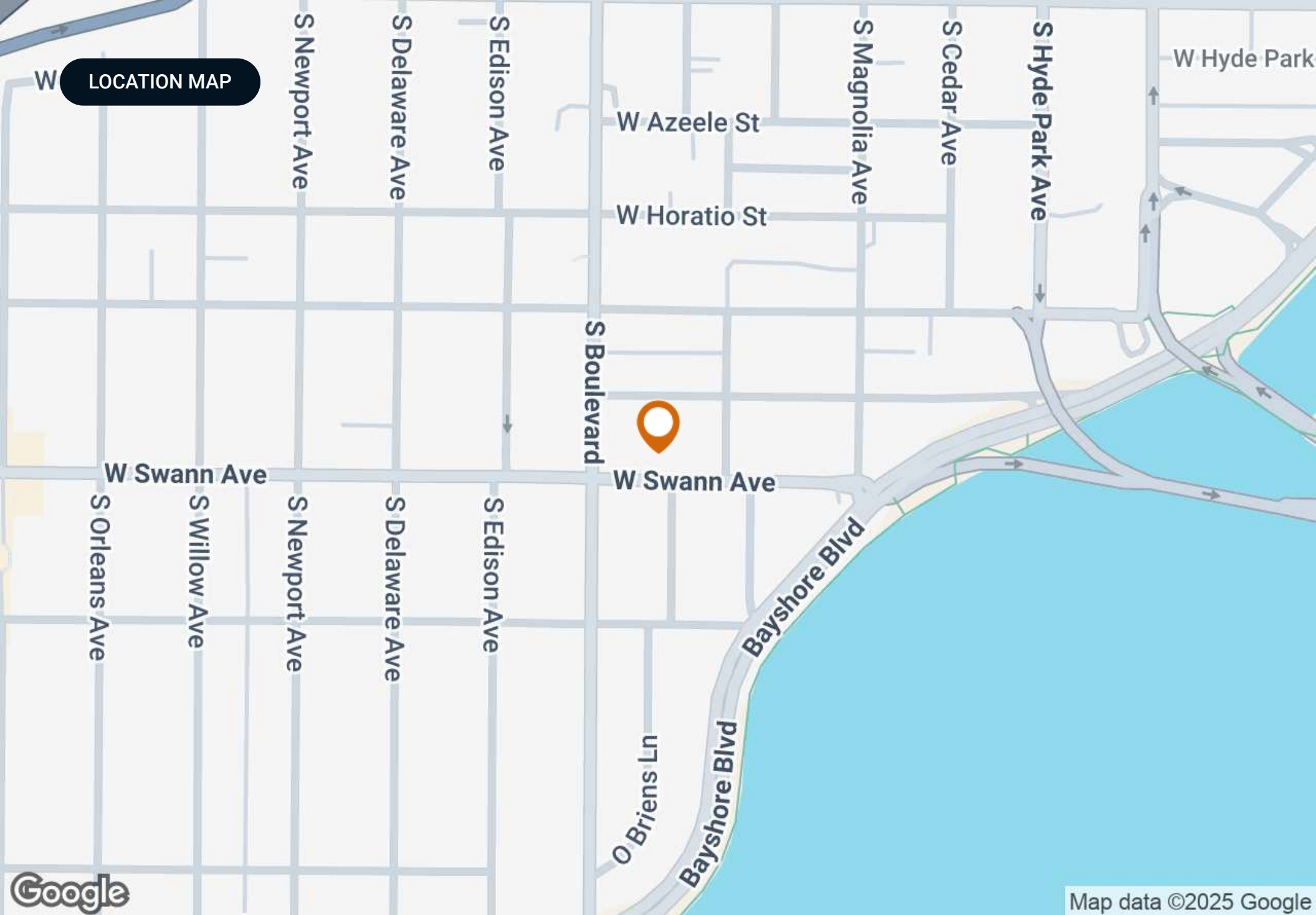
The surrounding neighborhood is a hub for professional offices, offering a dynamic environment with various legal, financial, and medical practices in close proximity. This prime location not only provides accessibility to essential amenities, including shops and restaurants but also fosters networking opportunities and collaboration with neighboring businesses, making it an exceptional choice for those seeking a strategic and central workspace in Tampa.

## Location Highlights

- Convenient access to Bayshore Boulevard and the Selmon Expressway
- Only 1.5 miles from Downtown Tampa
- Approximately 20 minutes from Tampa International Airport
- Surrounded by professional offices in legal, financial, and medical sectors
- Close to shops, restaurants, and other essential amenities















MARKET AREA MAP

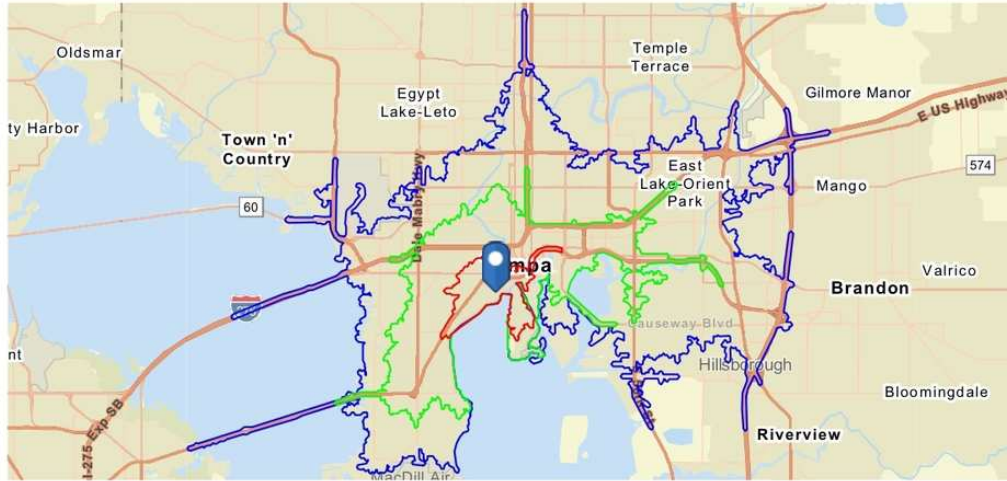


## BENCHMARK DEMOGRAPHICS

# Benchmark Demographics

707 W Swann Ave, Tampa, Florida, 33606

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Code	Hillsborough County	Florida	United States
Population Age 0-4	2.82%	4.19%	4.98%	2.69%	5.34%	4.69%	5.39%
Population Age 5 to 9	2.59%	4.42%	5.18%	2.77%	5.69%	5.03%	5.75%
Population Age 10 to 14	3.01%	4.46%	5.13%	3.12%	5.99%	5.34%	5.98%
Population Age 15 to 19	14.43%	7.05%	6.22%	16.46%	6.67%	5.84%	6.47%
Population Age 20 to 34	32.62%	26.08%	24.58%	31.89%	21.46%	18.43%	20.33%
Population Age 35 to 54	21.48%	26.39%	26.71%	20.83%	26.30%	24.41%	25.20%
Population Age 55 to 74	16.66%	19.98%	20.41%	16.65%	21.36%	25.55%	22.82%
Population Age 75+	6.39%	7.44%	6.80%	5.59%	7.24%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
<\$15,000	8.5%	10.4%	10.9%	8.7%	8.0%	8.3%
\$15,000-\$24,999	3.7%	5.2%	6.0%	5.5%	5.8%	5.9%
\$25,000-\$34,999	4.7%	5.0%	6.0%	6.0%	6.7%	6.3%
\$35,000-\$49,999	6.9%	7.3%	8.9%	9.2%	10.5%	9.8%
\$50,000-\$74,999	12.8%	12.7%	15.1%	16.5%	16.9%	15.6%
\$75,000-\$99,999	10.5%	10.2%	11.3%	12.8%	12.9%	12.5%
\$100,000-\$149,999	16.4%	16.6%	16.7%	18.4%	18.4%	17.8%
\$150,000-\$199,999	9.1%	8.6%	7.9%	8.9%	8.7%	9.8%
\$200,000+	27.2%	24.0%	17.1%	14.1%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
Population	27,074	119,996	286,667	1,569,833	23,027,836	339,887,819
Daytime Population	63,431	207,478	430,037	1,620,635	22,846,618	338,218,372
Employees	15,331	66,593	152,253	794,459	10,832,721	167,630,539
Households	12,537	56,198	125,424	605,715	9,263,074	132,422,916
Average HH Size	1.79	2.02	2.22	2.54	2.43	2.50
Median Age	32.0	37.5	37.5	38.5	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
Median Home Value	745,883	627,665	486,226	427,559	416,969	370,578
Owner Occupied %	41.6%	47.1%	48.9%	61.3%	67.2%	64.2%
Renter Occupied %	58.4%	52.9%	51.1%	38.8%	32.8%	35.8%
Total Housing Units	13,799	61,747	136,604	648,302	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
Median HH Income	\$105,909	\$97,667	\$80,630	\$81,652	\$78,205	\$81,624
Per Capita Income	\$78,936	\$72,542	\$56,820	\$44,836	\$44,891	\$45,360
Median Net Worth	\$195,156	\$170,059	\$123,050	\$201,691	\$253,219	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -  
Saunders Ralston Dantzler Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).







## Hillsborough County

### FLORIDA



<b>Founded</b>	1834	<b>Density</b>	1,400.5 (2019)
<b>County Seat</b>	Tampa	<b>Population</b>	1,521,410 (2023)
<b>Area</b>	1,051 sq. mi.	<b>Website</b>	<a href="https://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.





## Tampa

### HILLSBOROUGH COUNTY

<b>Founded</b>	1855
<b>Population</b>	396,324 (2023)
<b>Area</b>	170.6 sq mi
<b>Website</b>	tampagov.net

<b>Major Employers</b>	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida
------------------------	--------------------------------------------------------------------------------------------------------------

With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

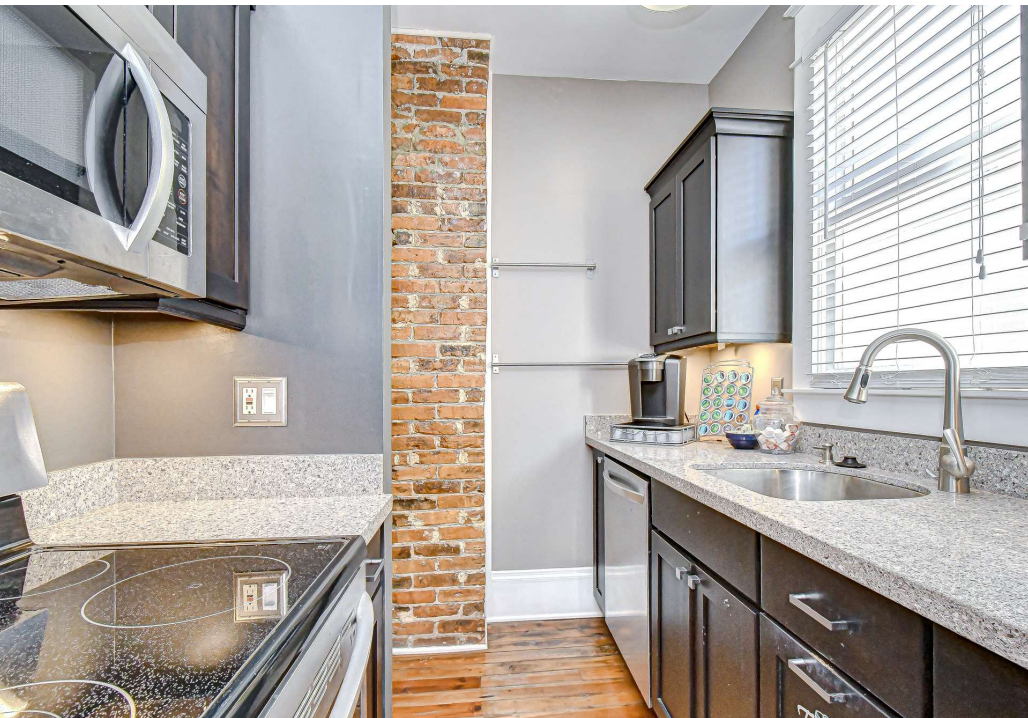


ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### Liz Menéndez, CCIM

Senior Advisor

[liz@saundersrealestate.com](mailto: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](mailto: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





**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)