



Drew Park Office/Industrial - For Sale

TAMPA, FL



4210 N. GRADY AVENUE, TAMPA, FLORIDA 33614-6512

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

PRESENTED BY:

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TAMPA, FL

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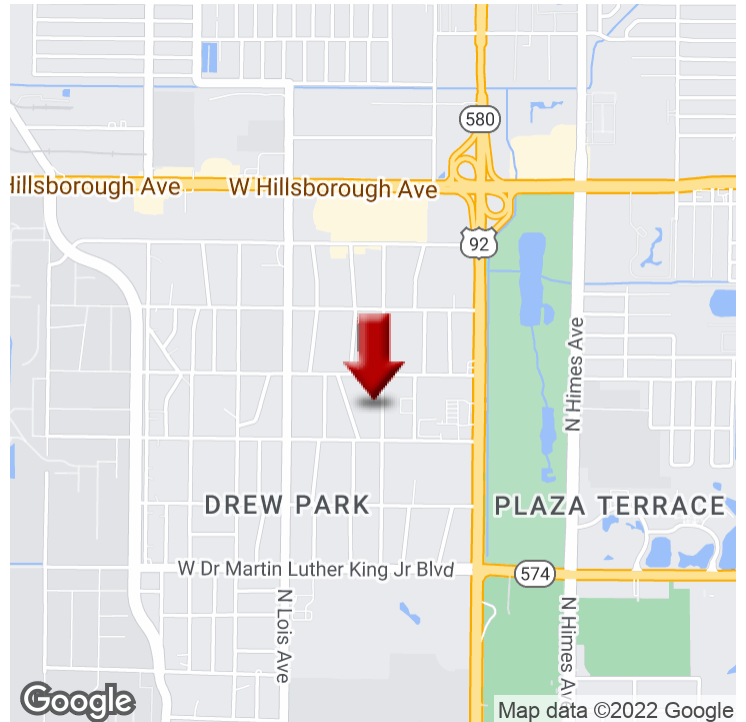
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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$848,500.00
NUMBER OF UNITS:	1
RENOVATED:	2019
LOT SIZE:	0.559 Acres
BUILDING SIZE:	4,280 SF
BUILT:	2009
ZONING:	IG
MARKET:	Tampa/St. Petersburg
SUBMARKET:	Westshore
TRAFFIC COUNT:	68,982
PRICE / SF:	\$198.00

PROPERTY OVERVIEW

Built in 2009, this recently remodeled building with fencing around the property, has 8 office spaces, a copy/file room, conference room, 2 eat-in kitchenettes, 2 restrooms and training room. The layout is 70% office and 30% warehouse/shop. There is a warehouse/shop in the back with an additional 3rd restroom and 2 garage height doors (8X10) for easy loading and unloading. There is also parking (25 spots) for cars, trucks, employees as well as customers. The construction of the building and the zoning allows for a variety of types of businesses. The 2 air conditioning units (4 ton and 5 ton) are recently replaced and an additional 2-1/2 ton AC installed for the training room. The building comes with a security system. This is a space worth a thorough look.

PROPERTY HIGHLIGHTS

- Conference room with the recording ability for teaching
- Upgraded 400-amp Electrical Service
- 2 Kitchenette with eat-in dining space
- 3 bathrooms for personnel and visitors
- Alarm security system
- Plenty of parking spaces for cars as well as trucks
- Garage doors in back for loading and unloading
- Fully fenced in for privacy and security

Property Details

SALE PRICE

\$848,500.00

LOCATION INFORMATION

Street Address	4710 N Grady Ave
City, State, Zip	Tampa, FL 33614
County/Township	Hillsborough/29
Market	Tampa/St. Petersburg
Submarket	Westshore
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Gross Building Size	4,280 SF
Gross Leasable Area	4,280 SF
Price / SF	\$198 / SF
Year Built	2009
Last Renovated	2020 and 2021
Building Class	B
Tenancy	Single
Number Of Floors	1
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Office/Industrial
Property Subtype	Flex
Zoning	IG
Lot Size	0.559 Acres
APN#	A-04-29-18-3IP-000016-00024.0
Submarket	Westshore
Lot Frontage	130 FT
Lot Depth	185 FT
Traffic Count	68,982 AADT
Traffic Count Street	N Dale Mabry Hwy
Waterfront	No

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	6.25
Number Of Spaces	25
Parking Description	There are parking (25 spots) for cars, trucks, employees as well as customers.

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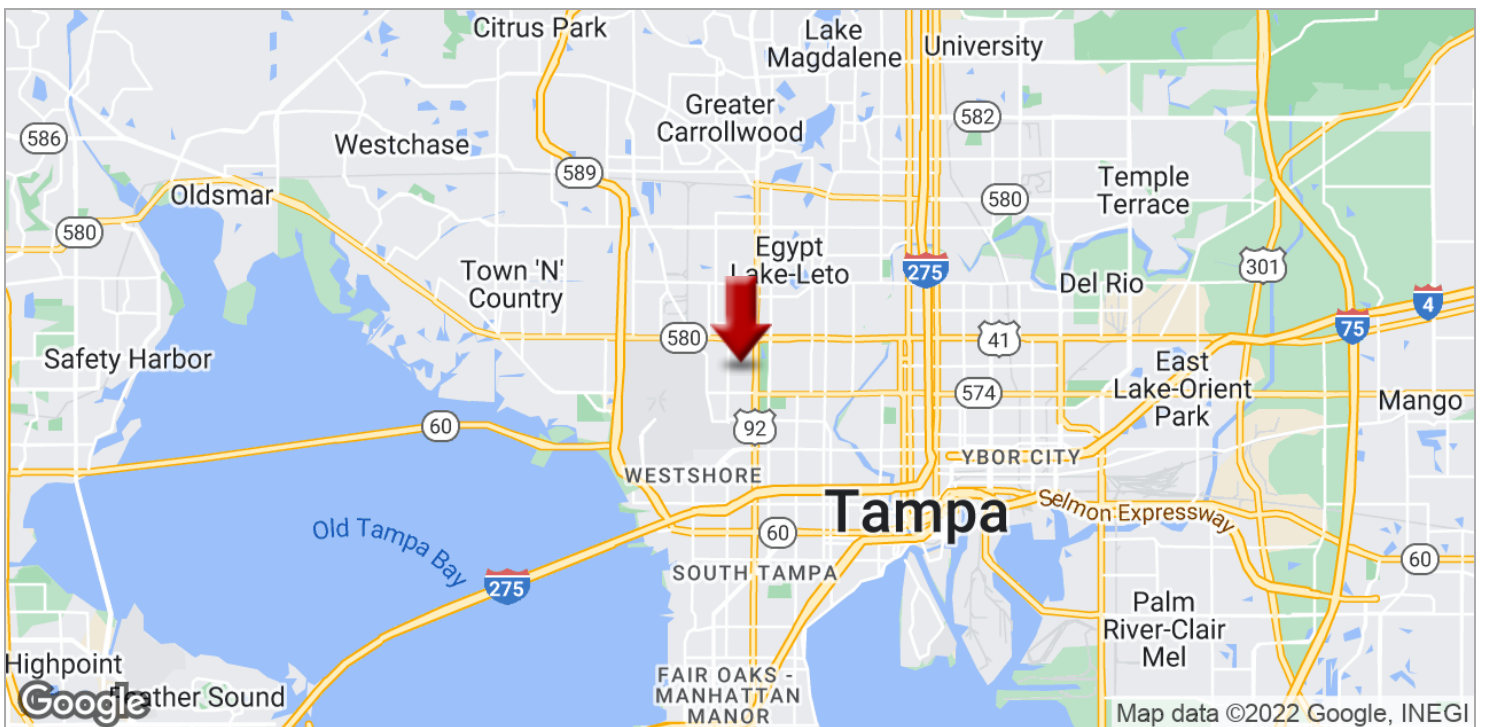
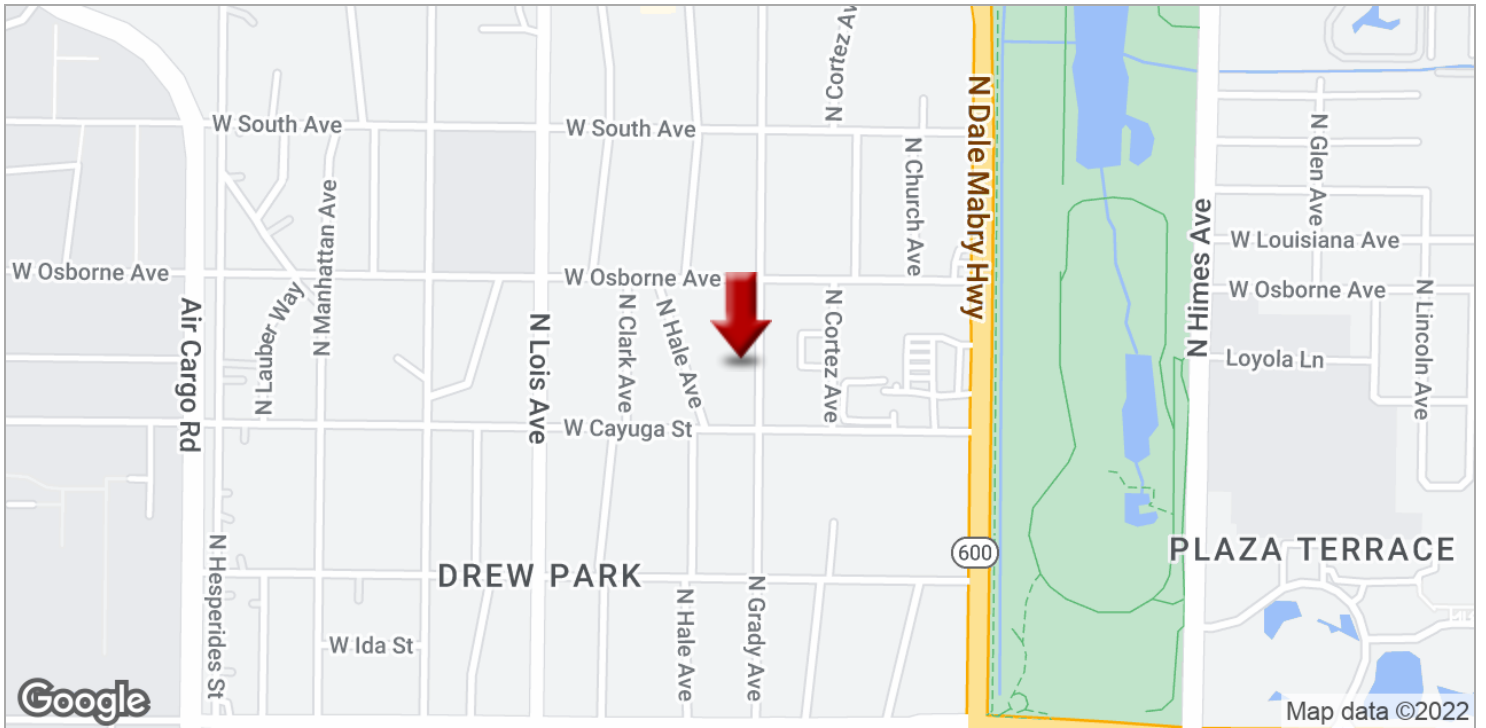
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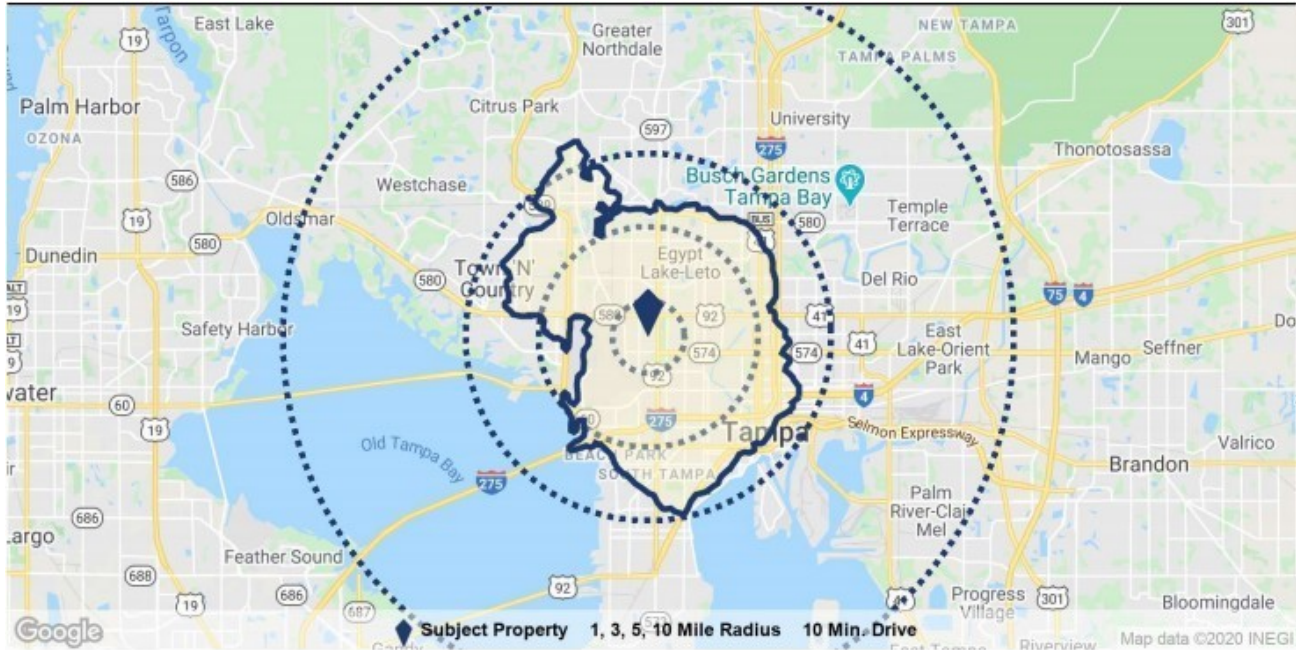
UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Number Of Elevators	0
Number Of Escalators	0
Central HVAC	Central
Broadband	Cable
Centrix Equipped	N/A
Leed Certified	N/A
Loading Description	There is a workshop in the back with an additional 3rd restroom and 2 garage height doors for easy loading and unloading.

Location Maps







Demographics

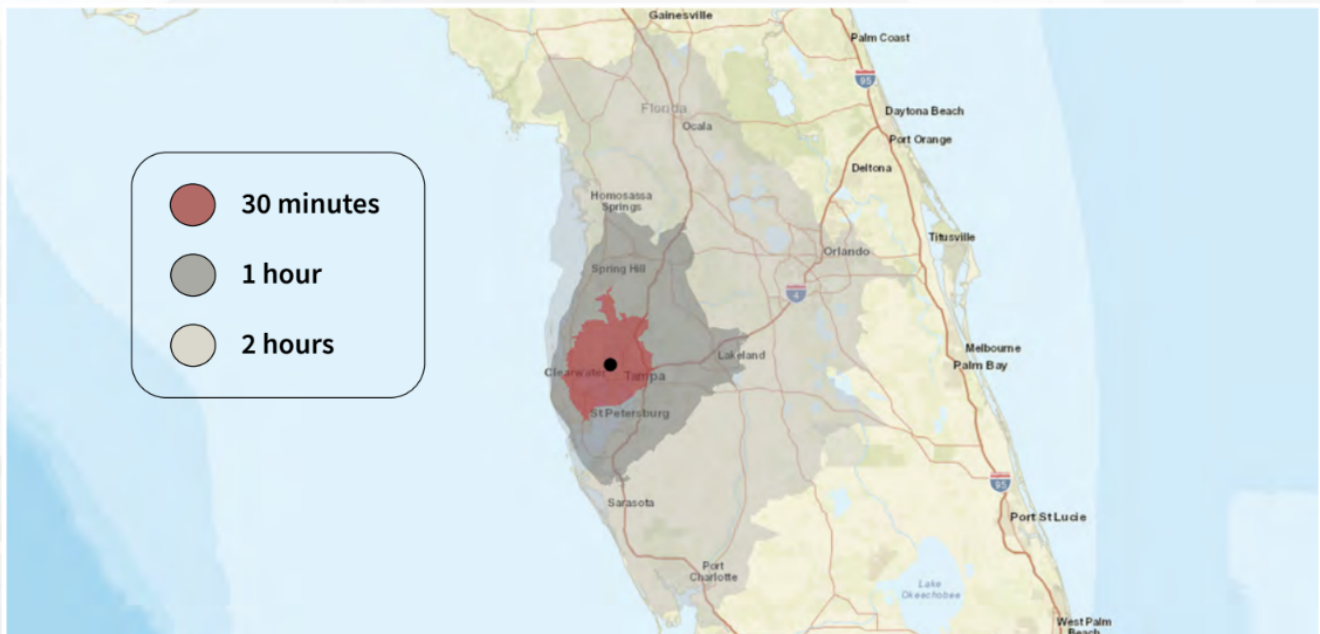


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,097	106,085	317,710	764,863	205,076
5 Yr Growth	6.8%	8.6%	8.7%	8.5%	6.8%
Median Age	35	38	38	37	38
5 Yr Forecast	37	39	39	39	40
White / Black / Hispanic	79% / 15% / 70%	76% / 18% / 58%	73% / 20% / 41%	71% / 22% / 33%	74% / 19% / 47%
5 Yr Forecast	79% / 15% / 72%	76% / 18% / 60%	73% / 20% / 43%	70% / 22% / 35%	74% / 19% / 49%
Employment	10,251	107,985	261,948	471,601	104,523
Buying Power	\$96.5M	\$1.8B	\$6.8B	\$16.2B	\$4.1B
5 Yr Growth	8.3%	10.9%	11.5%	11.2%	9.7%
College Graduates	10.2%	18.7%	27.7%	28.1%	35.8%
Household					
Households	2,832	41,618	129,694	307,719	83,261
5 Yr Growth	6.3%	8.4%	8.7%	8.4%	6.8%
Median Household Income	\$34,061	\$42,694	\$52,329	\$52,610	\$49,094
5 Yr Forecast	\$34,715	\$43,690	\$53,667	\$53,963	\$50,417
Average Household Income	\$44,917	\$58,048	\$77,798	\$78,607	\$71,554
5 Yr Forecast	\$46,325	\$59,707	\$79,620	\$80,414	\$73,365
% High Income (>\$75k)	10%	26%	35%	36%	33%
Housing					
Median Home Value	\$130,303	\$178,434	\$219,354	\$231,356	\$219,201
Median Year Built	1974	1971	1974	1980	1973
Owner / Renter Occupied	27% / 73%	51% / 49%	52% / 48%	53% / 47%	50% / 50%

Local Demographics

Key regional demographics

Average commute times	30 MINUTES	1 HOUR	2 HOURS
 Total population	1,460,825	3,710,755	8,035,198
 Workforce potential (+16 years)	753,078	1,766,295	3,725,548
 High school + education (pop. 25+ years)	940,168 / 90.4%	2,412,840 / 89.9%	5,224,093 / 89.6%
 Blue collar/ service workers	113,895 / 16.4%	302,722 / 18.6%	652,748 / 19.1%



Building Frontal



Lobby



Conference Room



Conference Room Inside



Receptionist Office



Receptionist Office



Training Room Addition



Recording Training Room Addition



Trainer Podium



Technology Room



Technology Server Room



Break Room



Kitchenette



Hallway Restroom



Garage & Workshop



Aerial Property View



Aerial North



Aerial East



Aerial South



Aerial West

