

OFFERING SUMMARY

SALE PRICE:	\$1,250,000
BUILDING SIZE:	5,695 SF
AVAILABLE SF:	
LOT SIZE:	38,333 SF
PRICE / SF:	\$219.49
YEAR BUILT:	1971
ZONING:	CI
MARKET:	Tampa/St. Petersburg
SUBMARKET:	Northwest Tampa
TRAFFIC COUNT:	27,181

PROPERTY OVERVIEW

Great opportunity to own a stand-alone office building in Tampa. The building is 5,695 square feet and has 11 private offices, a kitchen, two storage rooms, a board room, two conference rooms, reception, and waiting rooms. There is plenty of parking and easy access to the property from N. Florida Avenue.

LOCATION OVERVIEW

Stand-alone office building in the center of Tampa located on busy North Florida Avenue, one-quarter of a mile north of Busch Boulevard with easy access to I-275. Daily traffic counts are 25,500 per day. From this location, it is a quick drive to the University Area, Carrollwood, Westchase, Brandon, or Downtown Tampa.

PROPERTY HIGHLIGHTS

- Great Location
- Ample Parking
- Block Construction

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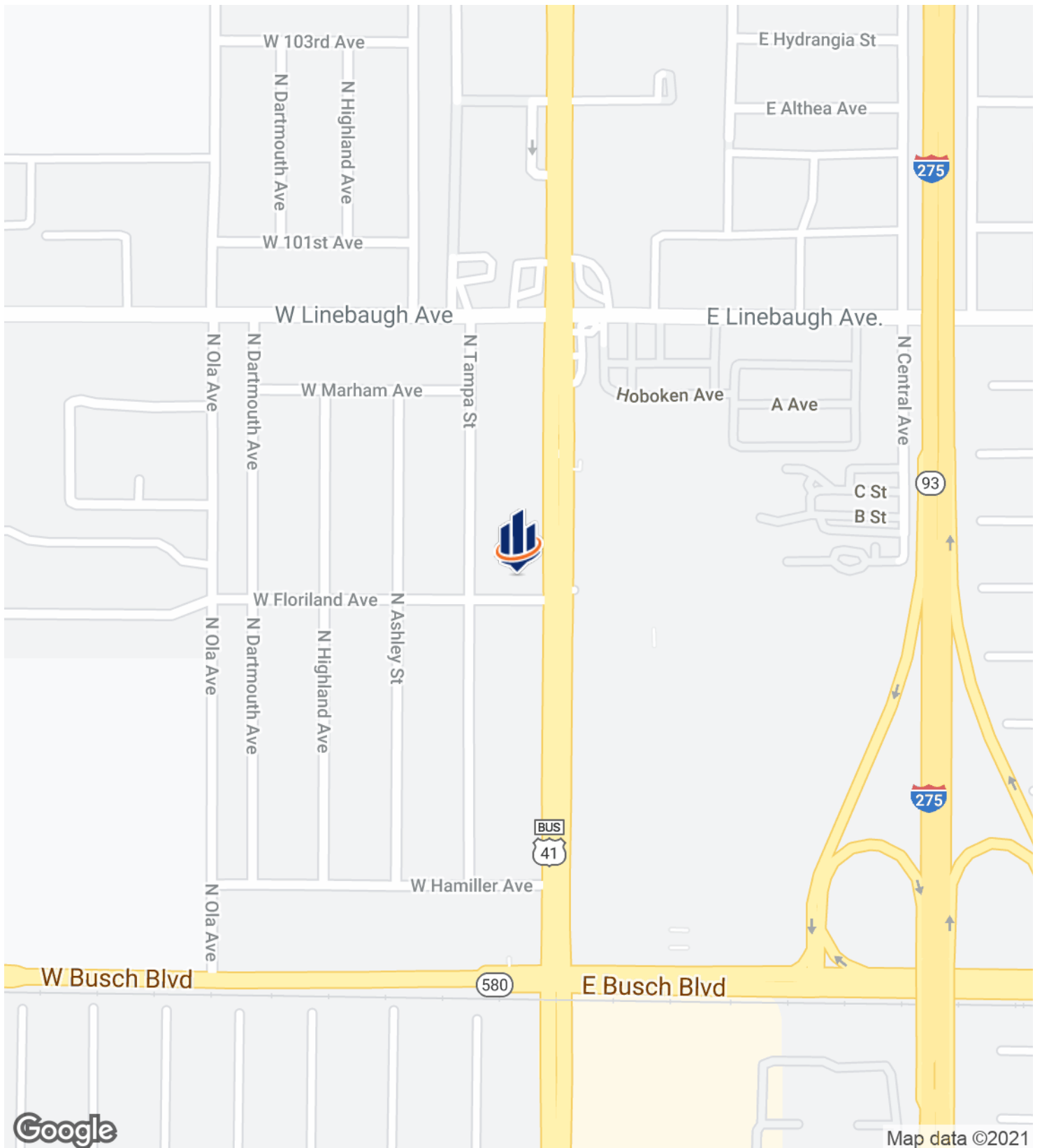


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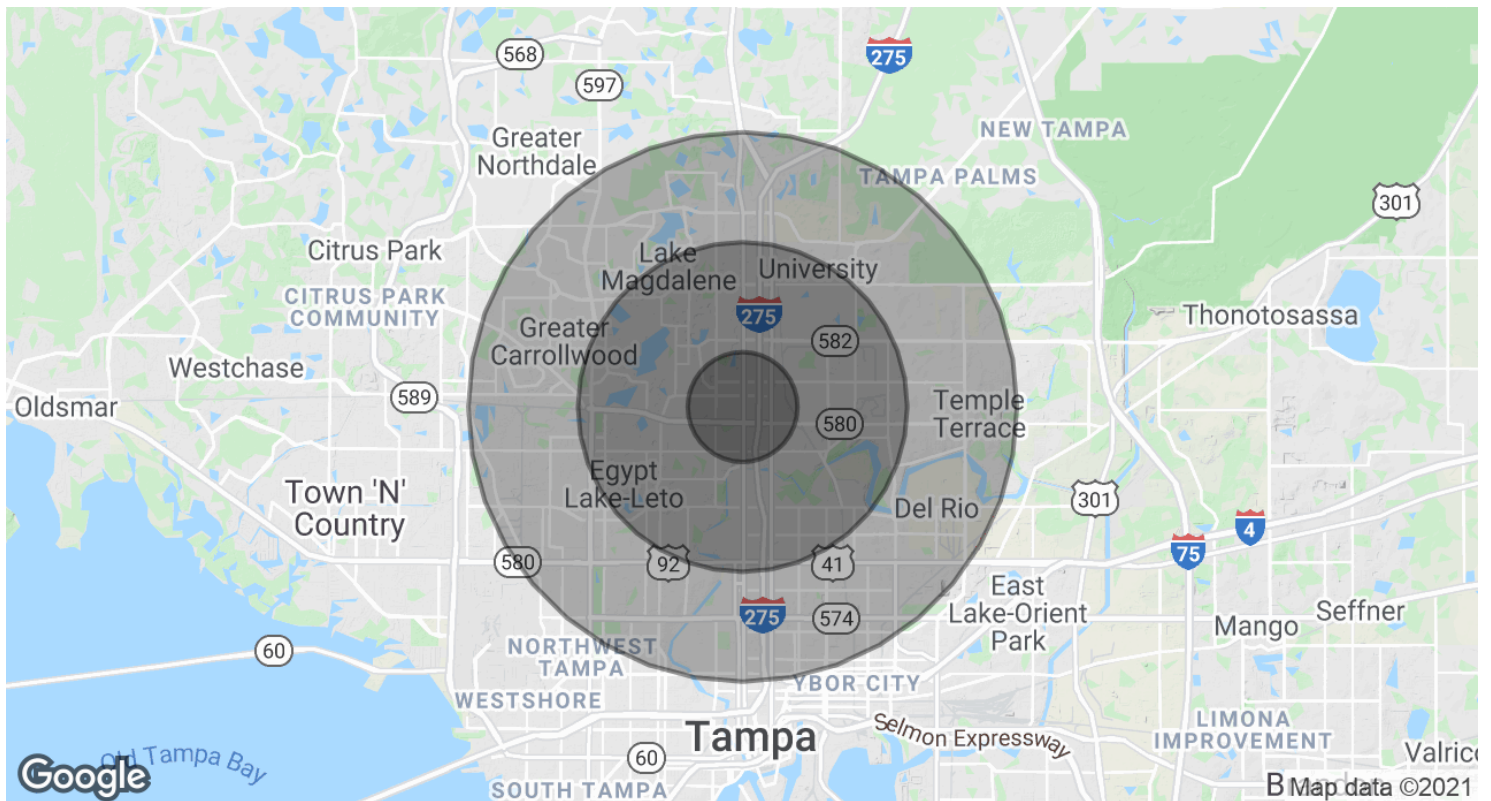


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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,785	132,081	324,332
AVERAGE AGE	36.5	34.8	34.7
AVERAGE AGE (MALE)	36.7	34.1	33.3
AVERAGE AGE (FEMALE)	36.4	35.7	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,091	50,816	127,287
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$43,814	\$46,769	\$48,509
AVERAGE HOUSE VALUE	\$121,873	\$205,020	\$198,076

* Demographic data derived from 2010 US Census

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