

4710 N. Grady Avenue

TAMPA, FL



OFFERING MEMORANDUM

KW COMMERCIAL | TAMPA BAY
5020 W. Linebaugh Avenue Suite #100
Tampa, FL 33624



COMMERCIAL REAL ESTATE DRIVEN
BY CULTURE AND PROFITABILITY

PRESENTED BY:

COACH COOK

Broker

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Property Summary

4710 NORTH GRADY AVENUE, TAMPA, FL 33614



Property Summary

Available SF:	4280
Building SF:	4,280
Land:	0.55 Acres
Lease Rate:	
Price:	\$848,500.00
Rentable SF:	4,280
Type:	Industrial

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.

Location Overview

Welcome to Drew Industrial Park in Tampa, Florida. The property is centrally located close to Dale Mabry Highway. Minutes from Tampa International Airport, all the major interstate highways (I-275, I-4 and I-75), Downtown Tampa, Shopping, Entertainment, Major League Championship Stadiums, Multiple Championship Sports Teams and the Florida beaches. This property offers many advantages for multiple types of businesses and is great for office as well as industrial and manufacturing.



Property Description

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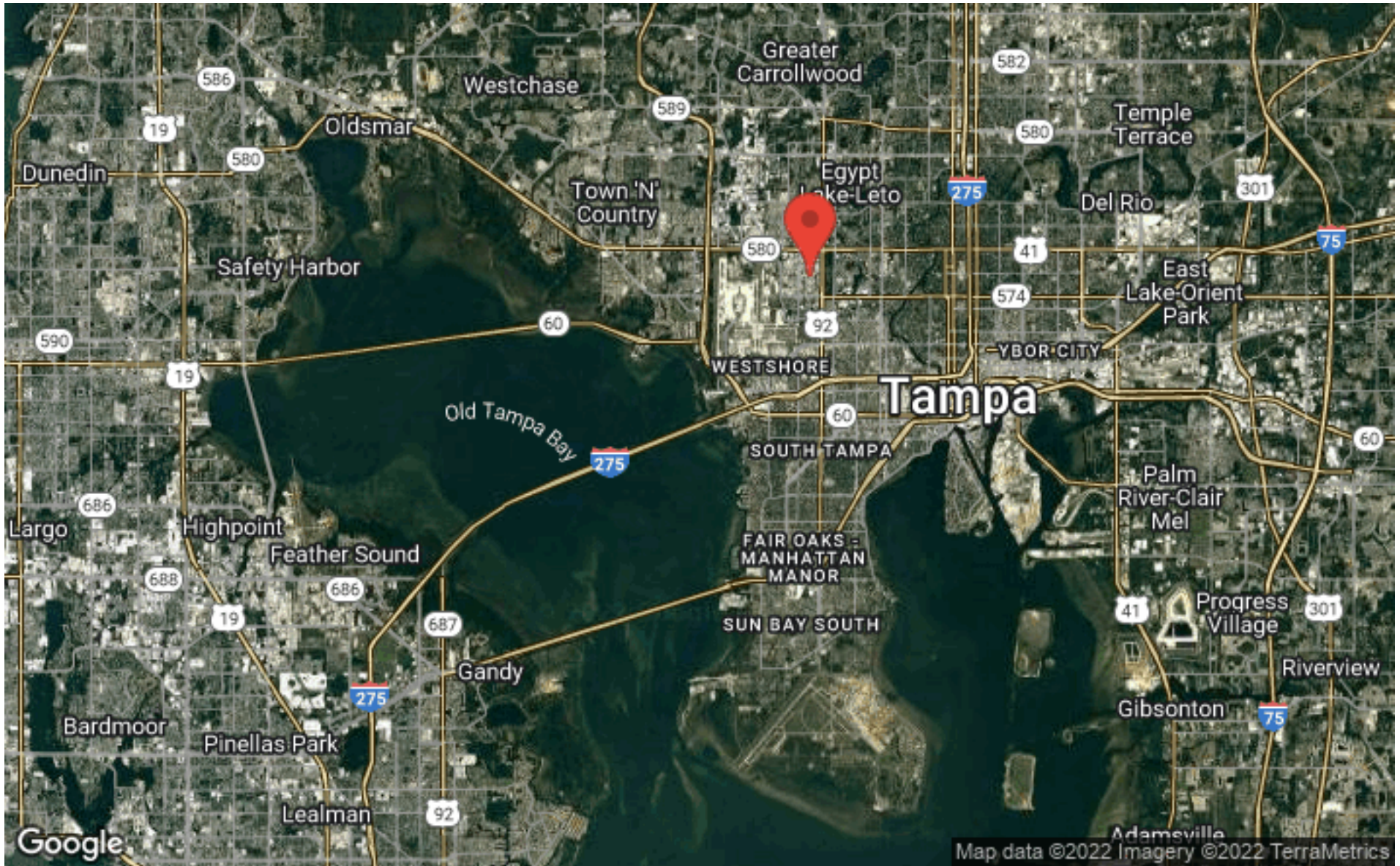
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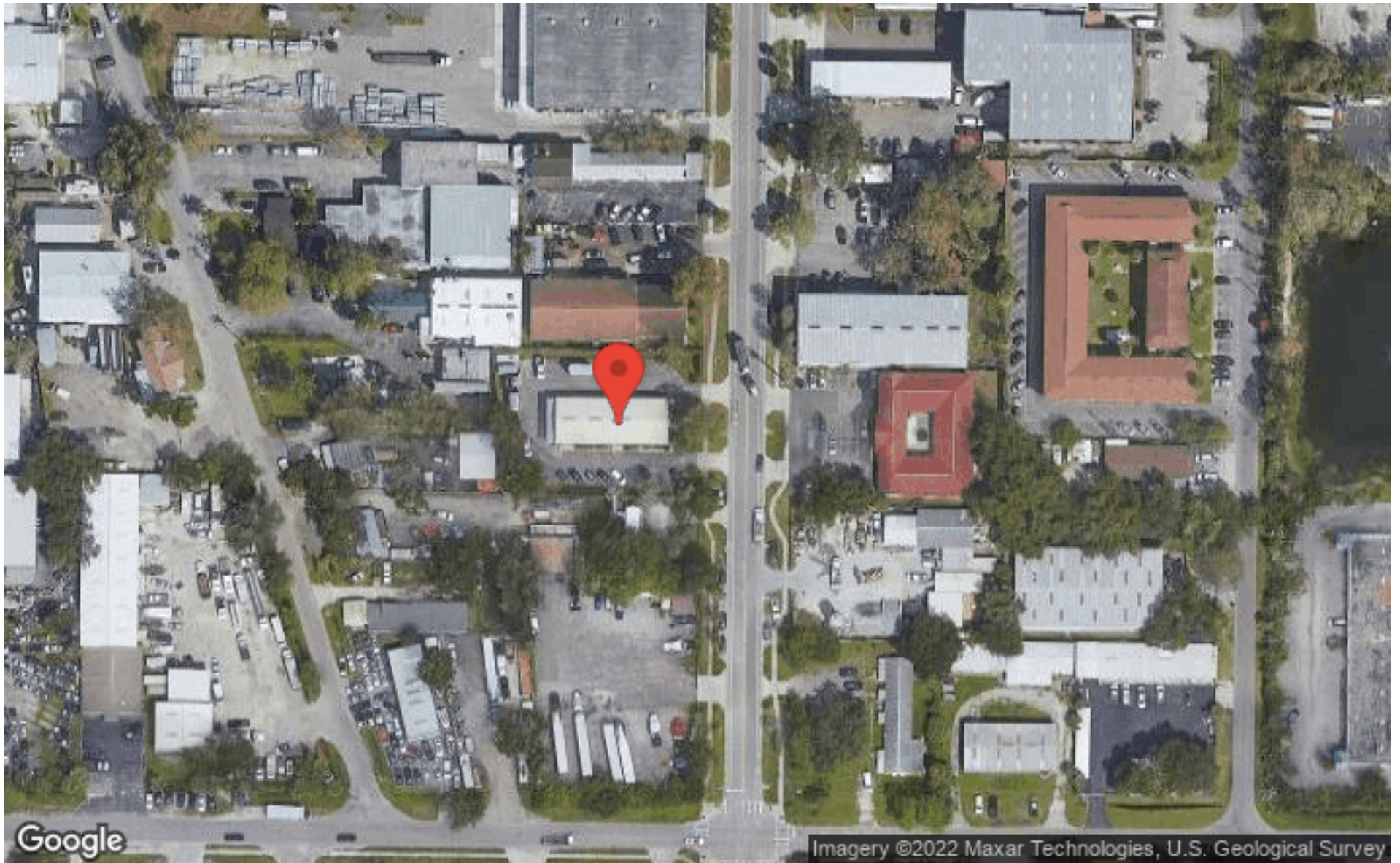
Regional Map

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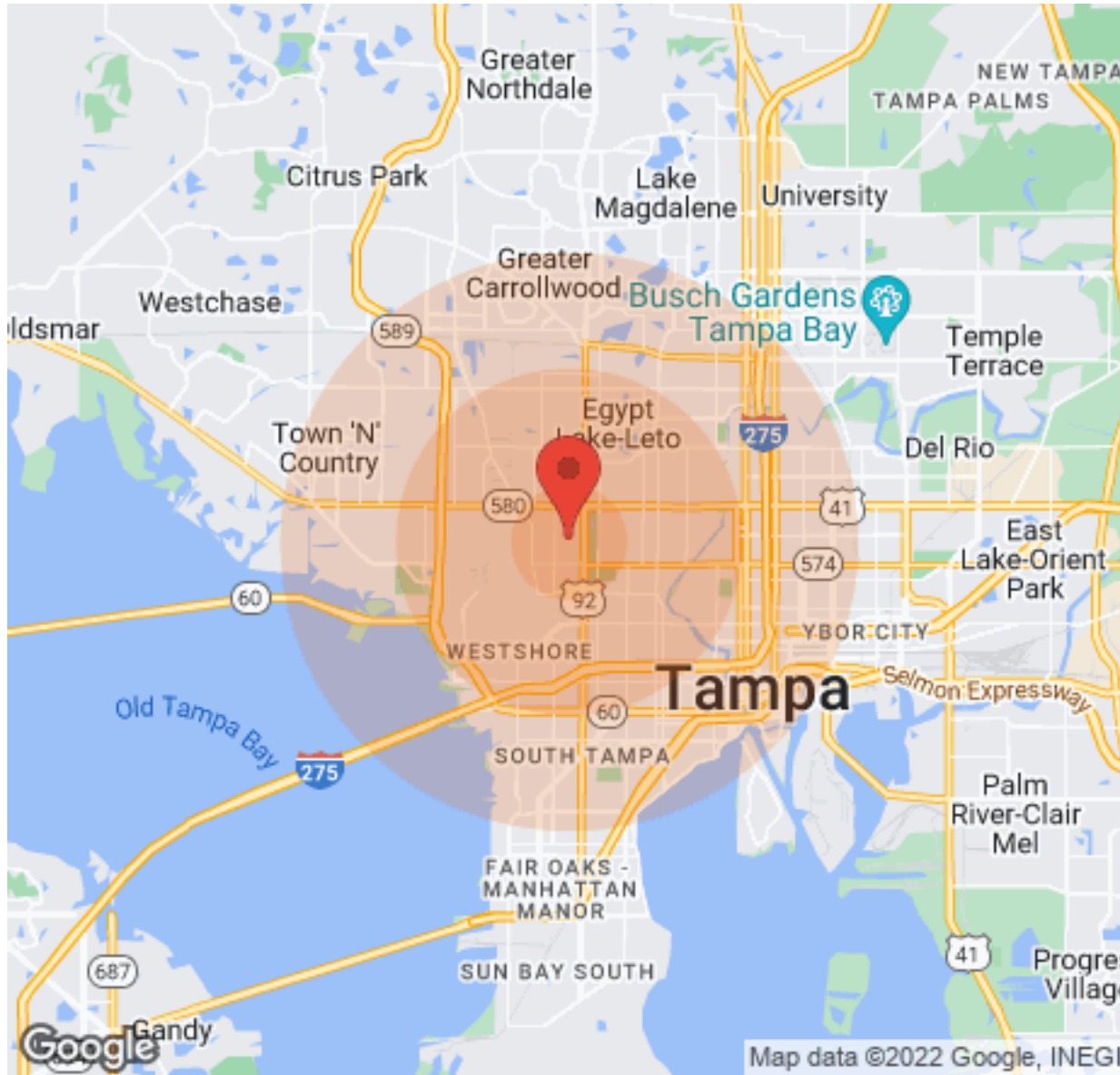
Aerial Map

4710 NORTH GRADY AVENUE, TAMPA, FL 33614



Demographics

4710 NORTH GRADY AVENUE, TAMPA, FL 33614



Population	1 Mile	3 Miles	5 Miles
Male	4,097	43,514	138,808
Female	4,102	45,998	146,661
Total Population	8,199	89,512	285,469

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,544	17,458	55,069
Ages 15-24	901	10,487	34,638
Ages 55-64	928	10,618	35,192
Ages 65+	1,111	15,052	45,026

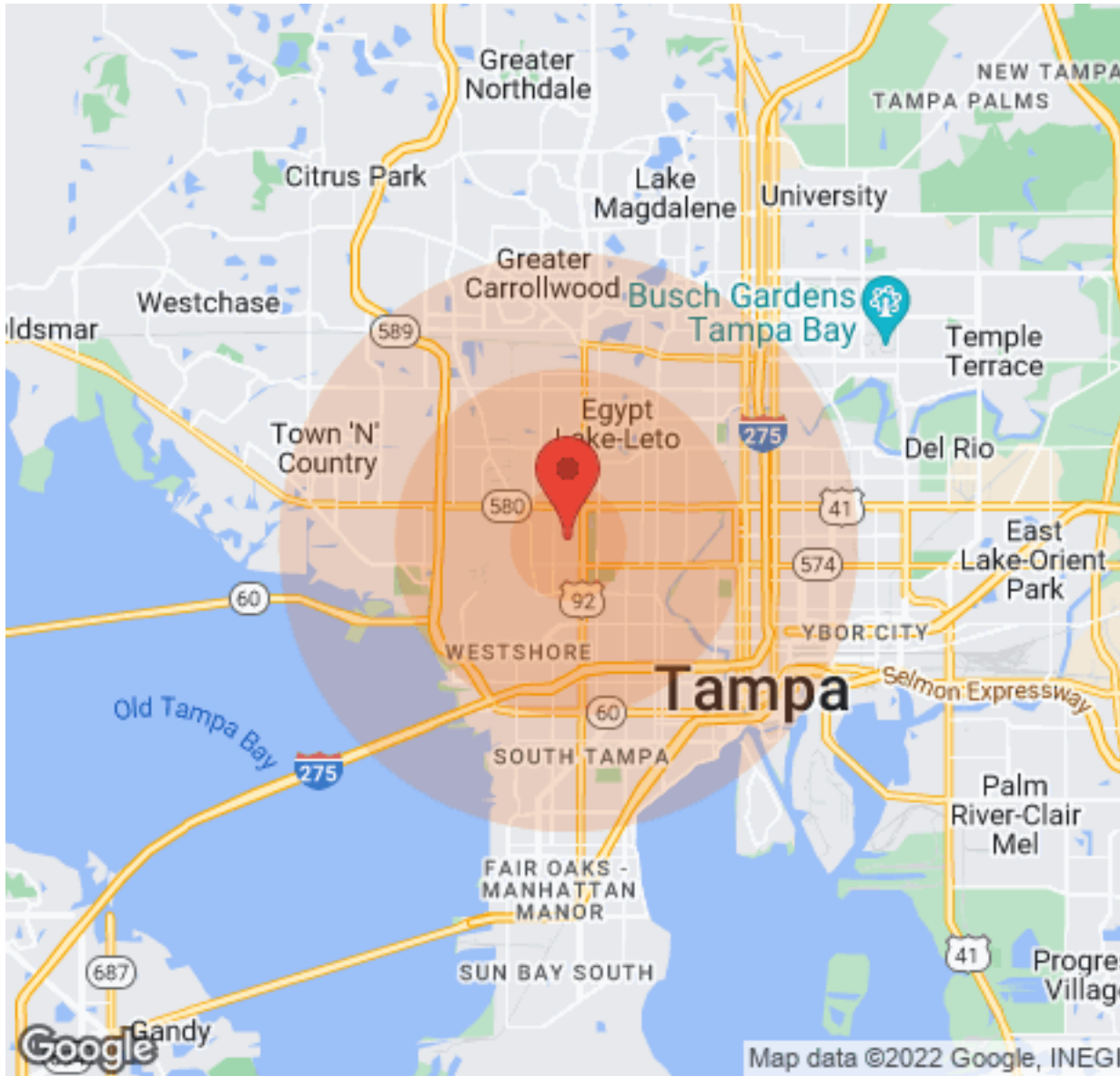
Race	1 Mile	3 Miles	5 Miles
White	5,778	68,549	207,947
Black	1,158	12,303	52,974
Am In/AK Nat	18	69	158
Hawaiian	N/A	4	16
Hispanic	5,698	53,207	110,561
Multi-Racial	2,190	15,126	38,548

Income	1 Mile	3 Miles	5 Miles
Median	\$30,755	\$37,334	\$43,667
< \$15,000	624	6,051	18,239
\$15,000-\$24,999	648	5,454	14,661
\$25,000-\$34,999	634	5,586	14,487
\$35,000-\$49,999	527	6,453	17,849
\$50,000-\$74,999	764	5,633	21,118
\$75,000-\$99,999	110	2,716	11,186
\$10,000-\$149,999	127	2,140	9,815
\$150,000-\$199,999	N/A	541	3,939
> \$200,000	23	433	4,558



Demographics

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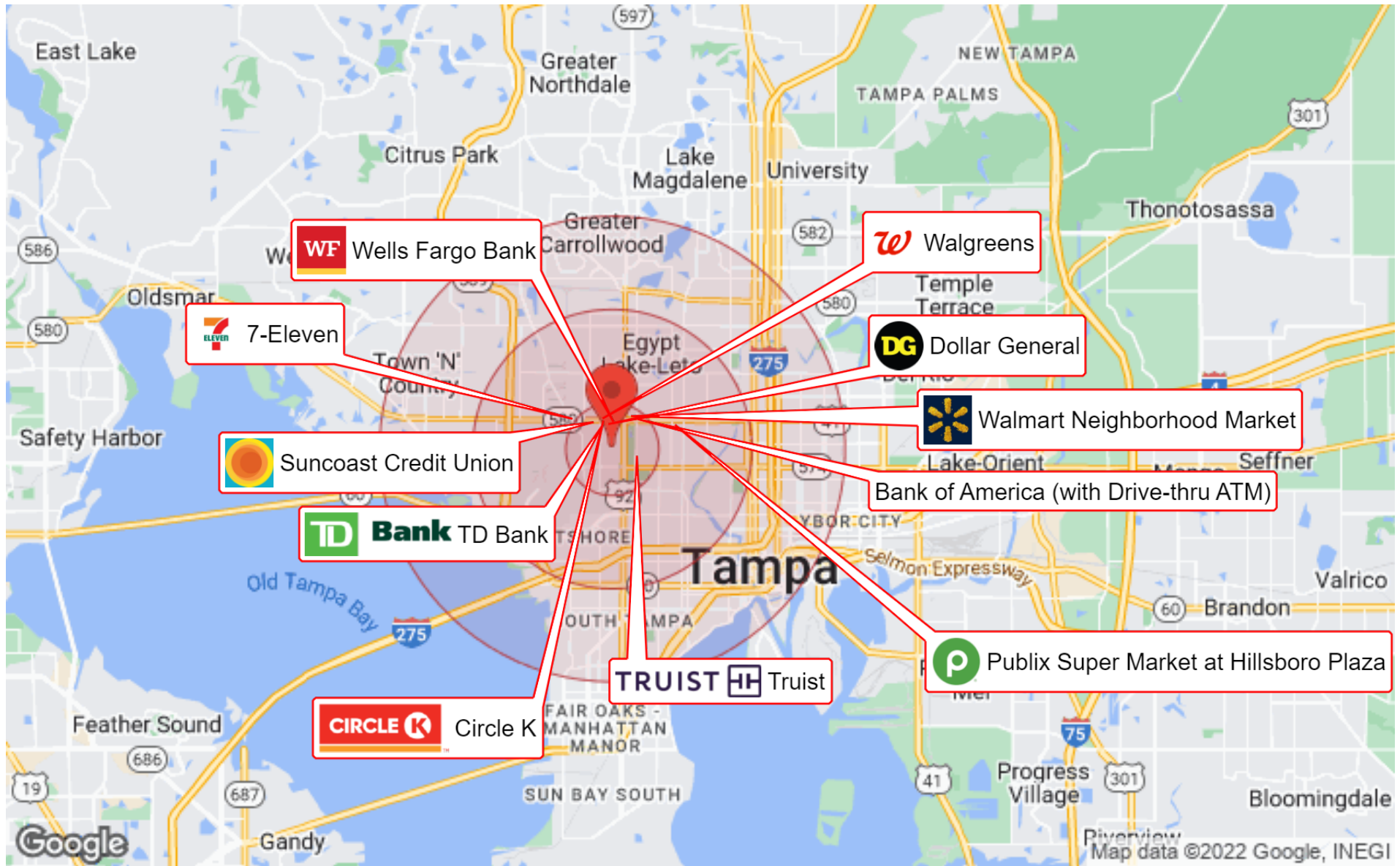


Housing	1 Mile	3 Miles	5 Miles
Total Units	3,841	40,687	137,365
Occupied	3,539	36,338	120,106
Owner Occupied	911	19,103	64,334
Renter Occupied	2,628	17,235	55,772
Vacant	302	4,349	17,259



Business Map

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Property Photos

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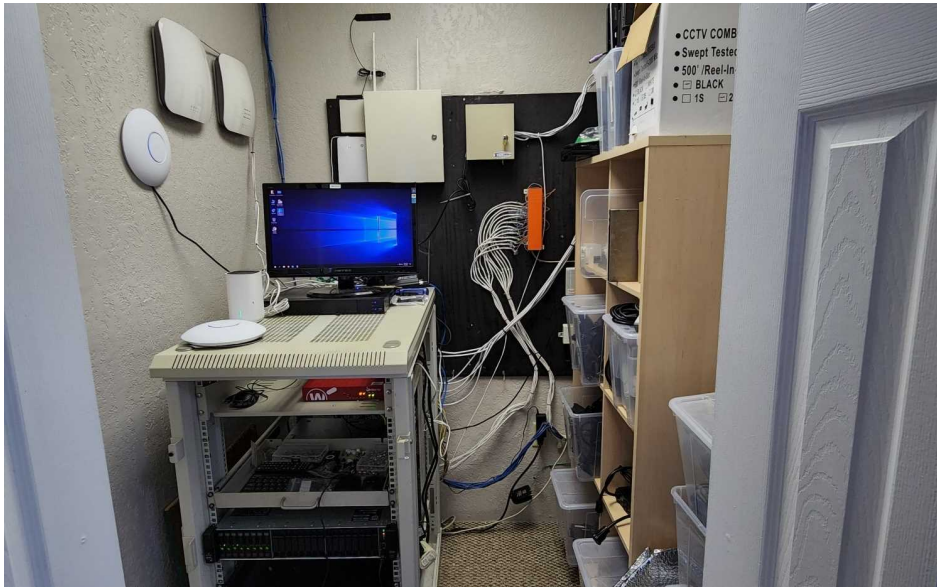
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