

Tampa Office Building For Sale

TAMPA, FL



OFFERING MEMORANDUM

KW COMMERCIAL
5020 W Linebaugh Ave, Ste. 100
Tampa, FL 33624

PRESENTED BY:

CHRIS NOWICKI
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EXECUTIVE SUMMARY

14910 Casey Rd, Tampa, FL 33624



OFFERING SUMMARY

SALE PRICE:	\$310,000
LOT SIZE:	0.4 Acres
YEAR BUILT:	1962
BUILDING SIZE:	2,311 SF
GLA:	2,119 SF
ZONING:	BPO
MARKET:	Tampa/St. Petersburg
SUBMARKET:	Northwest Tampa
TRAFFIC COUNT:	35,500 AADT

PROPERTY OVERVIEW

KW Commercial is proud to present for sale this centrally located and well maintained office building in Carrollwood. Formerly a real estate office, this property is move-in ready for either an owner/user or a tenant. The interior is already built out as a professional office space, is ready for immediate occupancy, and would be an excellent fit for an attorney, CPA, engineering firm, or any other professional business. This office is located in very close proximity to housing, childcare, businesses, local amenities, and has easy access to both the Veterans Expressway and I-275.

PROPERTY HIGHLIGHTS

- Great central location
- Located off of highly trafficked Ehrlich Rd
- Close to housing, childcare, and local amenities
- Easy access to the Veterans Expwy and I-275
- Above average household incomes

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PROPERTY DETAILS

14910 Casey Rd, Tampa, FL 33624

**SALE PRICE****\$310,000****LOCATION INFORMATION**

Street Address	14910 Casey Rd
City, State, Zip	Tampa, FL 33624
County/Township	Hillsborough
Market	Tampa/St. Petersburg
Submarket	Northwest Tampa
Cross Streets	Casey Rd. & Ehrlich Rd.

BUILDING INFORMATION

Building Size	2,311 SF
Price / SF	\$146.30 / SF
Year Built	1962
Building Class	C
Tenancy	Single
Number Of Floors	1
Gross Leasable Area	2,119 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	BPO
Lot Size	0.4 Acres
APN#	U-32-27-18-0QK-000000-00003.0
Submarket	Northwest Tampa
Lot Frontage	100 FT
Lot Depth	187 FT
Traffic Count	35,500 AADT
Traffic Count Street	Ehrlich Rd

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	2.36/1000
Number Of Spaces	5

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Each Office Independently Owned and Operated kwcommercial.com

14910 CASEY RD

LOCATION DETAILS

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LOCATION MAPS

RETAILER MAP

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

LOCATION MAPS

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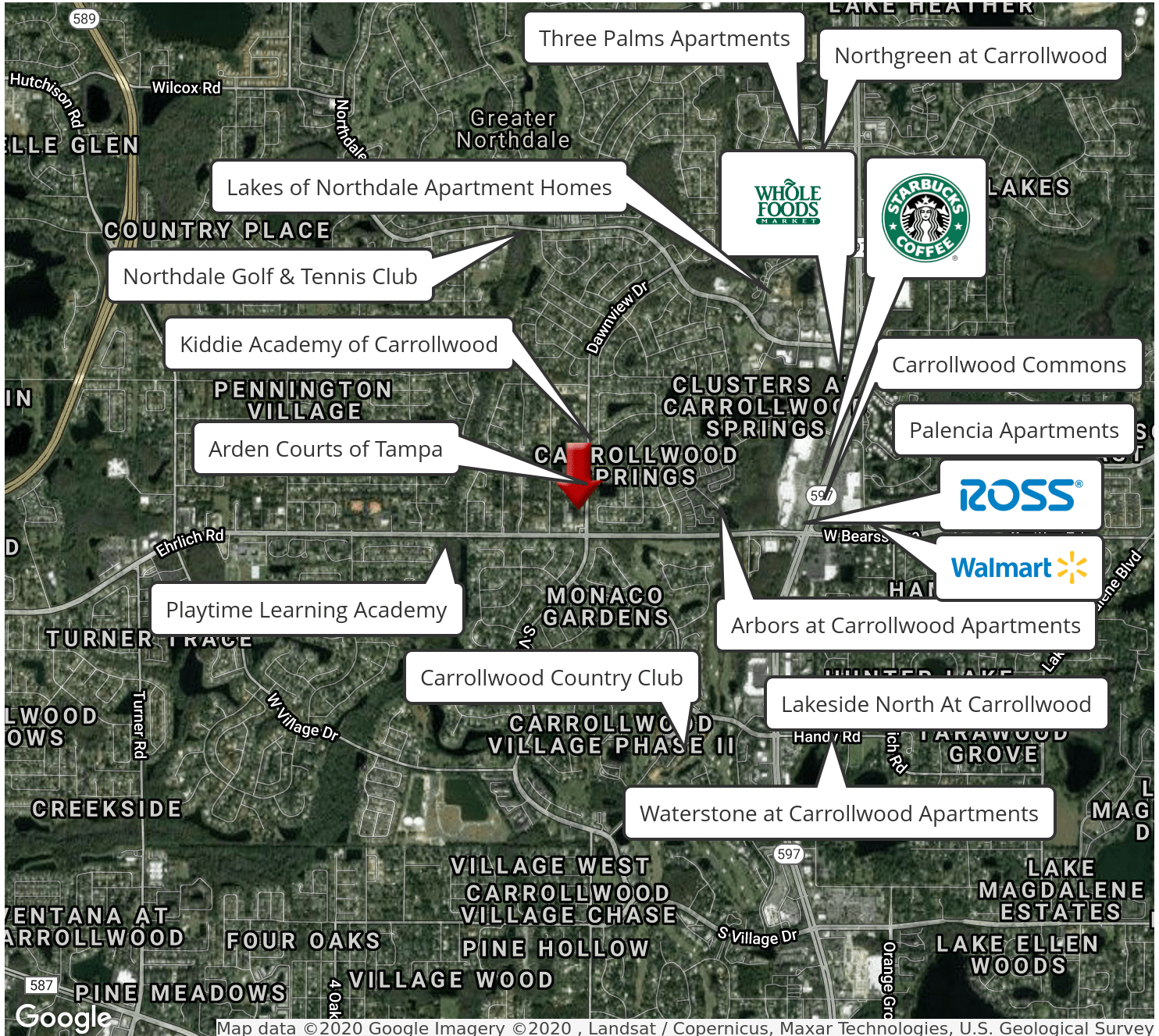
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RETAILER MAP

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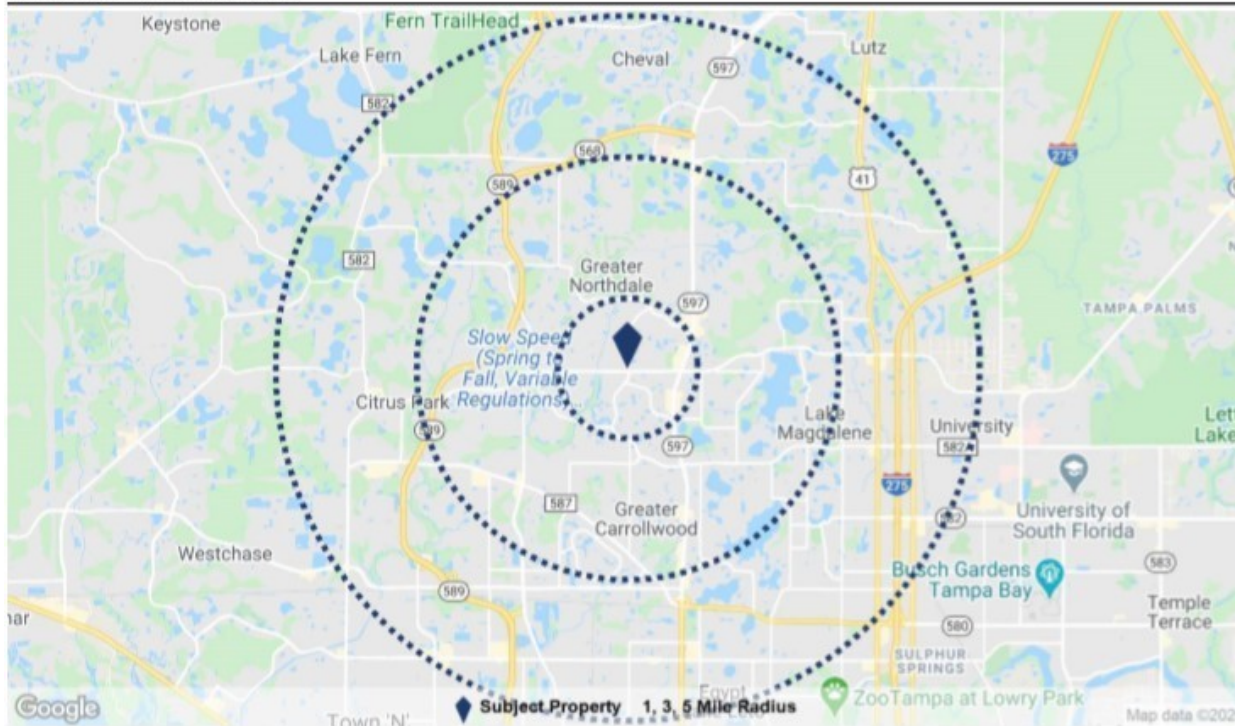
DEMOGRAPHICS

14910 Casey Rd, Tampa, FL 33624



Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
11,469	2.4	43	\$83,446

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Population			
2020 Population	11,469	88,872	217,291
2025 Population	12,297	95,847	235,646
Pop Growth 2020-2025	7.2%	7.9%	8.5%
2020 Average Age	43	40	39
Households			
2020 Households	4,833	35,946	87,461
2025 Households	5,179	38,739	94,789
Household Growth 2020-2025	7.2%	7.8%	8.4%
Median Household Income	\$83,446	\$75,302	\$58,665
Average Household Size	2.4	2.5	2.5
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$261,501	\$268,789	\$254,976
Median Year Built	1984	1985	1984

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OFFICE FOR SALE

EXTERIOR PHOTOS

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OFFICE FOR SALE

INTERIOR PHOTOS

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14910 CASEY RD

SALE COMPARABLES

2

SALE COMPS SUMMARY

SALE COMPS MAP










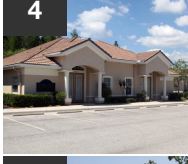






SALE COMPS

CONFIDENTIALITY & DISCLAIMER

SALE COMPARABLES SUMMARY

14910 Casey Rd, Tampa, FL 33624



SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	
	 14910 Casey Rd Tampa, FL 33624	\$310,000	2,311 SF	\$134.14	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CLOSE
	 3409 W Fletcher Ave Tampa, FL 33618	\$485,000	2,037 SF	\$238.10	11/04/2019
	 719 W Fletcher Ave Tampa, FL 33612	\$475,000	2,667 SF	\$178.10	11/02/2019
	 16586-16590 N Dale Mabry Hwy Tampa, FL 33618	\$450,000	2,778 SF	\$161.99	04/12/2019
	 16622-16626 N Dale Mabry Hwy Tampa, FL 33618	\$585,000	3,000 SF	\$195.00	01/04/2019
	 6507-6511 Gunn Hwy Tampa, FL 33625	\$650,000	3,573 SF	\$181.92	08/27/2018
	 13907 Carrollwood Village Run Tampa, FL 33618	\$650,000	3,500 SF	\$185.71	07/12/2018
	 7611 Ehrlich Rd Tampa, FL 33625	\$201,000	1,350 SF	\$148.89	03/09/2018

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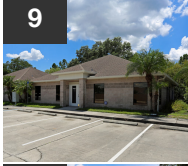

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	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	
8	 <p>3401 W Fletcher Ave Tampa, FL 33618</p>	\$650,000	3,073 SF	\$211.52	10/31/2017
9	 <p>14924 Casey Rd Tampa, FL 33624</p>	\$242,000	1,980 SF	\$122.22	09/21/2017
10	 <p>1317 W Fletcher Ave Tampa, FL 33612</p>	\$355,000	1,950 SF	\$182.05	On Market
Totals/Averages		\$474,300	2,591 SF	\$183.06	CLOSE

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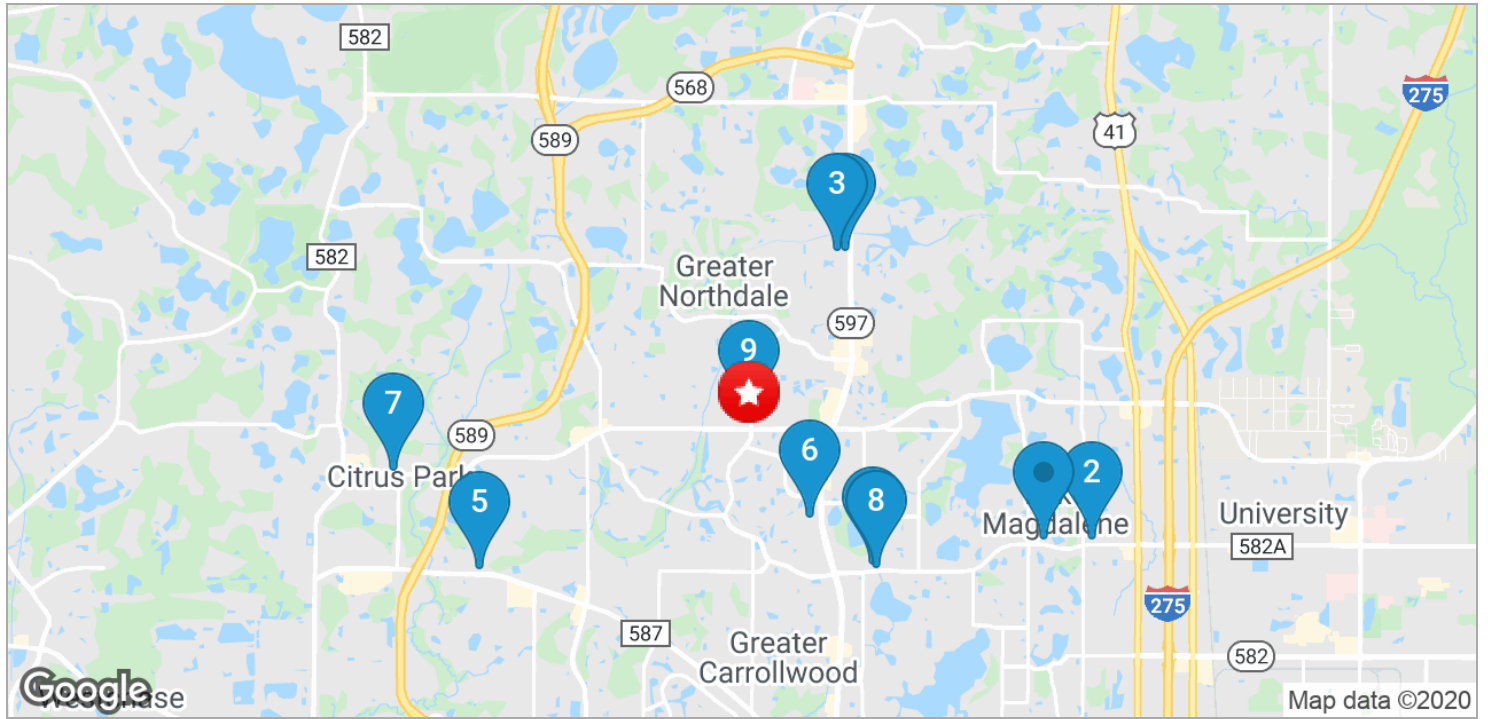
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SALE COMPARABLES MAP

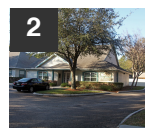
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SUBJECT PROPERTY
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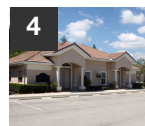
3409 W FLETCHER AVE
Tampa, FL
33618



719 W FLETCHER AVE
Tampa, FL
33612



16586-16590 N DALE MABRY HWY
Tampa, FL
33618



16622-16626 N DALE MABRY HWY
Tampa, FL
33618



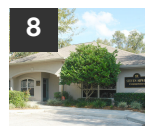
6507-6511 GUNN HWY
Tampa, FL
33625



13907 CARROLLWOOD VILLAGE RUN
Tampa, FL
33618



7611 EHRlich RD
Tampa, FL
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3401 W FLETCHER AVE
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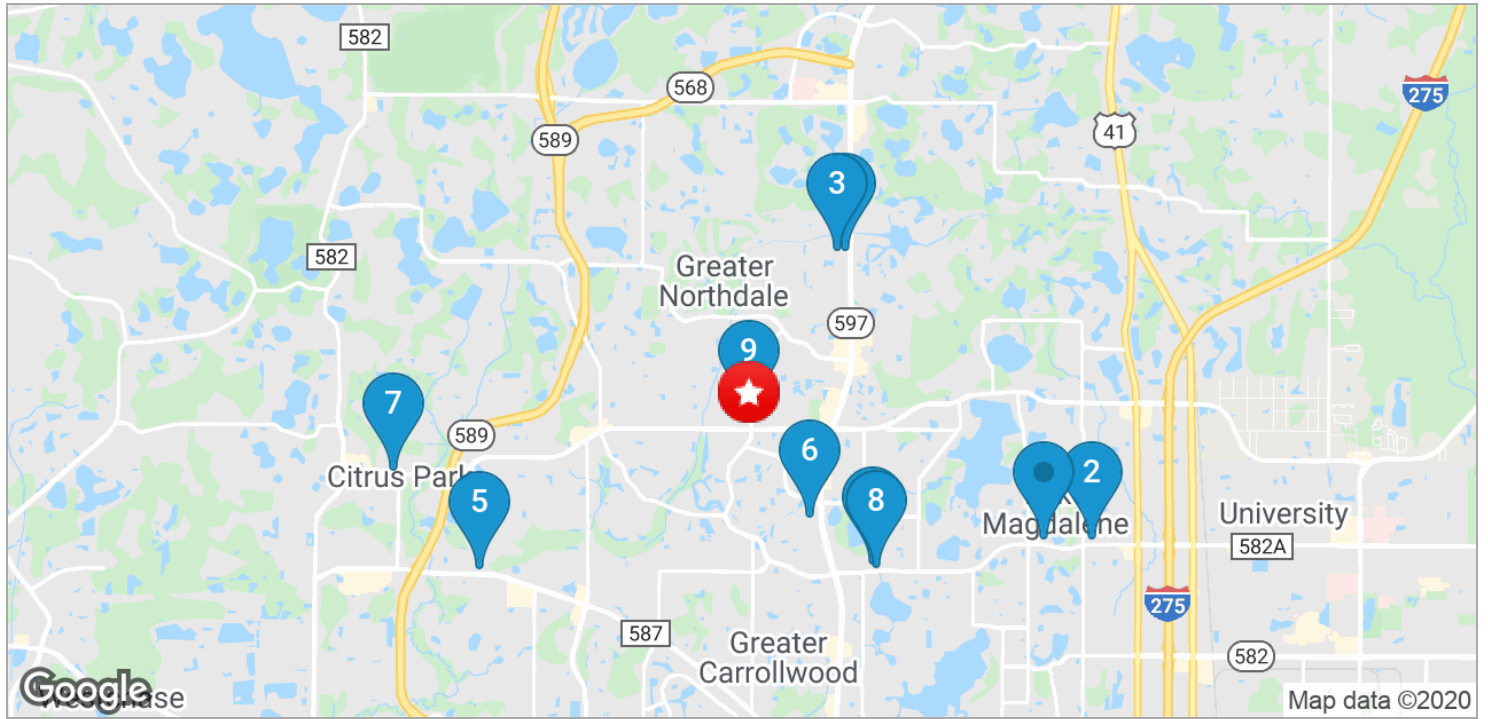
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 **SUBJECT PROPERTY**
14910 Casey Rd | Tampa, FL 33624



9
14924 CASEY RD
Tampa, FL
33624



10
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14910 Casey Rd, Tampa, FL 33624



Subject Property

14910 Casey Rd | Tampa, FL 33624

Sale Price:	\$310,000	Lot Size:	0.4 Acres
Year Built:	1962	Building SF:	2,311 SF
Price PSF:	\$134.14		



KW Commercial is proud to present...

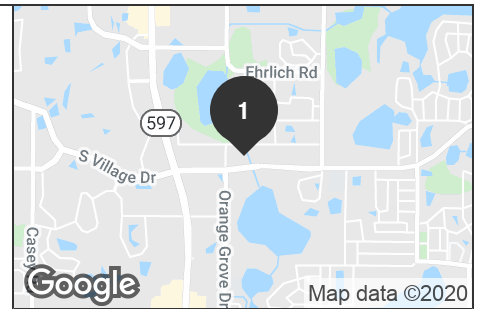


1

3409 W Fletcher Ave

Tampa, FL 33618

Sale Price:	\$485,000	Lot Size:	0.05 Acres
Year Built:	1998	Building SF:	2,037 SF
Price PSF:	\$238.10	Closed:	11/04/2019
Occupancy:	100%		

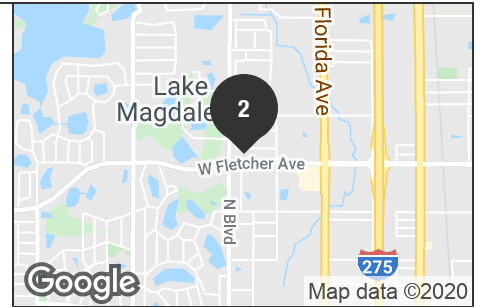


2

719 W Fletcher Ave

Tampa, FL 33612

Sale Price:	\$475,000	Lot Size:	0.08 Acres
Year Built:	1997	Building SF:	2,667 SF
Price PSF:	\$178.10	Closed:	11/02/2019
Occupancy:	100%		

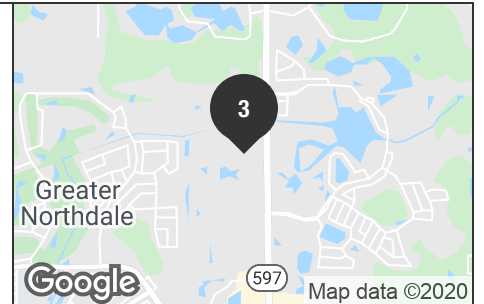


3

16586-16590 N Dale Mabry Hwy

Tampa, FL 33618

Sale Price:	\$450,000	Lot Size:	0.06 Acres
Year Built:	2003	Building SF:	2,778 SF
Price PSF:	\$161.99	Closed:	04/12/2019
Occupancy:	100%		



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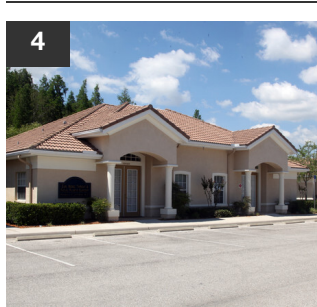
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16622-16626 N Dale Mabry Hwy

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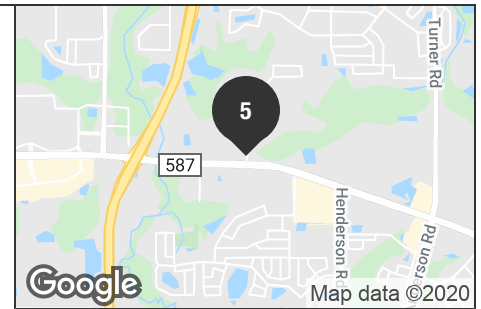
Sale Price:	\$585,000	Lot Size:	0.07 Acres
Year Built:	2003	Building SF:	3,000 SF
Price PSF:	\$195.00	Closed:	01/04/2019
Occupancy:	100%		



6507-6511 Gunn Hwy

Tampa, FL 33625

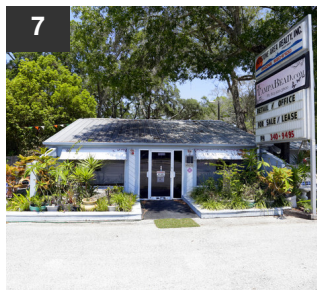
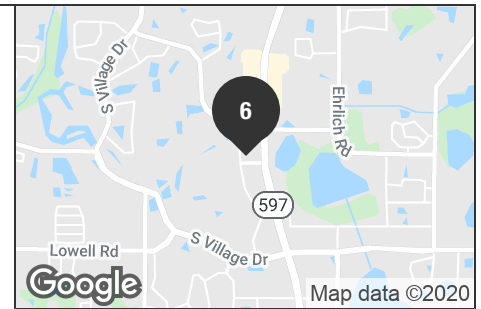
Sale Price:	\$650,000	Lot Size:	0 Acres
Year Built:	1985	Building SF:	3,573 SF
Price PSF:	\$181.92	Closed:	08/27/2018
Occupancy:	100%		



13907 Carrollwood Village Run

Tampa, FL 33618

Sale Price:	\$650,000	Lot Size:	0.08 Acres
Year Built:	2000	Building SF:	3,500 SF
Price PSF:	\$185.71	Closed:	07/12/2018
Occupancy:	100%		



7611 Ehrlich Rd

Tampa, FL 33625

Sale Price:	\$201,000	Lot Size:	0.12 Acres
Year Built:	1967	Building SF:	1,350 SF
Price PSF:	\$148.89	Closed:	03/09/2018
Occupancy:	0%		



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	8	3401 W Fletcher Ave Tampa, FL 33618			
	Sale Price: \$650,000	Lot Size: 0.08 Acres			
	Year Built: 1998	Building SF: 3,073 SF			
	Price PSF: \$211.52	Closed: 10/31/2017			
	Occupancy: 100%				



	9	14924 Casey Rd Tampa, FL 33624			
	Sale Price: \$242,000	Lot Size: 0 Acres			
	Year Built: 2001	Building SF: 1,980 SF			
	Price PSF: \$122.22	Closed: 09/21/2017			
	Occupancy: 100%				



	10	1317 W Fletcher Ave Tampa, FL 33612			
	Sale Price: \$355,000	Lot Size: 0 Acres			
	Year Built: 1995	Building SF: 1,950 SF			
	Price PSF: \$182.05				



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Confidentiality & Disclaimer

TAMPA, FL

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