



Hyde Park Office - 211 S. Boulevard

211 S Boulevard, Tampa, Florida 33606

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

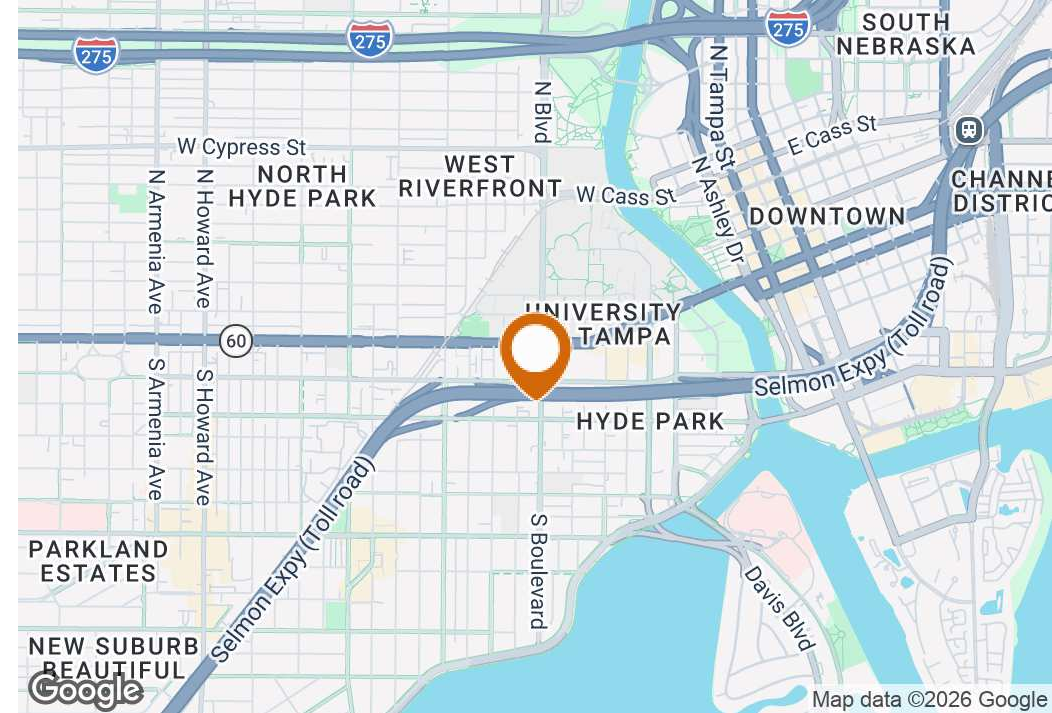
Kim Lohry
727-488-5421
kim@saundersrealestate.com

TABLE OF CONTENTS



Table of Contents

Property Summary	3
Property Description	4
Floor Plan - First Floor	5
Floor Plan - Second Floor	6
Regional & Location Map	7
Benchmark Demographics	8
County	9
City	10
Neighborhood Map	11
Market Area Map	12
Exterior Photos	13
Interior Photos	14
Advisor Biography	15
Advisor Biography	16



Offering Summary

Sale Price:	\$1,549,000
Building Size:	3,727 SF
Lot Size:	0.2 Acres
Price / SF:	\$415.62
Year Built:	1915
Zoning:	CG
Market:	South Tampa
Submarket:	Hyde Park
PIN:	184960.0000

Property Overview

Two story bungalow-style office building in a prime South Tampa location. This 3,727 SF office building has a rich history dating back to 1915, and has been updated by the current owner with numerous capital improvements. These improvements include a newer roof, windows, mechanical systems, plumbing, electrical and an inviting front deck. Tailored for professional office use, the layout features a reception/waiting room, 9 offices, conference room, kitchen, 5 restrooms (one ADA-compliant), and handicap accessibility with ramp. The zoning is CG (commercial general) and the building is NOT in the historic district giving owner full control over any changes to the property up to, and including, demolition.

Property Highlights

- Premier South Tampa submarket with convenient access to the Lee Roy Selmon Expressway and downtown Tampa
- Surface parking with 7 dedicated spaces and 1 ADA/handicap including a ramp.
- Zoning CG
- 2 story bungalow style with reception area, 9 offices, 5 restrooms (one ADA-compliant), a conference room, and kitchen
- NOT in the historic district

PROPERTY DESCRIPTION



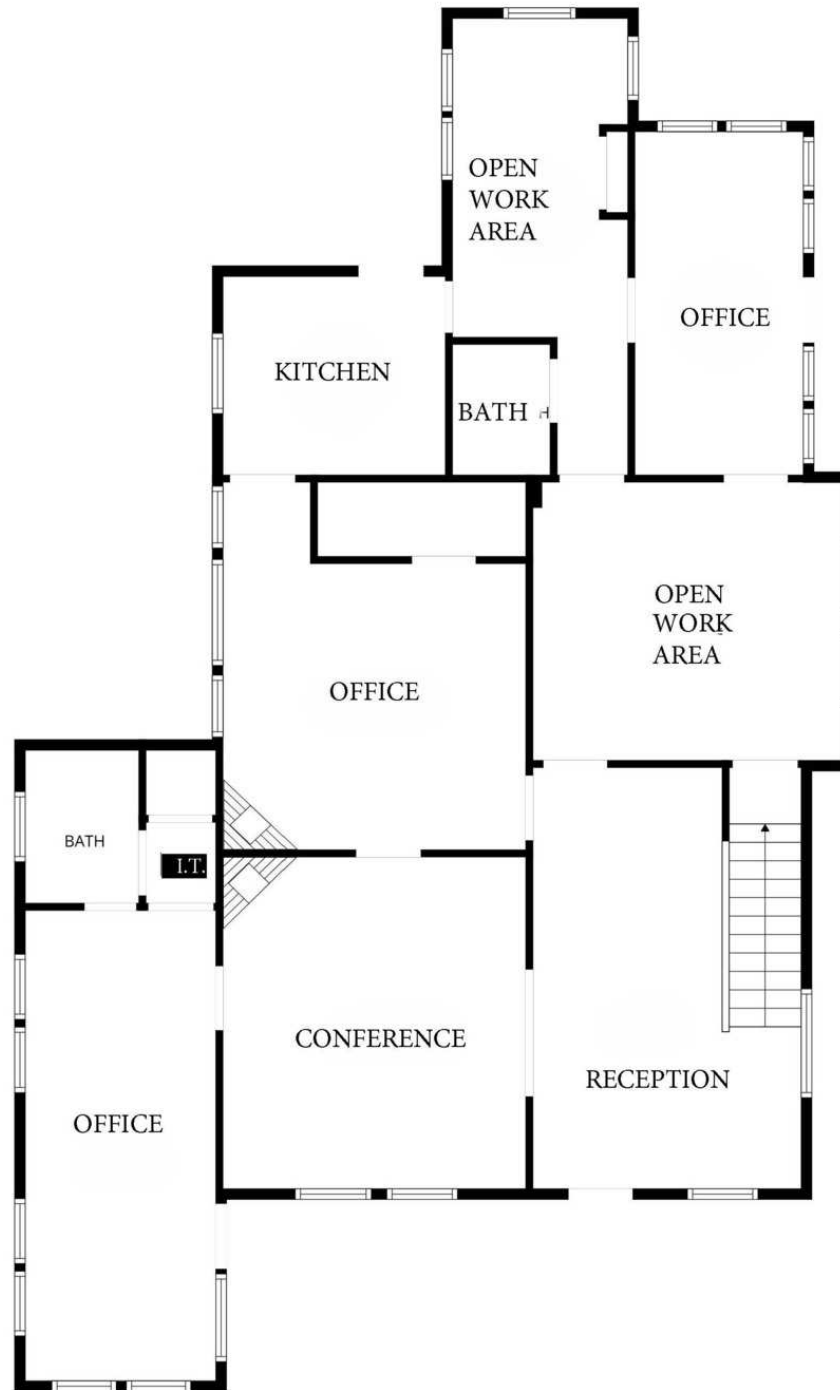
Location Description

Located in the highly desirable South Tampa submarket, the property offers immediate access to the Lee Roy Selmon Crosstown Expressway and is positioned in an urban infill location near Tampa's most active retail and business corridors. The site is approximately 1 mile from Downtown Tampa, roughly 9 miles from Tampa International Airport, 5 miles from I-275, with close proximity to Hyde Park Village and surrounding South Tampa amenities.

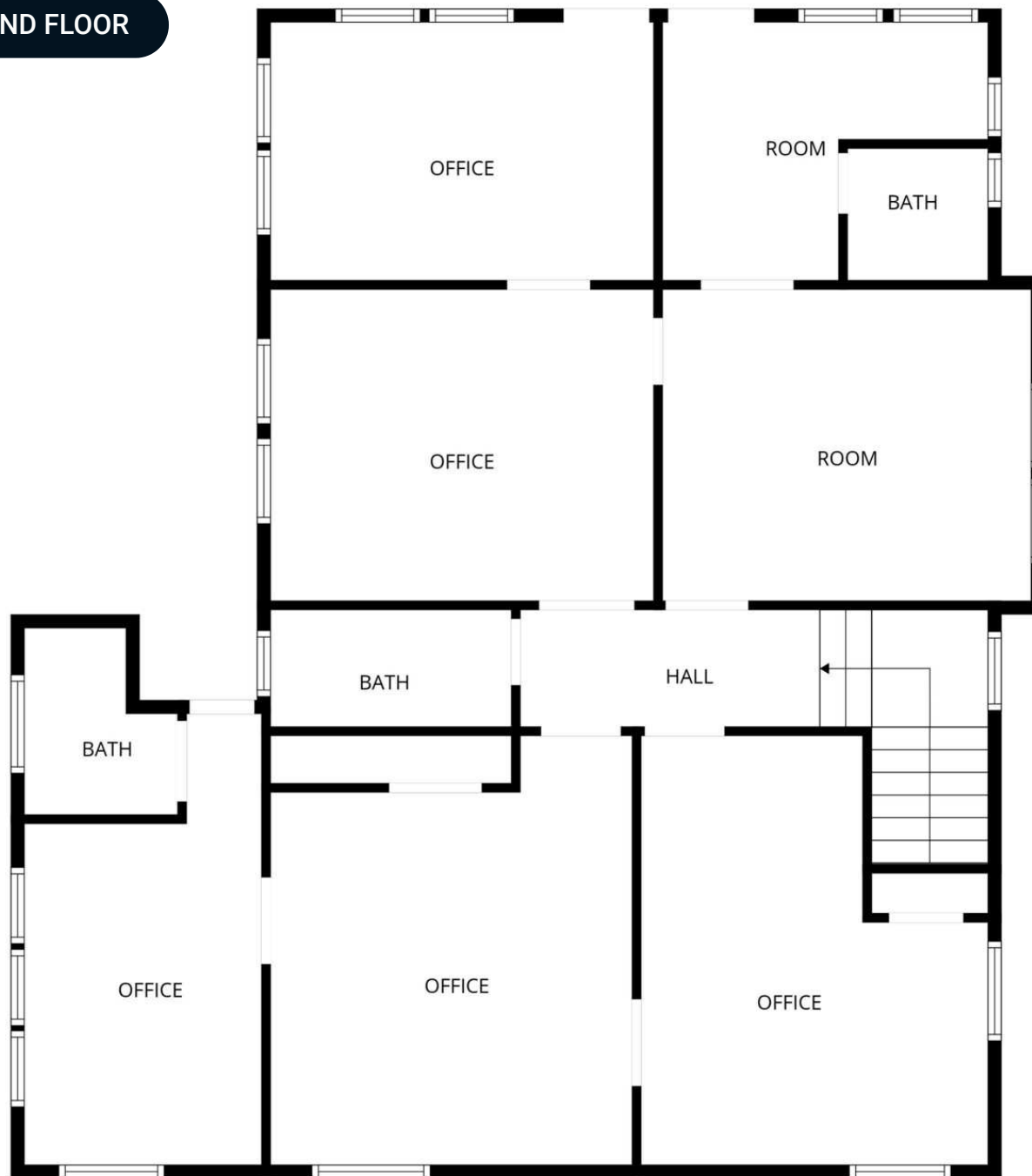
Parking Description

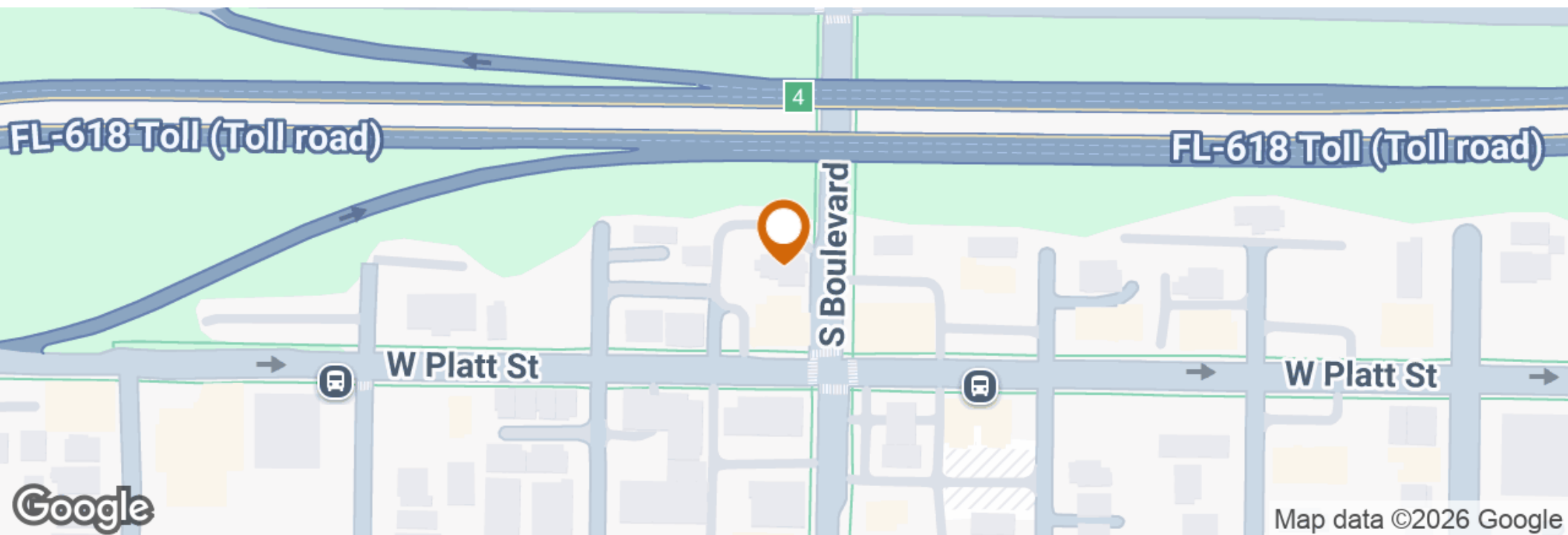
Surface parking available onsite, including 1 ADA/handicap space and 7 dedicated parking spaces, providing convenient parking for staff and visitors. Additional parallel parking available in the alley.

FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR

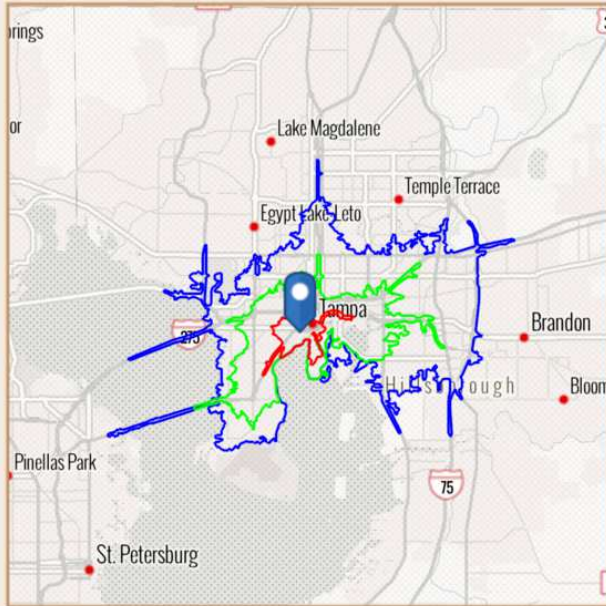




BENCHMARK DEMOGRAPHICS

211 S Boulevard, Tampa, Florida, 33606

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	2.79%	4.34%	5.05%	5.34%	4.70%	4.69%	5.39%
5 - 9	2.45%	4.57%	5.25%	5.69%	5.08%	5.03%	5.75%
10 - 14	2.70%	4.59%	5.18%	5.99%	5.40%	5.34%	5.98%
15 - 19	13.12%	6.89%	6.26%	6.67%	5.84%	5.84%	6.47%
20 - 34	35.95%	25.59%	24.58%	21.46%	18.51%	18.43%	20.33%
35 - 54	21.96%	26.56%	26.88%	26.30%	25.01%	24.41%	25.20%
55 - 74	15.50%	20.13%	20.22%	21.36%	25.41%	25.55%	22.82%
75+	5.56%	7.33%	6.60%	7.24%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	9.0%	10.5%	11.1%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	3.7%	5.4%	6.1%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	4.6%	5.2%	6.2%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	6.6%	7.6%	9.0%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	13.2%	13.1%	15.3%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	9.5%	10.4%	11.6%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	18.1%	16.6%	16.5%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	8.7%	8.5%	7.7%	8.9%	8.8%	8.7%	9.8%
\$200,000+	26.7%	22.6%	16.5%	14.1%	12.0%	12.1%	14.0%
KEY FACTS							
Population	30,585	136,148	310,872	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	76,845	227,500	478,220	1,620,635	3,364,494	22,846,618	338,218,372
Employees	17,393	74,929	163,418	794,459	1,636,712	10,832,721	167,630,539
Households	14,432	62,831	134,035	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	1.78	2.06	2.24	2.54	2.36	2.43	2.50
Median Age	31.6	37.6	37.3	38.5	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	688,492	596,667	474,470	427,559	404,577	416,969	370,578
Owner Occupied %	35.5%	48.5%	48.4%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	64.5%	51.5%	51.6%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	15,977	68,868	145,813	648,302	1,564,169	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$107,343	\$93,544	\$78,999	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$77,003	\$69,115	\$54,818	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$151,764	\$165,511	\$115,690	\$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

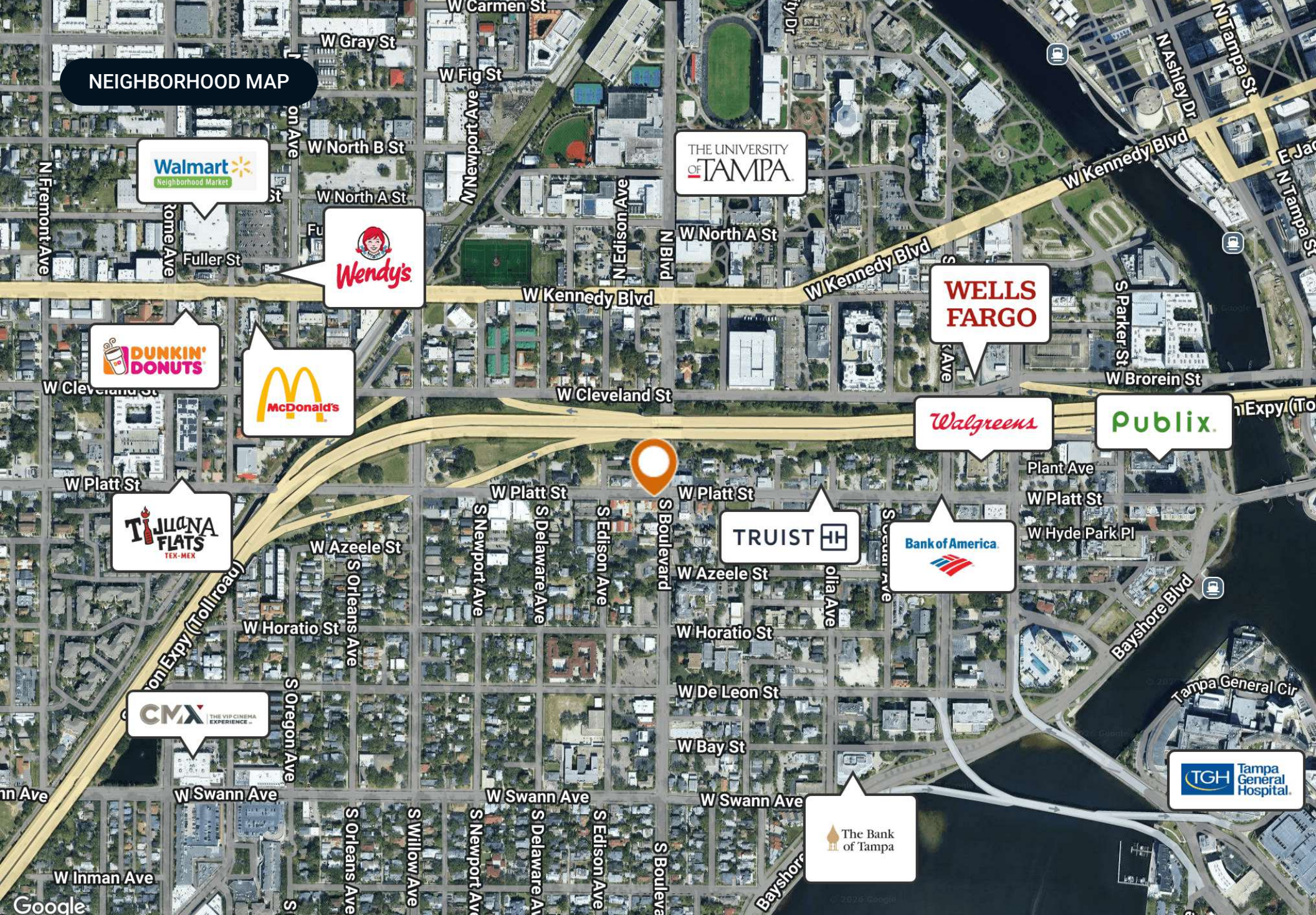
HILLSBOROUGH COUNTY

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
------------------------	--

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.



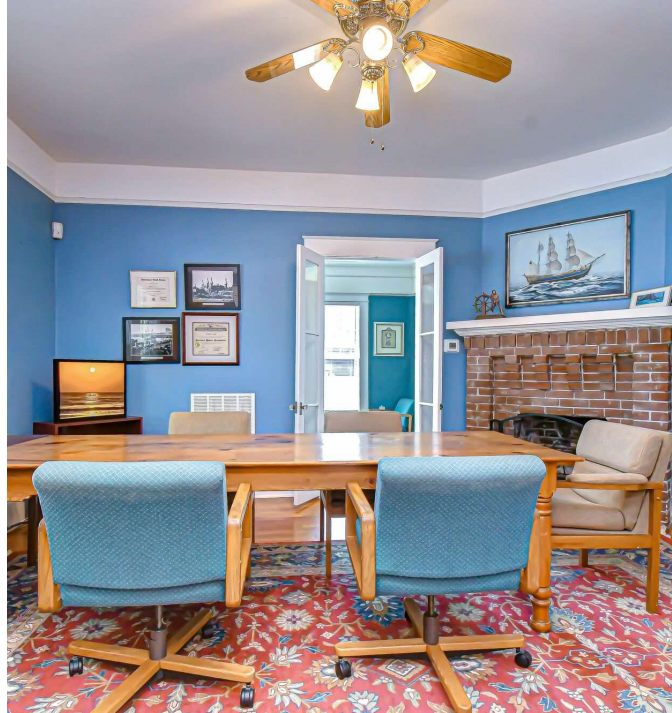
MARKET AREA MAP



EXTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

Senior Advisor

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

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:

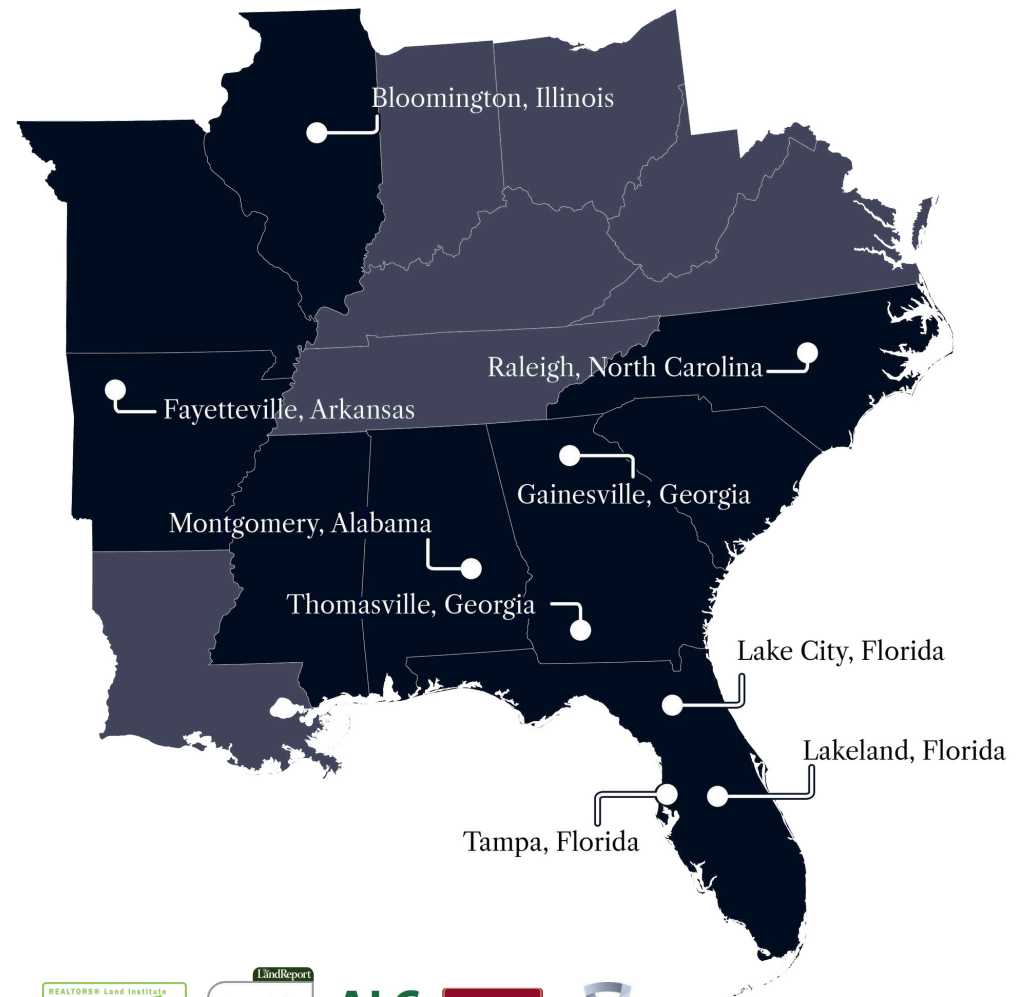
- Mixed-Use Development
- Multifamily
- Hospitality
- Retail
- Office



877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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.



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.