

# Industrial Shell Space Near USF

10770 North 46th Street, Bldg. E, Suite 800

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

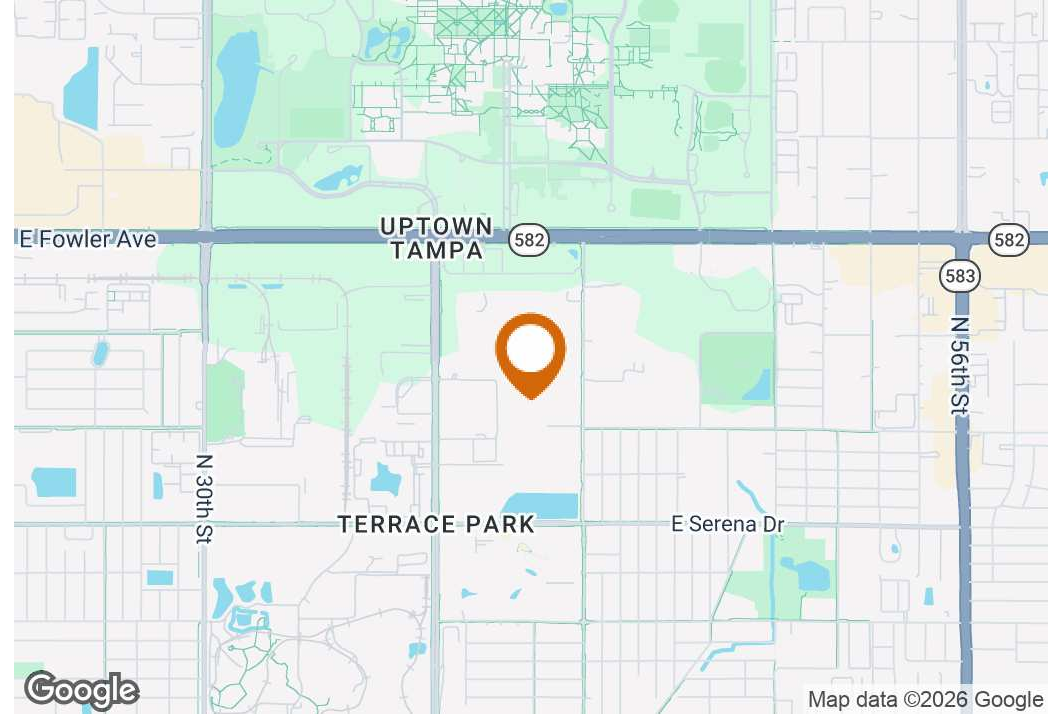
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## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	17,899 SF
Available SF:	1,637 SF
Zoning:	IH
Building Letter:	E
Suite:	800

## Property Overview

Offering a corner unit, 1,637 SF of versatile shell space. This property is zoned IH - Industrial Heavy with all utilities in place. Design and configure the space perfectly to align with your specific business or operational needs. A rare find!

## Property Highlights

- 1,637 SF Office/Shell space for lease in a prime location near USF
- Grade-level roll up door
- 16' warehouse ceiling height
- IH - Industrial Heavy Zoning

## LOCATION DESCRIPTION



## Location Description

Located at 10770 North 46th Street in Tampa, FL 33617, this property offers a prime location with excellent access to major highways and key landmarks. Positioned just 2 miles east of Interstate 75, it provides seamless north-south connectivity, while Interstate 4, only 3 miles south, offers a direct route between Tampa and Orlando. U.S. Highway 301, located about 2.5 miles east, adds further accessibility to surrounding commercial and residential areas.

The property is adjacent to the Moffitt Cancer Center McKinley Hospital and two miles south of the University of South Florida, making it an attractive location for businesses serving the hospital and university communities. Additionally, Busch Gardens Tampa and Adventure Island, popular entertainment destinations, are less than 2 miles southwest.

## LEASE SPACES



### Lease Information

Lease Type: NNN      Lease Term: Negotiable  
Total Space: 1,637 SF      Lease Rate: \$18 SF/yr

### Available Spaces

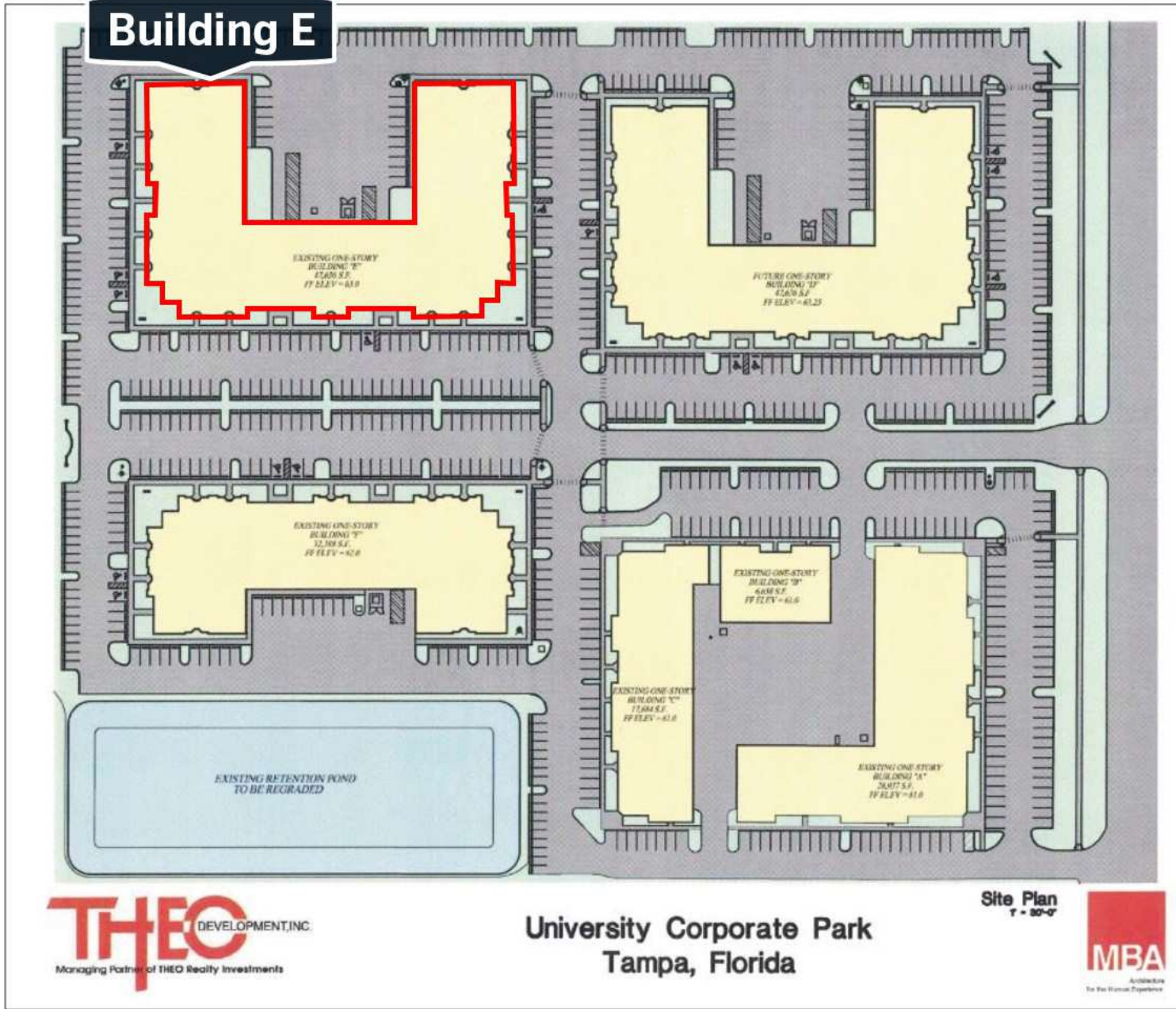
Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 800	Available	1,637 SF	NNN	\$18.00 SF/yr

SITE PLAN

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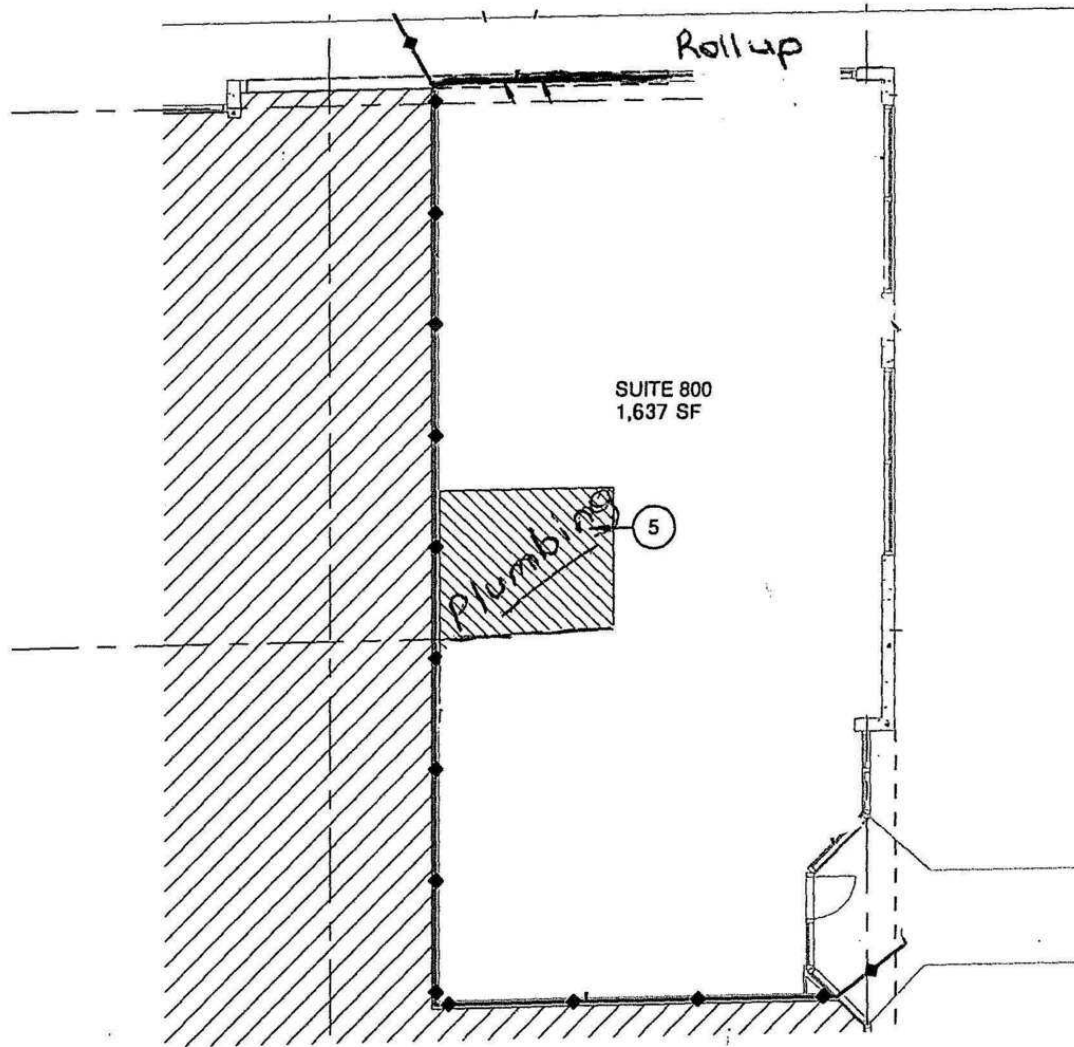
Improvements Description and Analysis

Site Plan



University Corporate Park

SUITE 800 FLOOR PLAN



AERIAL

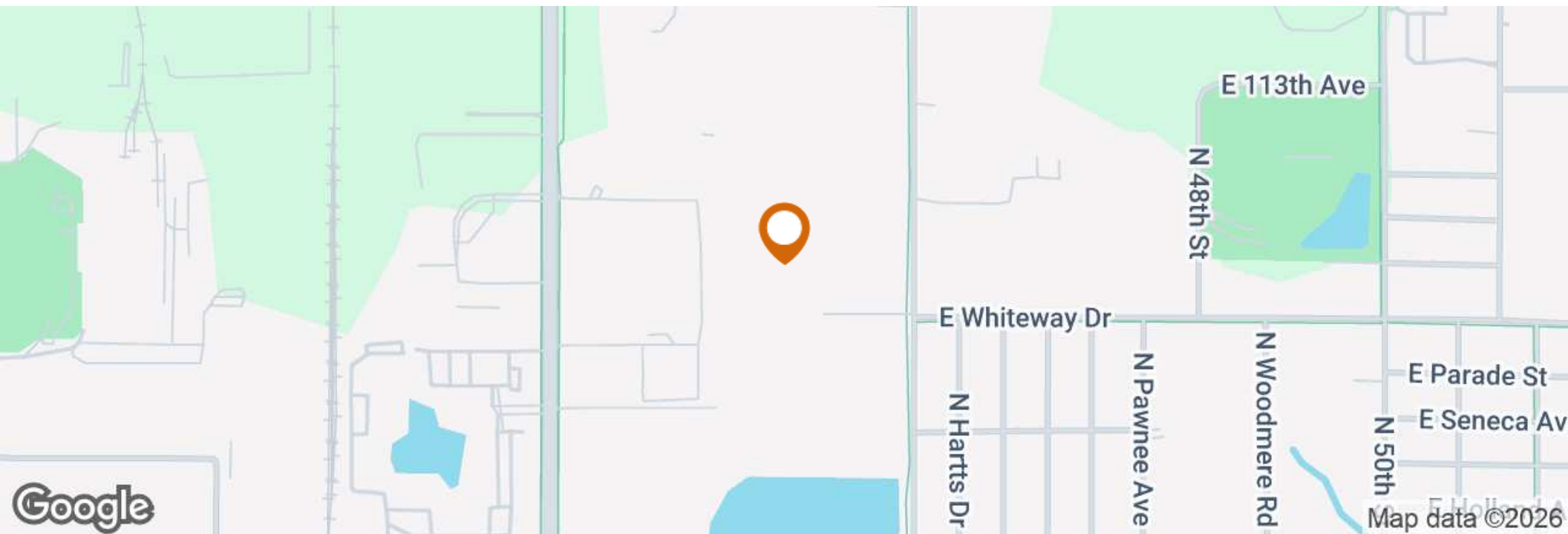
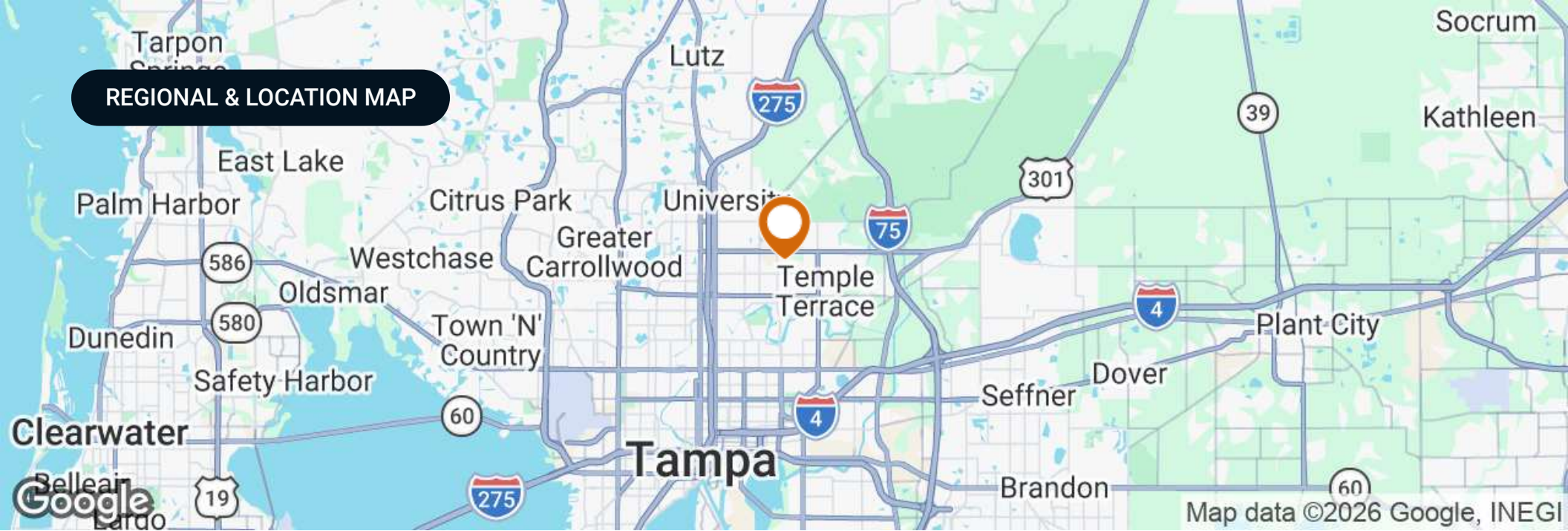


Building F

Building E

Building A

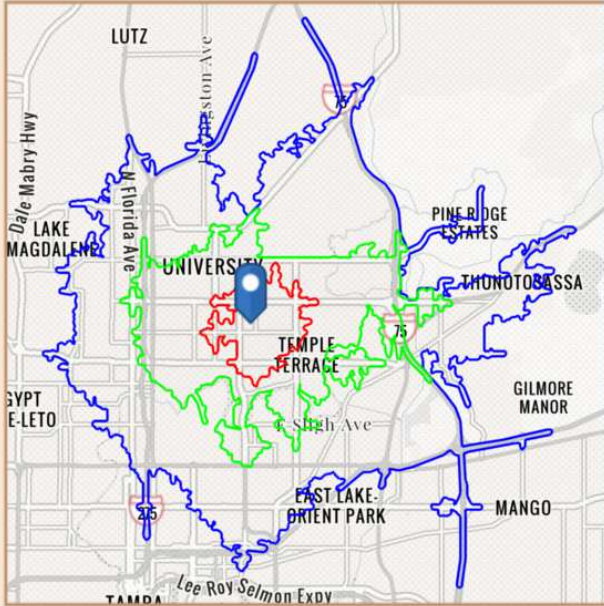
**REGIONAL & LOCATION MAP**



# BENCHMARK DEMOGRAPHICS

10770 N 46th St, Tampa, Florida, 33617

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

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties Hillsborough County  
 CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area  
 States Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
0 - 4	5.25%	5.65%	5.84%	5.34%	4.70%	4.69%	5.39%
5 - 9	5.16%	5.34%	5.75%	5.69%	5.08%	5.03%	5.75%
10 - 14	5.10%	5.35%	5.71%	5.99%	5.40%	5.34%	5.98%
15 - 19	8.01%	10.55%	8.30%	6.67%	5.84%	5.84%	6.47%
20 - 34	31.15%	30.41%	26.38%	21.46%	18.51%	18.43%	20.33%
35 - 54	21.71%	20.86%	23.41%	26.30%	25.01%	24.41%	25.20%
55 - 74	17.82%	16.41%	18.63%	21.36%	25.41%	25.55%	22.82%
75+	5.83%	5.44%	5.91%	7.24%	10.06%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	17.5%	18.0%	15.4%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	13.0%	10.1%	9.0%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	9.7%	9.6%	9.0%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	16.1%	14.2%	13.0%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	18.4%	18.8%	18.7%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	11.1%	12.5%	12.7%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	10.4%	10.5%	12.4%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	2.7%	3.0%	4.7%	8.9%	8.8%	8.7%	9.8%
\$200,000+	1.1%	3.3%	5.1%	14.1%	12.0%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Population	17,458	125,616	261,819	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	35,655	142,749	285,587	1,620,635	3,364,494	22,846,618	338,218,372
Employees	7,481	56,987	124,261	794,459	1,636,712	10,832,721	167,630,539
Households	6,353	46,904	101,592	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.56	2.44	2.45	2.54	2.36	2.43	2.50
Median Age	31.9	30.2	33.7	38.5	43.2	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	308,576	316,340	345,116	427,559	404,577	416,969	370,578
Owner Occupied %	36.4%	30.8%	40.8%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	63.6%	69.2%	59.2%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	6,682	50,874	109,265	648,302	1,564,169	10,635,372	146,800,552

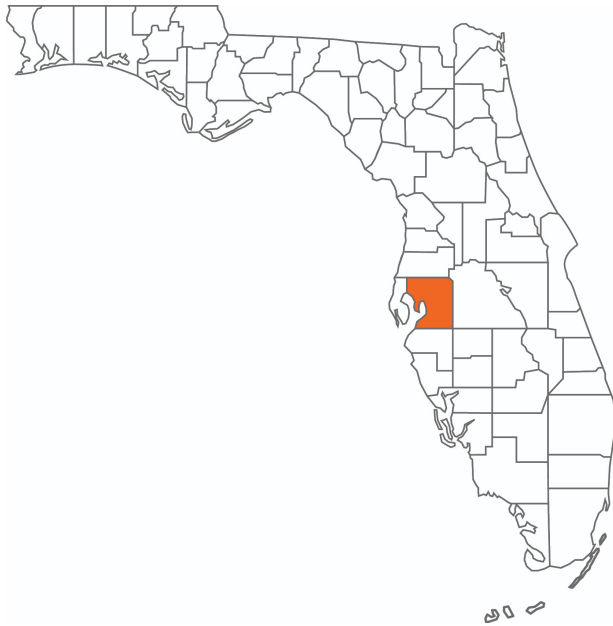
### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$43,291	\$47,507	\$54,448	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$21,366	\$24,126	\$29,045	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$17,698	\$16,012	\$31,113	\$201,691	\$245,761	\$253,219	\$228,144



## 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="http://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
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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.

NEIGHBORHOOD MAP



Moffitt Cancer Center McKinley Hospital



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

# MARKET AREA MAP



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

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.

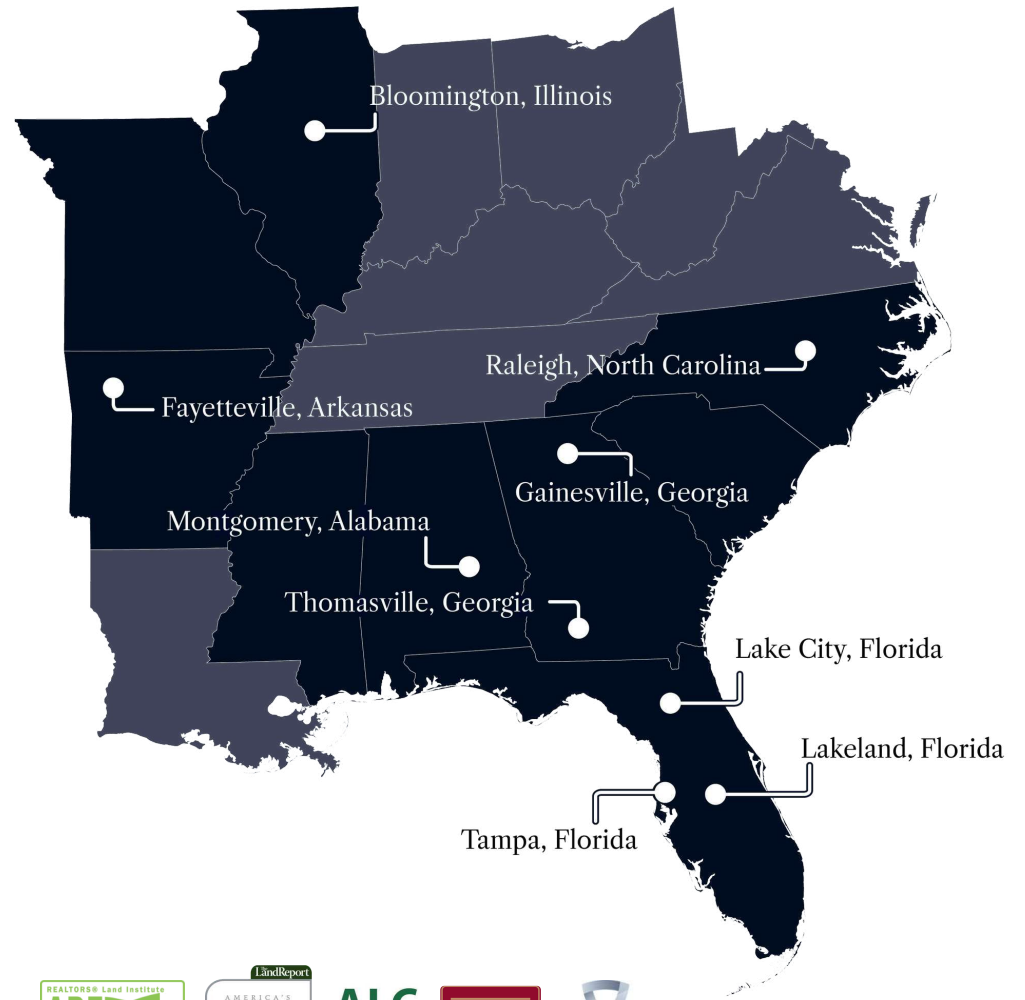
She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office



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