

Proposed Flex Space Near USF

10770 N 46th St. Bldg. D, Tampa, FL 33617

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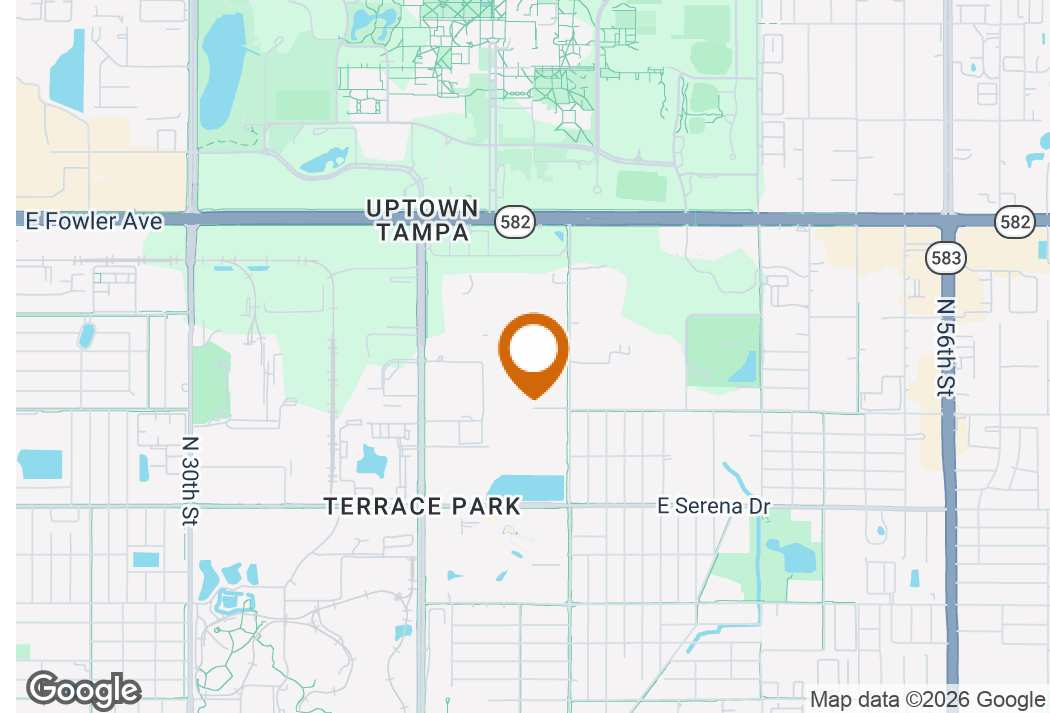


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PROPERTY SUMMARY

UNIVERSITY CORPORATE PARK
10770 N 46TH STREET



Offering Summary

Lease Rate:	Negotiable
Lot Size:	1.09 Acres
Zoning:	IH
City:	Tampa
County:	Hillsborough
State:	Florida

Property Overview

Build to suit opportunity, on one acre, in University Corporate Park. The property offers prime accessibility just 2 miles from I-75, 3 miles from I-4, and near U.S. Highway 301. It is adjacent to Moffitt Cancer Center McKinley Hospital and two miles from the University of South Florida, making it ideal for businesses serving these institutions. Additionally, Busch Gardens and Adventure Island are less than 2 miles away, enhancing its appeal.

Property Highlights

- Build to suit opportunity
- Prime location with excellent access to I-75, I-4, and U.S. Highway 301
- Adjacent to Moffitt Cancer Center McKinley Hospital and near the University of South Florida

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.

AERIAL



Building F

Building E

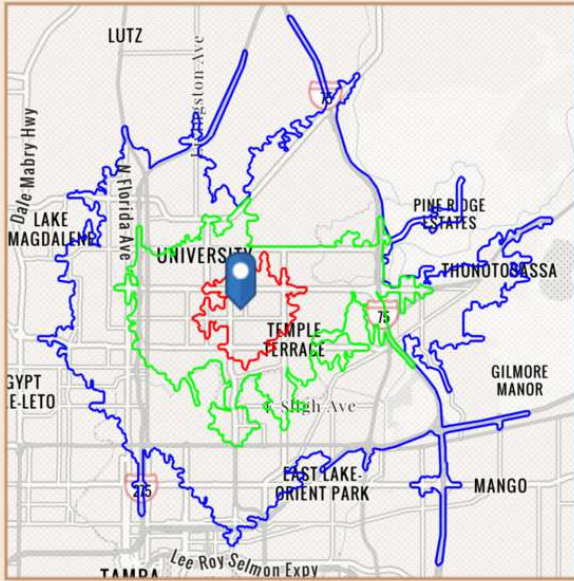
Building A

Building D Lot

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)

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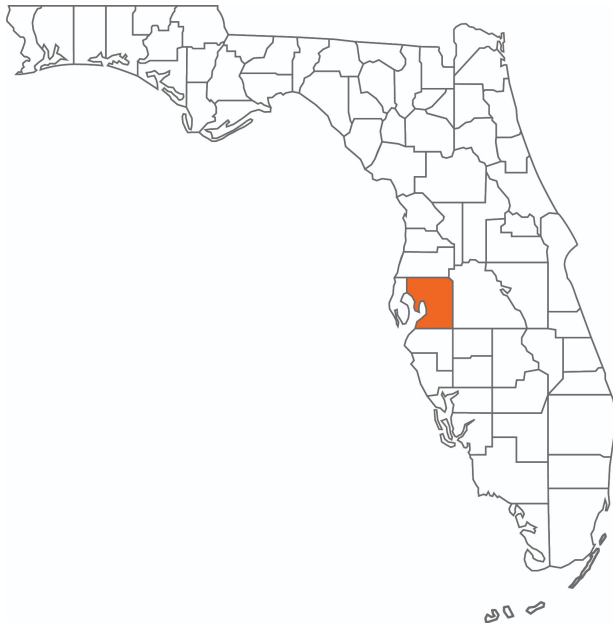


	DRIVE TIME			GEOGRAPHY				
	5 mins	10 mins	15 mins	Counties Hillsborough County	CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	States Florida	USA	
AGE SEGMENTS								
0 - 4	5.25%	5.67%	5.84%	5.34%	4.70%	4.69%	5.39%	
5 - 9	5.15%	5.34%	5.74%	5.69%	5.08%	5.03%	5.75%	
10 - 14	5.08%	5.35%	5.71%	5.99%	5.40%	5.34%	5.98%	
15 - 19	7.99%	10.56%	8.31%	6.67%	5.84%	5.84%	6.47%	
20 - 34	31.03%	30.43%	26.40%	21.46%	18.51%	18.43%	20.33%	
35 - 54	21.70%	20.81%	23.40%	26.30%	25.01%	24.41%	25.20%	
55 - 74	17.91%	16.40%	18.63%	21.36%	25.41%	25.55%	22.82%	
75+	5.85%	5.44%	5.91%	7.24%	10.06%	10.74%	8.05%	
HOUSEHOLD INCOME								
<\$15,000	17.5%	18.1%	15.4%	8.7%	8.2%	8.0%	8.3%	
\$15,000-\$24,999	12.9%	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	16.0%	14.2%	13.0%	9.2%	10.4%	10.5%	9.8%	
\$50,000-\$74,999	18.4%	18.7%	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	2.8%	3.0%	4.7%	8.9%	8.8%	8.7%	9.8%	
\$200,000+	1.3%	3.3%	5.1%	14.1%	12.0%	12.1%	14.0%	
KEY FACTS								
Population	17,665	125,247	261,805	1,569,833	3,385,153	23,027,836	339,887,819	
Daytime Population	35,773	142,649	285,844	1,620,635	3,364,494	22,846,618	338,218,372	
Employees	7,583	56,801	124,243	794,459	1,636,712	10,832,721	167,630,539	
Households	6,443	46,818	101,565	605,715	1,406,545	9,263,074	132,422,916	
Average HH Size	2.56	2.43	2.45	2.54	2.36	2.43	2.50	
Median Age	32.0	30.1	33.7	38.5	43.2	43.6	39.6	
HOUSING FACTS								
Median Home Value	312,356	316,732	345,135	427,559	404,577	416,969	370,578	
Owner Occupied %	36.9%	30.7%	40.8%	61.3%	67.0%	67.2%	64.2%	
Renter Occupied %	63.1%	69.3%	59.2%	38.8%	33.0%	32.8%	35.8%	
Total Housing Units	6,784	50,782	109,258	648,302	1,564,169	10,635,372	146,800,552	
INCOME FACTS								
Median HH Income	\$43,567	\$47,450	\$54,425	\$81,652	\$78,083	\$78,205	\$81,624	
Per Capita Income	\$21,533	\$24,121	\$29,059	\$44,836	\$45,617	\$44,891	\$45,360	
Median Net Worth	\$18,168	\$15,938	\$31,068	\$201,691	\$245,761	\$253,219	\$228,144	



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
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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



Walmart

Advent Health

University Mall

UNIVERSITY OF SOUTH FLORIDA

Moffitt Cancer Center McKinley Hospital

Busch Gardens
TAMPA BAY, FL

Adventure Island

Winn-Dixie

THE HOME DEPOT

FLORIDA STATE FAIR

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

ADVISOR BIOGRAPHY



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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.

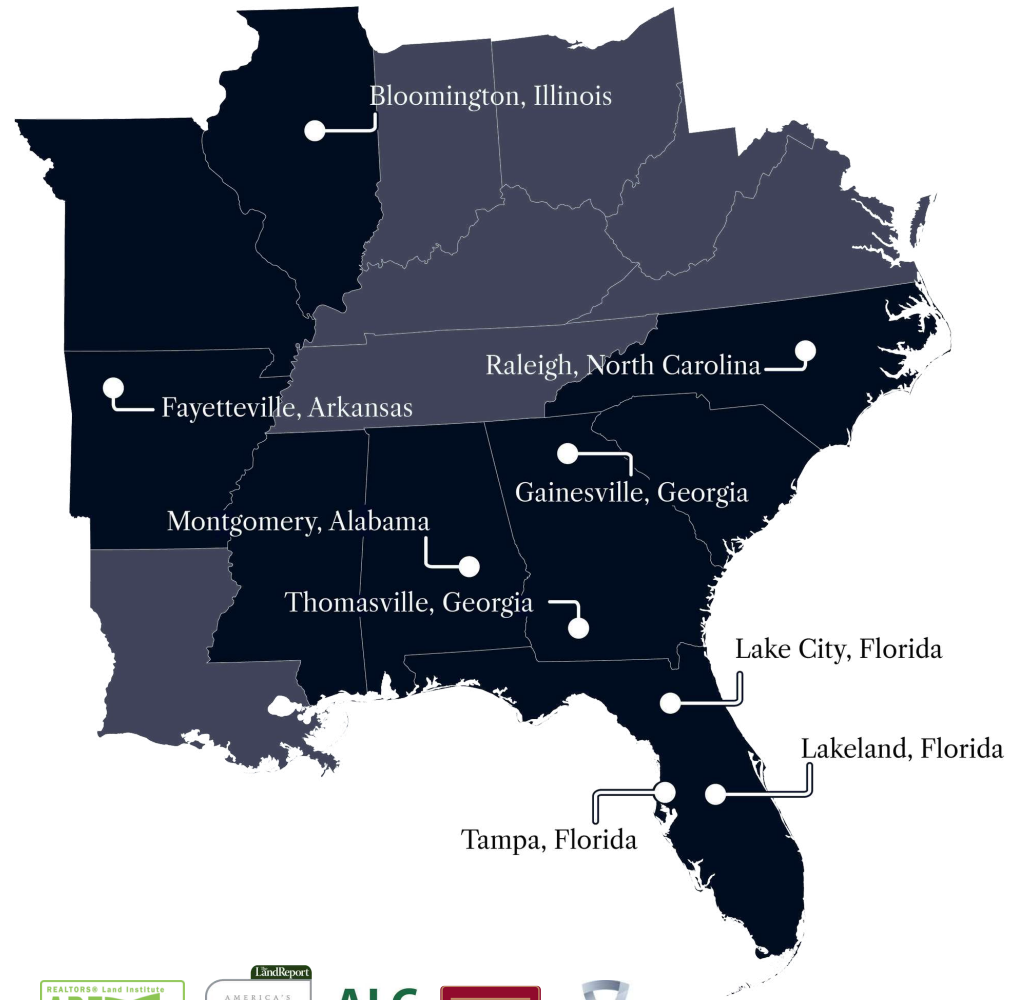
She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

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



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