

South Tampa Retail Building

3628 Henderson Boulevard, Tampa FL 33609



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION



Offering Price \$950,000

- ◆ 6,488± GSF retail building, Zoned CG
- ◆ First floor: 2,308± SF with A/C & 936± SF production area
- ◆ Second floor: 7 offices with A/C totaling 904± SF
- ◆ Second floor: 2,340± storage with 14'- 20' ceiling heights
- ◆ 10 parking spaces; 1 handicap space
- ◆ Flood Zone X- Not in a flood zone



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Awarded #3 Producing Berkshire Hathaway Commercial Real Estate Company Worldwide 2018

Teamwork | Integrity | Passion | Excellence

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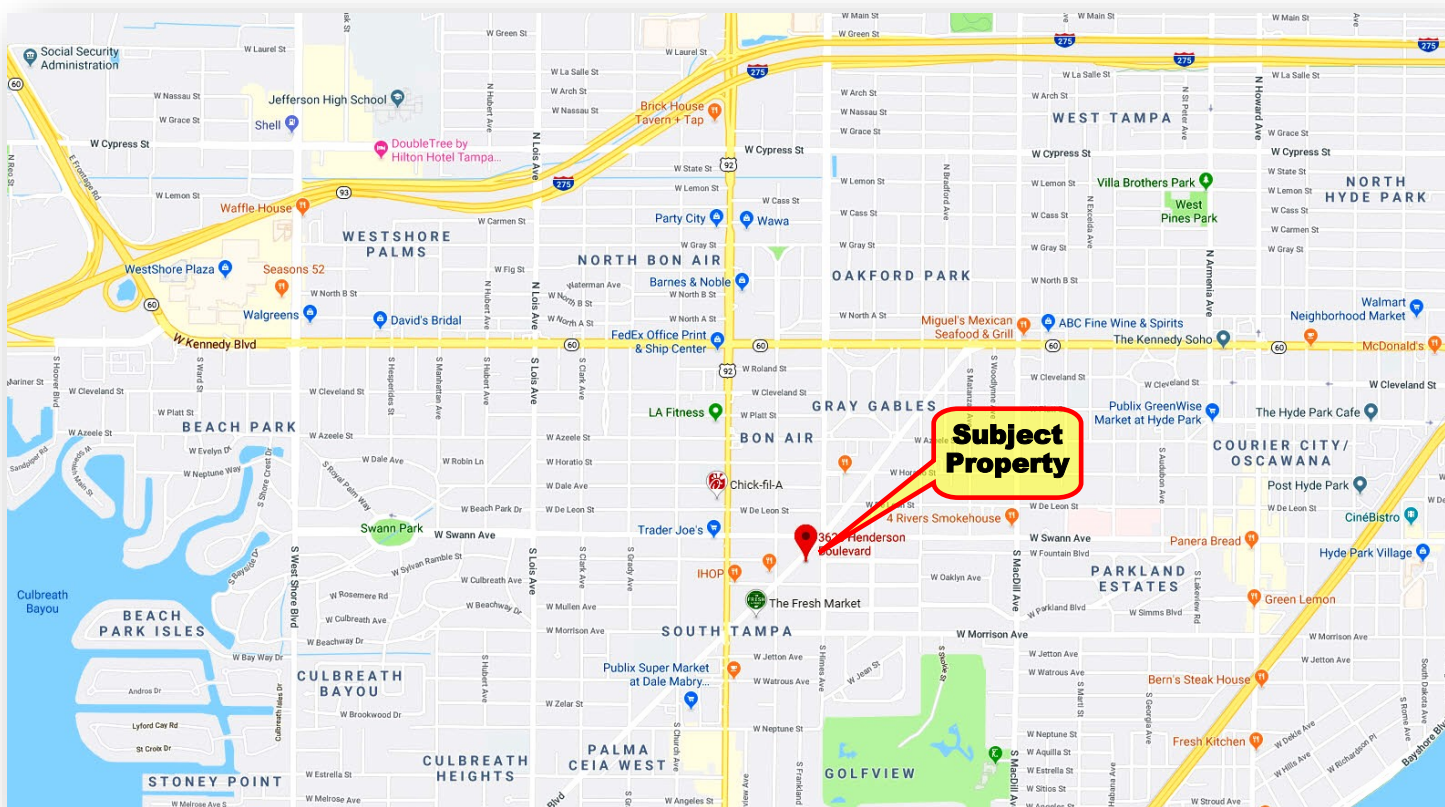


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AREA DEMOGRAPHICS (3 MILE RADIUS)

KEY FACTS

104,669
Population



2.2
Average Household Size

39.1

Median Age

\$61,178

Median Household Income

EMPLOYMENT



76%
White Collar



10%
Blue Collar



14%
Services

3.7%

Unemployment Rate

ANNUAL HOUSEHOLD SPENDING



\$2,695
Apparel & Services



\$218
Computers & Hardware



\$4,340
Eating Out



\$6,070
Groceries



\$6,591
Health Care

EDUCATION

9%

No High School Diploma



20%
High School Graduate



22%
Some College



49%
Bachelor's/
Grad/Prof Degree

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