



4006 W. Cayuga Street

Tampa, Florida 33614

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SECTION 1

Property Information

PROPERTY SUMMARY



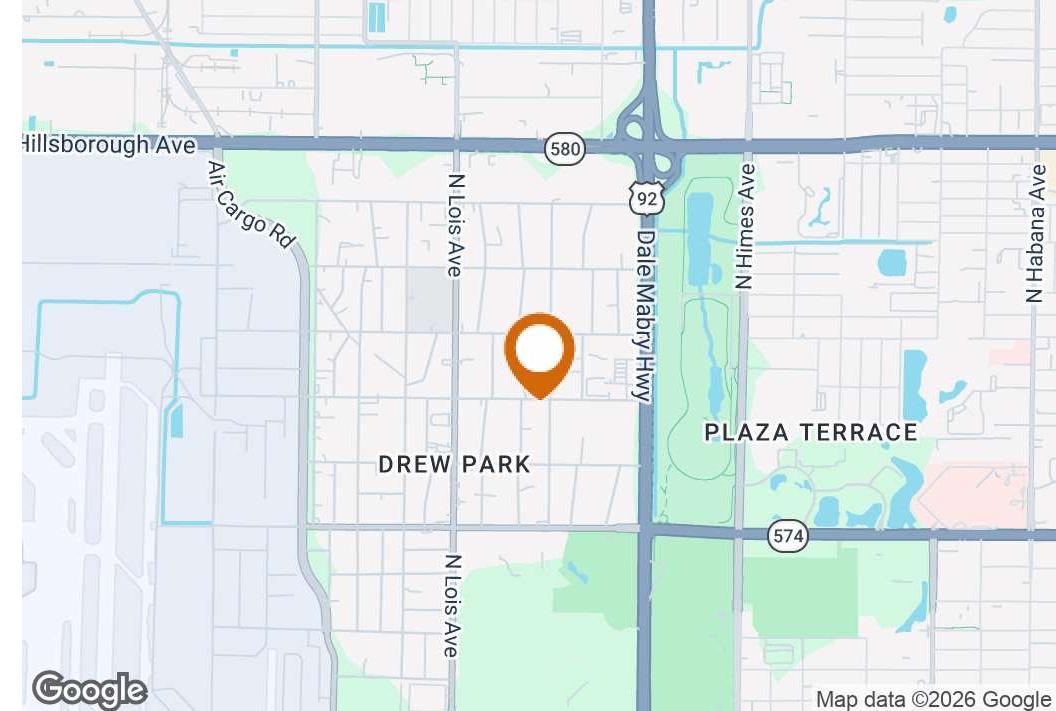
Offering Summary

Sale Price:	\$1,650,000
Price / SF:	\$235.71
Building Size:	7,000 SF
Lot Size:	.43 acres / 18,900 SF
Year Built:	2009
Zoning:	IG
Market:	Tampa
Submarket:	Westshore / Airport
APN:	A-04-29-18-31P-000021

Property Overview

Centrally located 7,000 ± SF air-conditioned warehouse space featuring two grade-level roll-up doors. The current layout includes multiple offices, a full kitchen, restrooms (one with a shower) and a showroom on the first floor. The second floor mezzanine space overlooks the main warehouse and includes additional offices, restrooms, and manufacturing space.

Positioned in a prime location less than one mile from Tampa International Airport which is strategic for distribution by air. The site is three blocks from Raymond James Stadium, two blocks North of Legends Field and 2.3 miles to I-275, offering exceptional visibility and convenience. The entire lot is brick-paved, fully fenced, and gated, providing both functionality and security.



Property Highlights

- Fully air conditioned
- Paved parking with 11 spaces +++
- 2 grade level roll up doors
- Entire property is fenced and gated
- Building is handicap accessible with ramp
- Showroom and many offices
- Located in a Qualified Opportunity Zone
- 18' clear height ceilings
- Flood zone X

PROPERTY DESCRIPTION



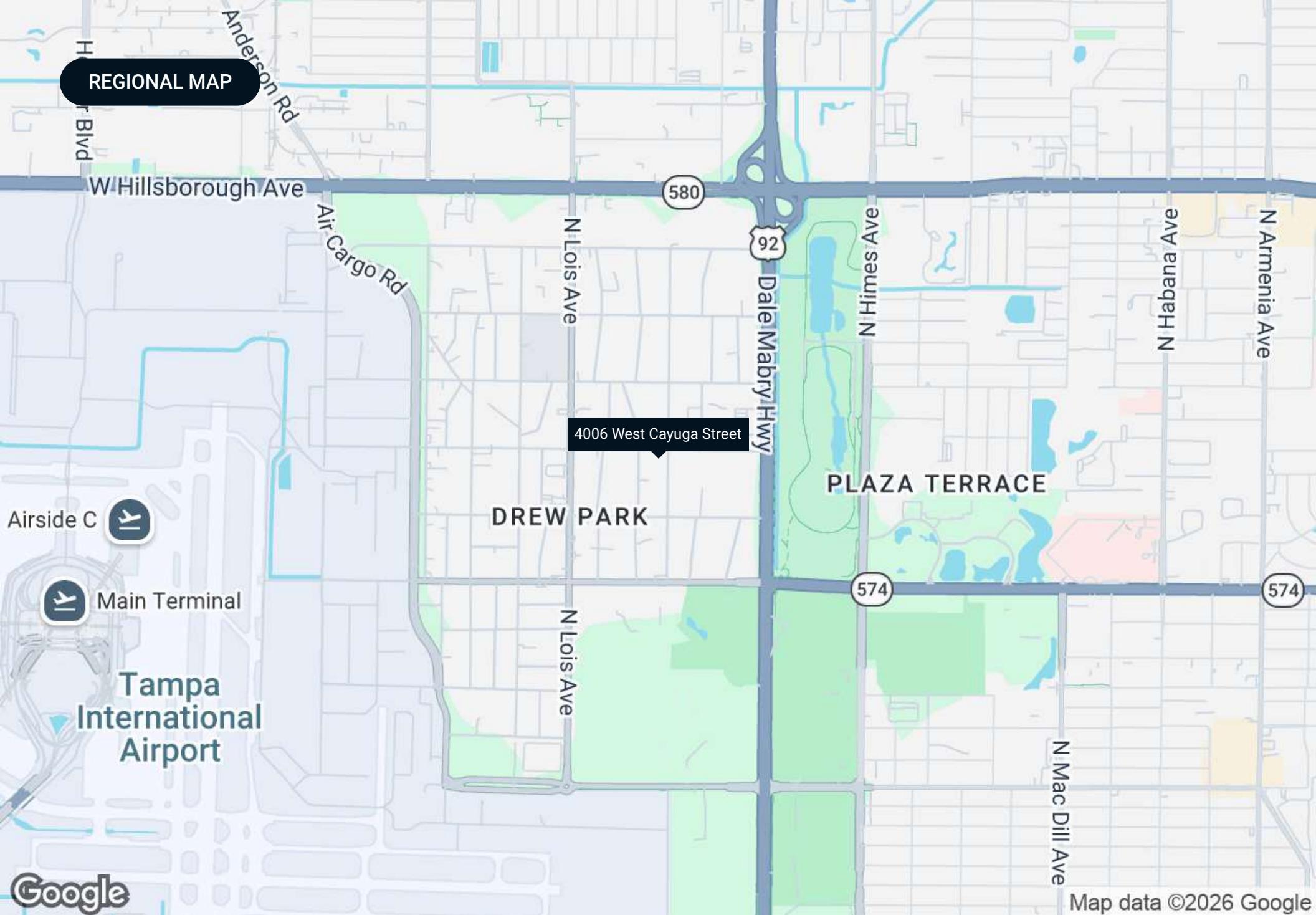
Property Description

Discover the potential of this prime industrial/manufacturing property located in an opportunity zone in the vibrant Drew Park area in Tampa. This well-maintained 7,000++ SF building was constructed in 2009. The property offers a modern and efficient space tailored to industrial and manufacturing needs. The space includes a full kitchen, a shower in one of the restrooms and is 100% air conditioned with 4 individual zones. With its strategic location in a thriving commercial hub, the property provides convenient access to major transportation routes, facilitating seamless logistics and distribution operations. The site is brick paved and is surrounded by a custom block and iron fence with locked gates. Embrace the opportunity to elevate your industrial/manufacturing business with this exceptional property in Tampa, FL.

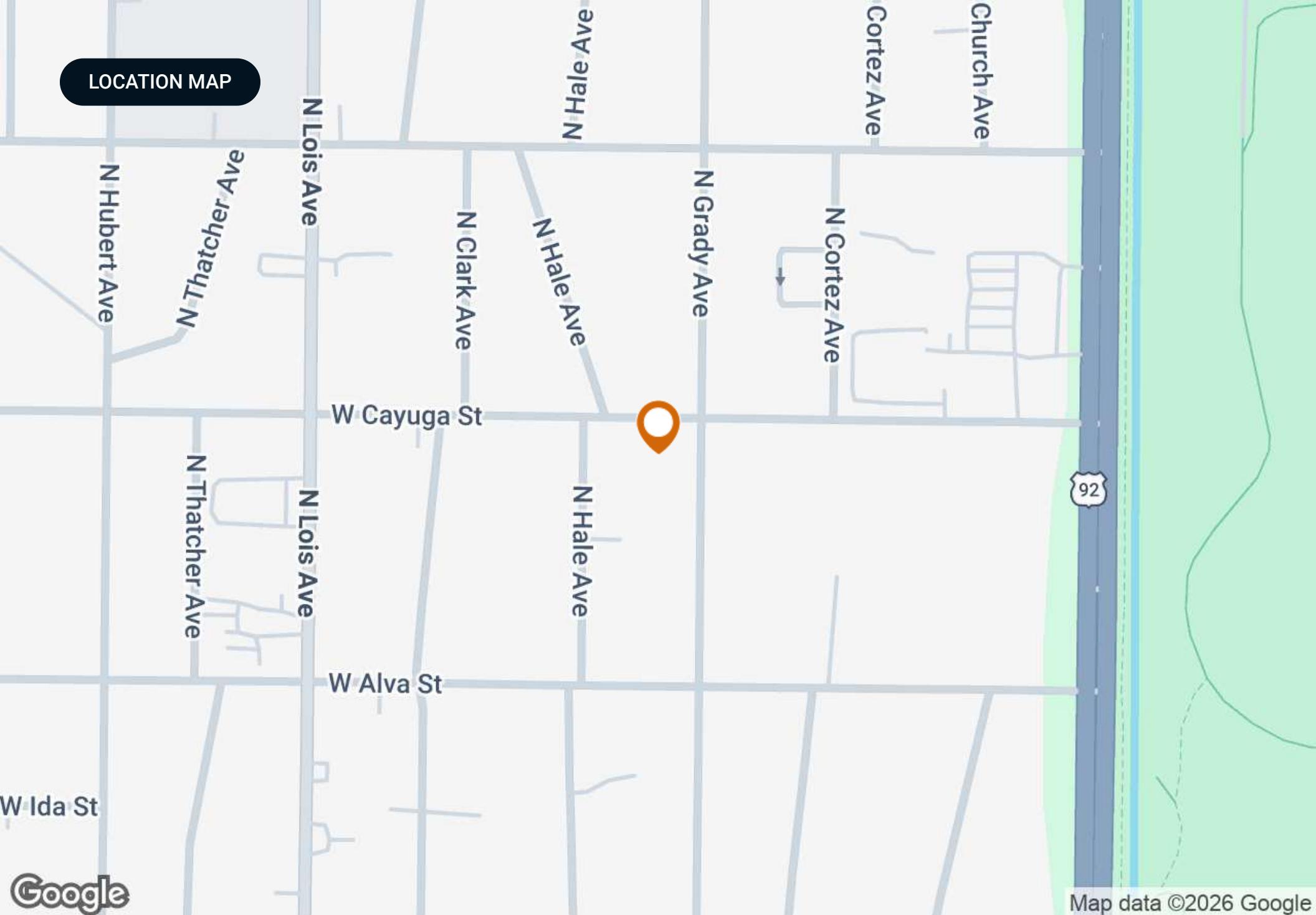
Location Description

This prime location offers strong potential for an industrial and manufacturing property located in an Opportunity Zone. With easy access to major highways, including I-275, I-4 and the Veterans Expressway, the location offers exceptional logistical advantages for distribution and manufacturing operations. Nearby Tampa International Airport located less than one mile from the site provides seamless connectivity for businesses with a global reach. The area is also in close proximity to Raymond James Stadium, Legends Field and the HCC Dale Mabry Campus, offering opportunities for workforce development and education. Tampa's vibrant economy and robust infrastructure make it an ideal choice for your industrial/manufacturing venture.

REGIONAL MAP



LOCATION MAP





Hillsborough County FLORIDA



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

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

Founded	1855
Population	396,324 (2023)
Area	170.6 sq mi
Website	tampagov.net
Major Employers	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida

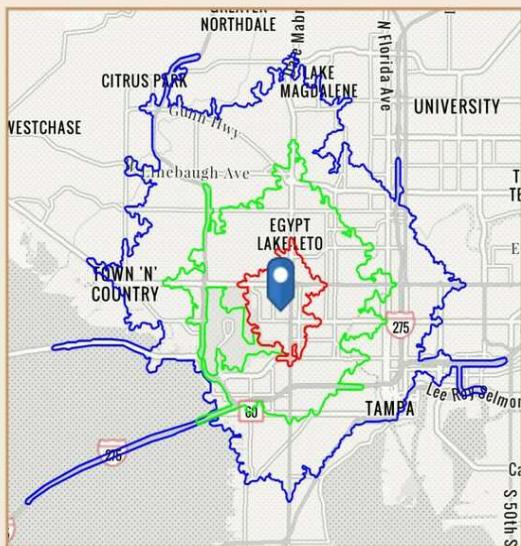
With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average 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.

BENCHMARK DEMOGRAPHICS

4006 W Cayuga St, Tampa, Florida, 33614

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



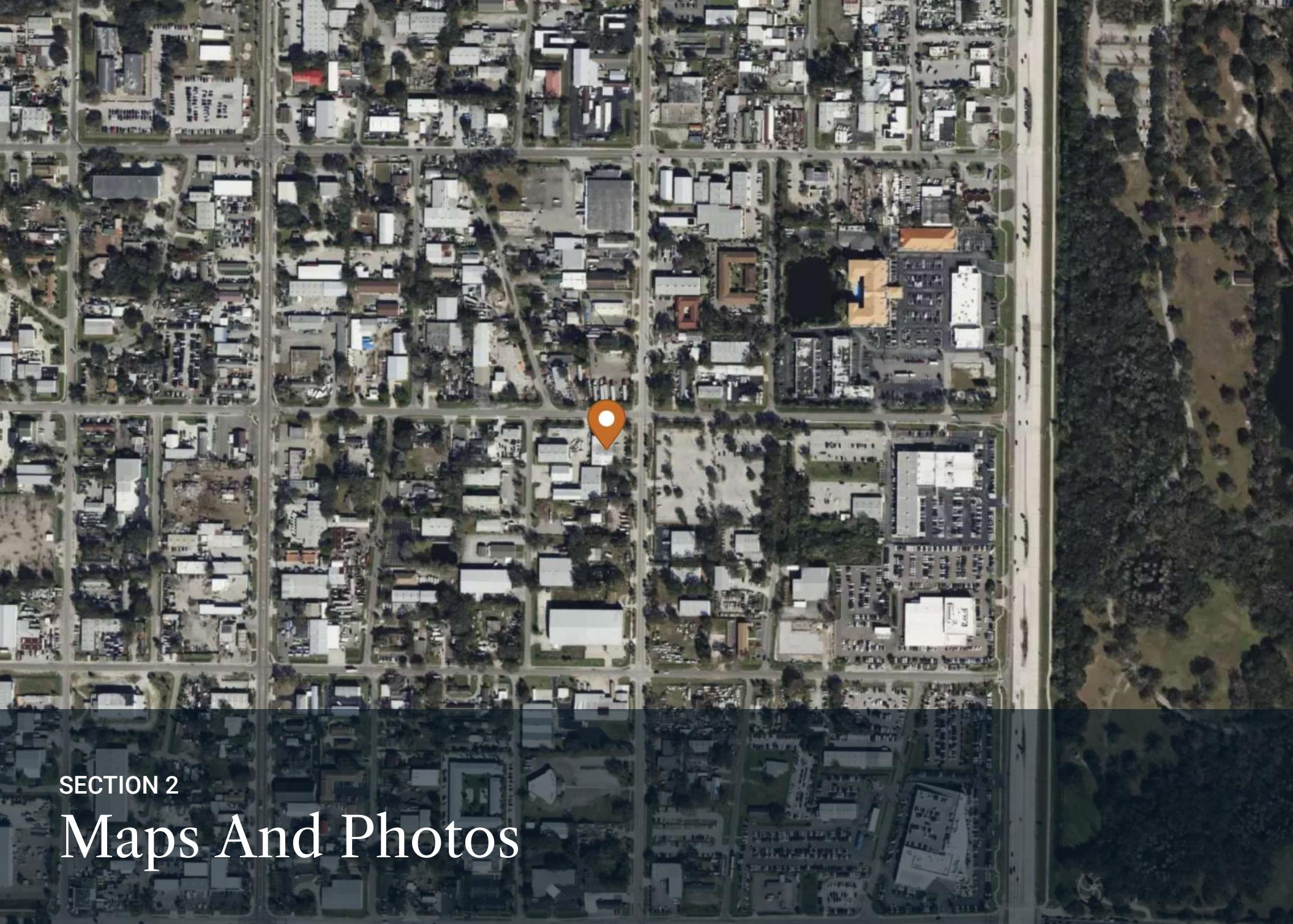
Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

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

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			Counties Hillsborough County	GEOGRAPHY CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	States Florida	USA
	5 mins	10 mins	15 mins				
0 - 4	5.00%	4.77%	4.83%	5.34%	4.70%	4.69%	5.39%
5 - 9	5.08%	4.84%	5.07%	5.69%	5.08%	5.03%	5.75%
10 - 14	4.29%	4.54%	4.90%	5.99%	5.40%	5.34%	5.98%
15 - 19	5.51%	4.99%	6.21%	6.67%	5.84%	5.84%	6.47%
20 - 34	25.84%	23.73%	23.25%	21.46%	18.51%	18.43%	20.33%
35 - 54	27.10%	27.19%	27.02%	26.30%	25.01%	24.41%	25.20%
55 - 74	20.43%	21.98%	21.52%	21.36%	25.41%	25.55%	22.82%
75+	6.81%	7.99%	7.23%	7.24%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	12.6%	11.2%	10.4%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	8.3%	8.1%	6.5%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	8.7%	7.5%	6.6%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	16.3%	11.6%	10.1%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	26.5%	19.0%	17.6%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	10.8%	14.1%	12.6%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	12.1%	15.9%	16.1%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	2.0%	5.7%	7.4%	8.9%	8.8%	8.7%	9.8%
\$200,000+	2.9%	7.0%	12.8%	14.1%	12.0%	12.1%	14.0%
KEY FACTS							
Population	10,089	89,763	286,662	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	20,357	161,822	421,629	1,620,635	3,364,494	22,846,618	338,218,372
Employees	5,629	48,616	155,326	794,459	1,636,712	10,832,721	167,630,539
Households	4,221	37,730	119,683	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.34	2.35	2.33	2.54	2.36	2.43	2.50
Median Age	37.8	39.6	38.8	38.5	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	336,471	382,722	420,532	427,559	404,577	416,969	370,578
Owner Occupied %	34.9%	48.6%	52.7%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	65.1%	51.4%	47.3%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	4,461	40,127	127,943	648,302	1,564,169	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$53,104	\$64,534	\$72,879	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$26,548	\$37,077	\$46,598	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$24,915	\$78,226	\$124,785	\$201,691	\$245,761	\$253,219	\$228,144



SECTION 2

Maps And Photos

RETAILER MAP



AERIAL PHOTO

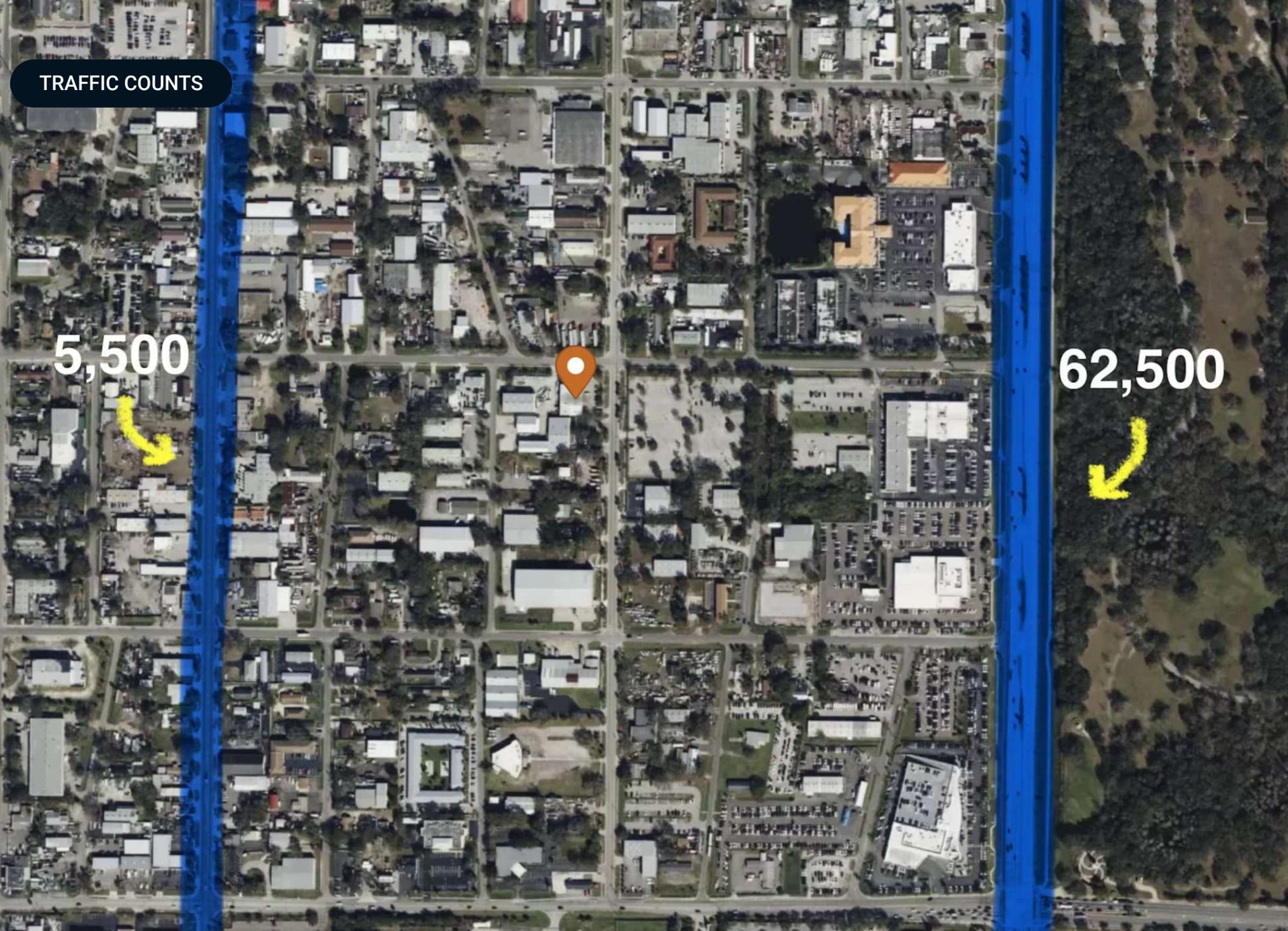


TRAFFIC COUNTS

5,500



62,500



INTERIOR PHOTOS



EXTERIOR PHOTOS





SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

Senior Advisor

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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

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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



Serving the Southeast

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