

South Tampa Professional Office Space

113 S MacDill Ave., Suite A, Tampa, Florida 33611

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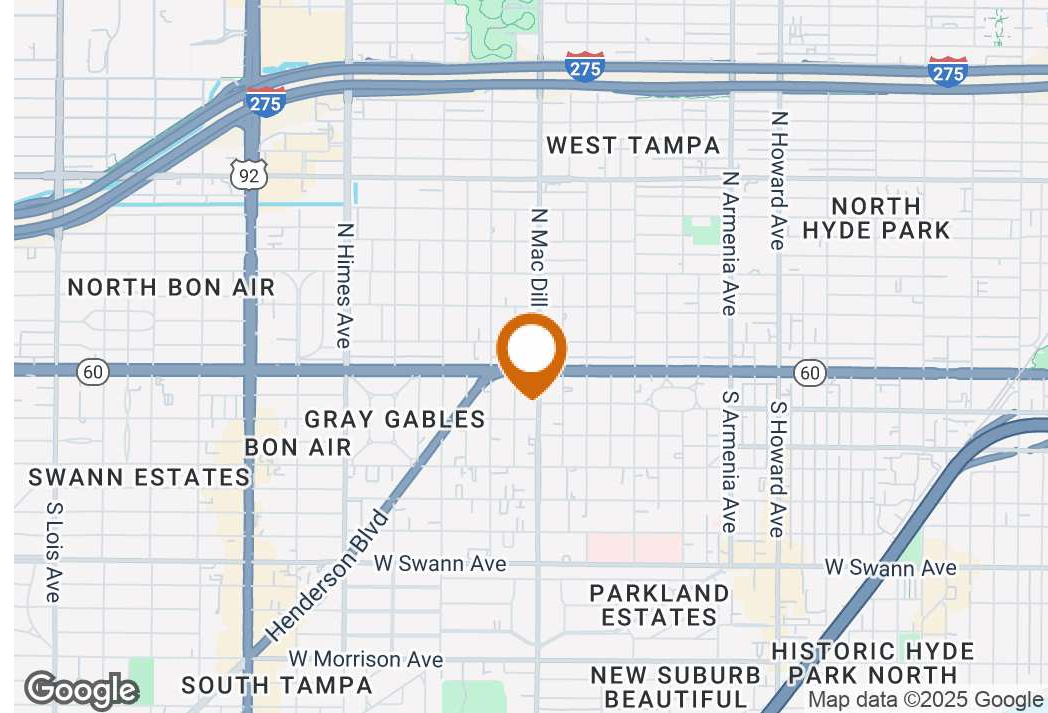
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PROPERTY SUMMARY



Offering Summary

| | |
|-----------------|--|
| Lease Rate: | \$28.00 SF/yr (MG) |
| Building Size: | 2,952 SF |
| Available SF: | 1,500 SF |
| Lot Size: | 0.23 Acres |
| Year Built: | 1988 |
| Zoning: | PD |
| Market: | South Tampa |
| Submarket: | Palma Ceia |
| Traffic Counts: | S MacDill Ave - 4,500 ± Cars/Day W Kennedy Blvd - 38,500 ± Cars/Day |

Property Overview

Located in prestigious South Tampa, this 1,500± SF professional office space offers excellent visibility, strong traffic count, and excellent signage. Just 10 minutes from Downtown Tampa and 15 minutes from Tampa International Airport, the property is ideally situated for convenience and accessibility.

Inside, the layout is thoughtfully designed to accommodate a variety of professional uses. The floor plan includes four private offices, a large conference room, an inviting reception area with a front desk, an ADA-compliant restroom, a storage room, and a dedicated employee break area. Exterior features include 10 on-site parking spaces and handicap-accessible parking with a ramp. This well-located property is ideal for businesses seeking a prominent and functional South Tampa office presence.

LOCATION OVERVIEW

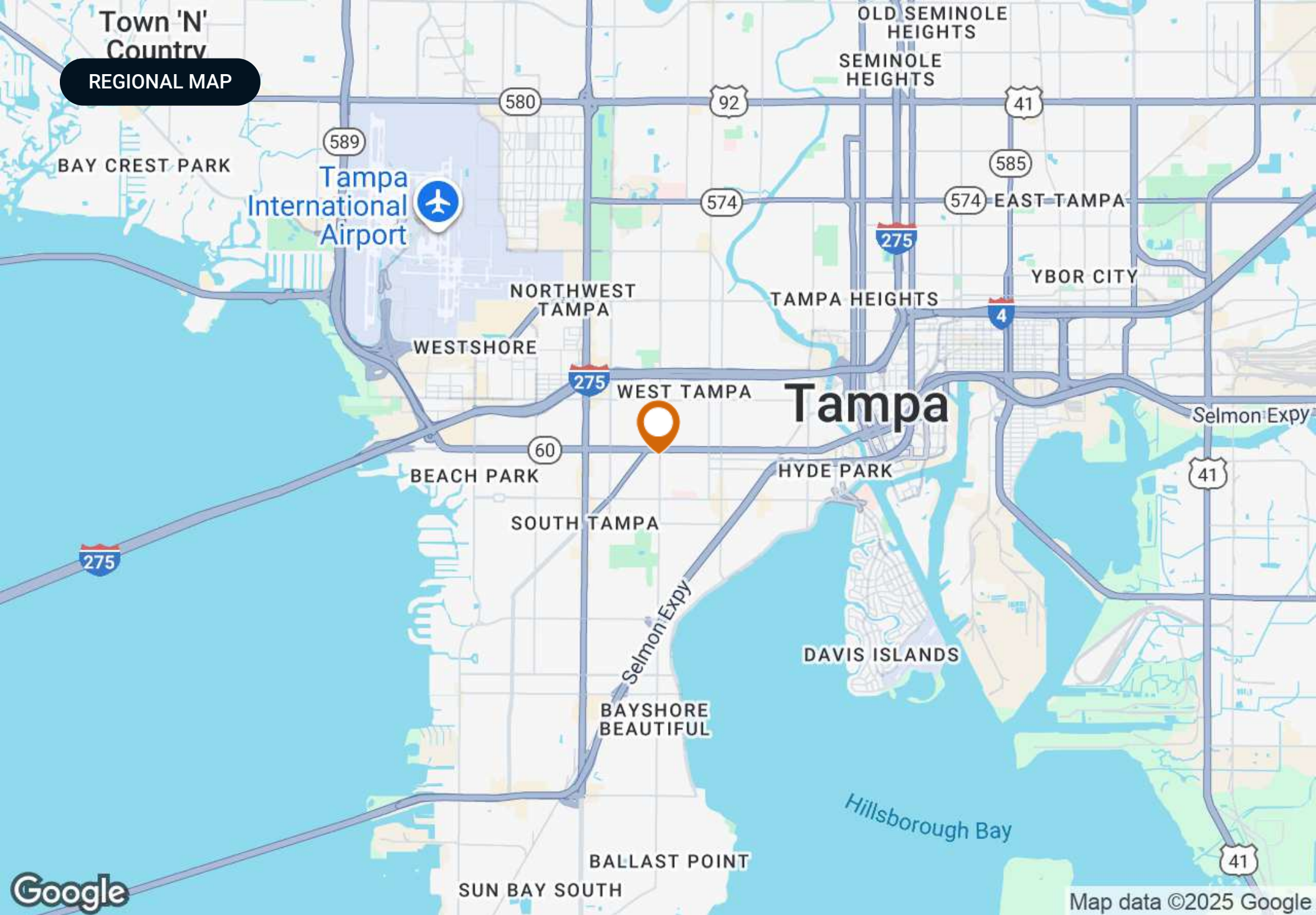


Location Description

Located in the heart of South Tampa, this office benefits from direct frontage along South MacDill Avenue, a well-traveled corridor that connects easily to major routes such as Bayshore Boulevard, Gandy Boulevard, and the Selmon Expressway. The property sits minutes from some of Tampa's most recognized destinations, including Downtown Tampa, Hyde Park Village, Palma Ceia, and the Westshore business district. With close proximity to restaurants, retail, neighborhoods, and major employment centers, the location offers exceptional convenience for both clients and employees.

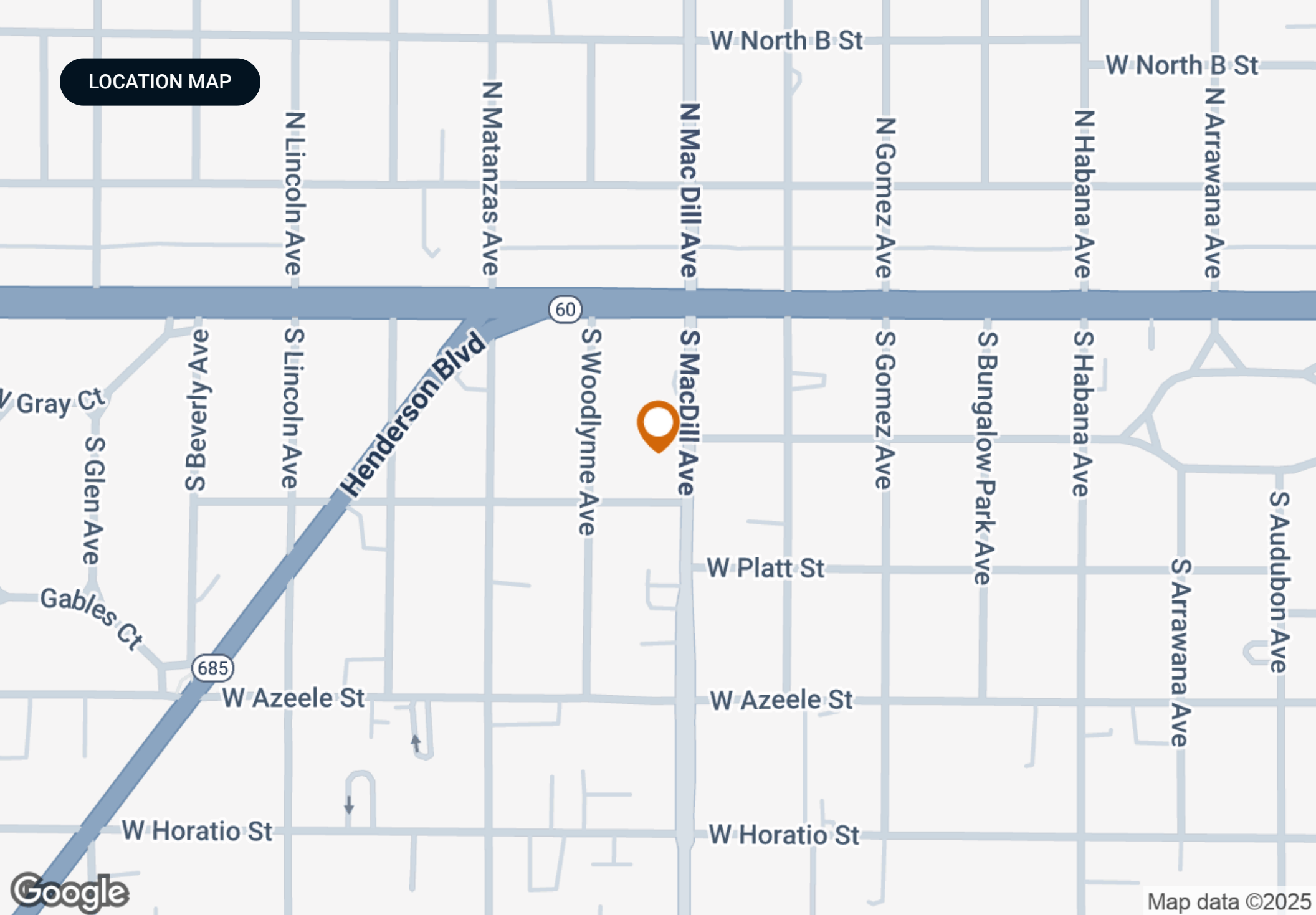
Town 'N'
Country

REGIONAL MAP



Google

Map data ©2025 Google



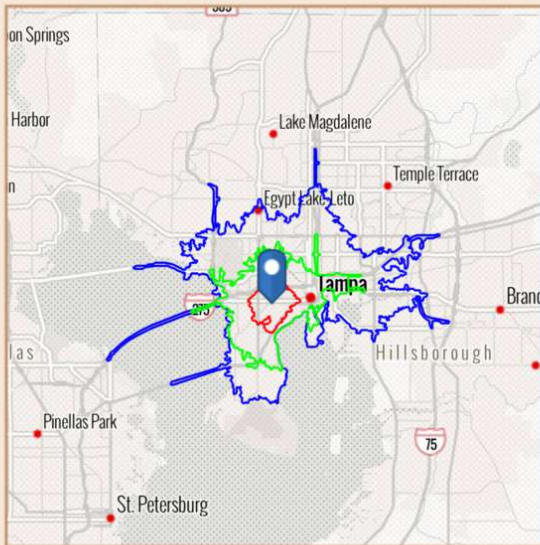
LOCATION MAP

DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

113 S Macdill Ave, Tampa, Florida, 33609

Drive time of 5 mins, 10 mins, & 15 mins



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

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

THE CCIM INSTITUTE



| | DRIVE TIME | | | GEOGRAPHY | | | |
|-------------------------|------------|-----------|-----------|------------------------------------|---|-------------------|-------------|
| | 5 mins | 10 mins | 15 mins | Counties Hillsborough County | CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area | States Florida | USA |
| AGE SEGMENTS | | | | | | | |
| 0 - 4 | 4.62% | 4.30% | 4.86% | 5.34% | 4.70% | 4.69% | 5.39% |
| 5 - 9 | 4.71% | 4.66% | 5.09% | 5.69% | 5.08% | 5.03% | 5.75% |
| 10 - 14 | 4.54% | 4.70% | 5.01% | 5.99% | 5.40% | 5.34% | 5.98% |
| 15 - 19 | 5.77% | 7.18% | 6.15% | 6.67% | 5.84% | 5.84% | 6.47% |
| 20 - 34 | 27.44% | 25.28% | 23.90% | 21.46% | 18.51% | 18.43% | 20.33% |
| 35 - 54 | 27.42% | 26.27% | 26.89% | 26.30% | 25.01% | 24.41% | 25.20% |
| 55 - 74 | 19.05% | 19.97% | 20.98% | 21.36% | 25.41% | 25.55% | 22.82% |
| 75+ | 6.46% | 7.60% | 7.12% | 7.24% | 10.06% | 10.74% | 8.05% |
| HOUSEHOLD INCOME | | | | | | | |
| <\$15,000 | 8.8% | 10.5% | 11.2% | 8.7% | 8.2% | 8.0% | 8.3% |
| \$15,000-\$24,999 | 5.3% | 5.2% | 6.4% | 5.5% | 5.8% | 5.8% | 5.9% |
| \$25,000-\$34,999 | 4.5% | 5.0% | 5.9% | 6.0% | 6.6% | 6.7% | 6.3% |
| \$35,000-\$49,999 | 8.2% | 7.0% | 9.0% | 9.2% | 10.4% | 10.5% | 9.8% |
| \$50,000-\$74,999 | 11.9% | 12.3% | 15.0% | 16.5% | 16.9% | 16.9% | 15.6% |
| \$75,000-\$99,999 | 11.3% | 10.5% | 11.1% | 12.8% | 12.8% | 12.9% | 12.5% |
| \$100,000-\$149,999 | 15.6% | 16.7% | 16.3% | 18.4% | 18.3% | 18.4% | 17.8% |
| \$150,000-\$199,999 | 10.2% | 8.9% | 7.7% | 8.9% | 8.8% | 8.7% | 9.8% |
| \$200,000+ | 24.3% | 23.9% | 17.4% | 14.1% | 12.0% | 12.1% | 14.0% |
| KEY FACTS | | | | | | | |
| Population | 28,715 | 124,852 | 286,060 | 1,569,833 | 3,385,153 | 23,027,836 | 339,887,819 |
| Daytime Population | 45,886 | 237,199 | 431,616 | 1,620,635 | 3,364,494 | 22,846,618 | 338,218,372 |
| Employees | 16,596 | 68,069 | 152,081 | 794,459 | 1,636,712 | 10,832,721 | 167,630,539 |
| Households | 13,090 | 56,765 | 125,185 | 605,715 | 1,406,545 | 9,263,074 | 132,422,916 |
| Average HH Size | 2.17 | 2.09 | 2.22 | 2.54 | 2.36 | 2.43 | 2.50 |
| Median Age | 36.9 | 37.6 | 38.2 | 38.5 | 43.2 | 43.6 | 39.6 |
| HOUSING FACTS | | | | | | | |
| Median Home Value | 589,891 | 634,164 | 487,541 | 427,559 | 404,577 | 416,969 | 370,578 |
| Owner Occupied % | 52.3% | 49.4% | 50.2% | 61.3% | 67.0% | 67.2% | 64.2% |
| Renter Occupied % | 47.7% | 50.6% | 49.8% | 38.8% | 33.0% | 32.8% | 35.8% |
| Total Housing Units | 14,127 | 62,152 | 136,115 | 648,302 | 1,564,169 | 10,635,372 | 146,800,552 |
| INCOME FACTS | | | | | | | |
| Median HH Income | \$100,230 | \$98,474 | \$79,527 | \$81,652 | \$78,083 | \$78,205 | \$81,624 |
| Per Capita Income | \$74,751 | \$72,190 | \$56,735 | \$44,836 | \$45,617 | \$44,891 | \$45,360 |
| Median Net Worth | \$211,273 | \$183,474 | \$130,171 | \$201,691 | \$245,761 | \$253,219 | \$228,144 |

NEIGHBORHOOD MAP

FOX 13
TAMPA BAY

SHERWIN
WILLIAMS

Krispy Kreme
DOUGHNUTS

ABC
5 YEARS
OF TRUST

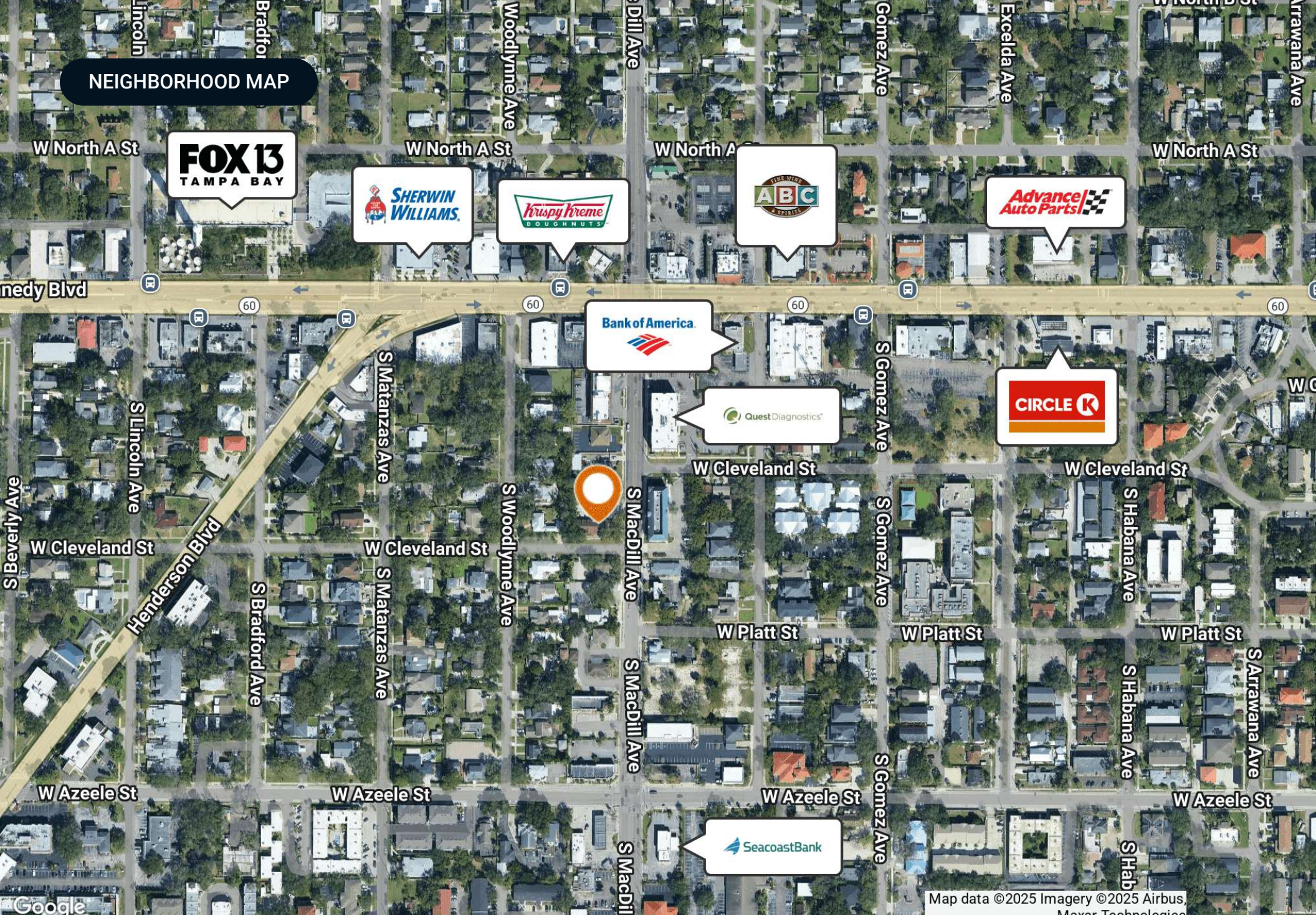
Advance
Auto Parts

Bank of America

Quest Diagnostics

CIRCLE K

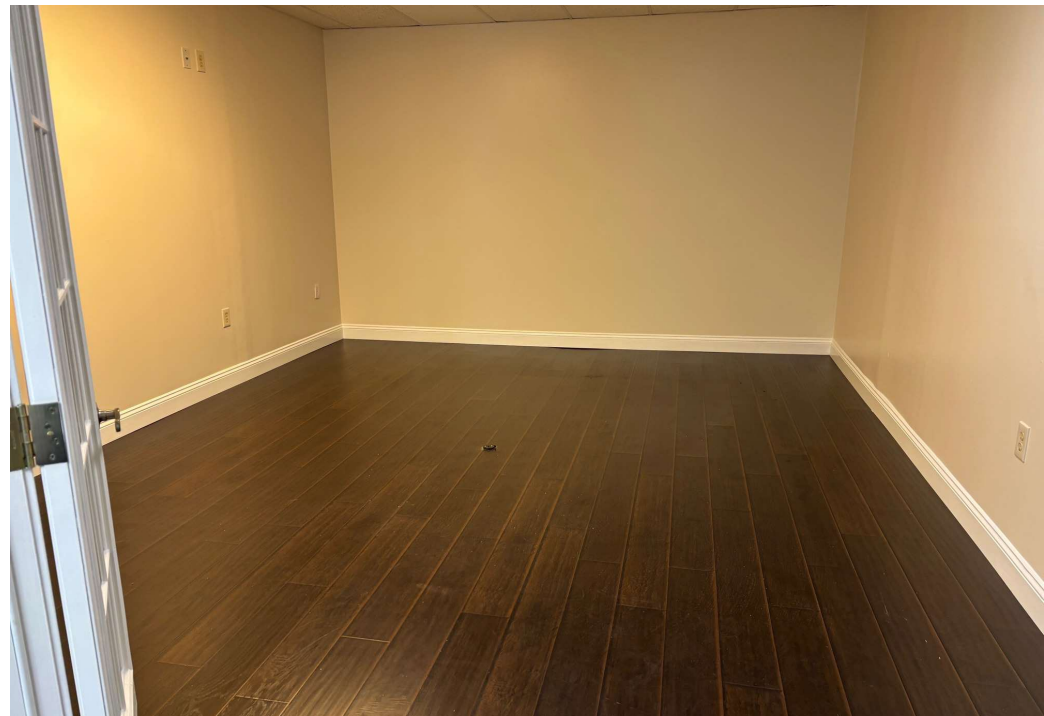
SeacoastBank



MARKET AREA MAP



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

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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



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