



Office Building For Sale

Sabal Park Office Building

3801 Sugar Palm Dr, Tampa, FL 33619

For More Information:

813-254-6756 | EXT 11

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

| | |
|-----------------------|---------------------------------------|
| Sale Price: | N/A |
| Price / SF: | - |
| Lot Size: | 65,082 SF |
| Year Built: | 1988 |
| Building Size: | 22,694 SF |
| Zoning: | M |
| Market: | Tampa-St Petersburg- Clearwater |

PROPERTY OVERVIEW

This two story, 22,694 sf office building is situated on a 1.5 acre Manufacturing (M) zoned lot in the Sabal Industrial Park in East Tampa. The building was formerly utilized as administrative offices by a large grocery chain and consists of approximately a 15,200 sf of ground floor office space with the balance of approximately 7500 sf +/- which served as executive offices and is accessible by two staircases and an ADA compliant elevator. The entry foyer and reception area features a large open vaulted ceiling with an abundance of natural light. Within the space, there are several restrooms, a break room, and multiple large training rooms and open floor spaces capable of accommodating cubicles, as well as many perimeter private windowed offices. The site has approximately 75 parking spaces, as well as two dock high loading doors should a new occupant desire to demo some office space for their warehousing needs.

Note: Full Architectural, Electrical, and Mechanical CAD plans available

LOCATION OVERVIEW

Located in the Sabal Industrial Park area of East Tampa south of I-4 and between US 301 and I-75, offering easy access to all surrounding areas.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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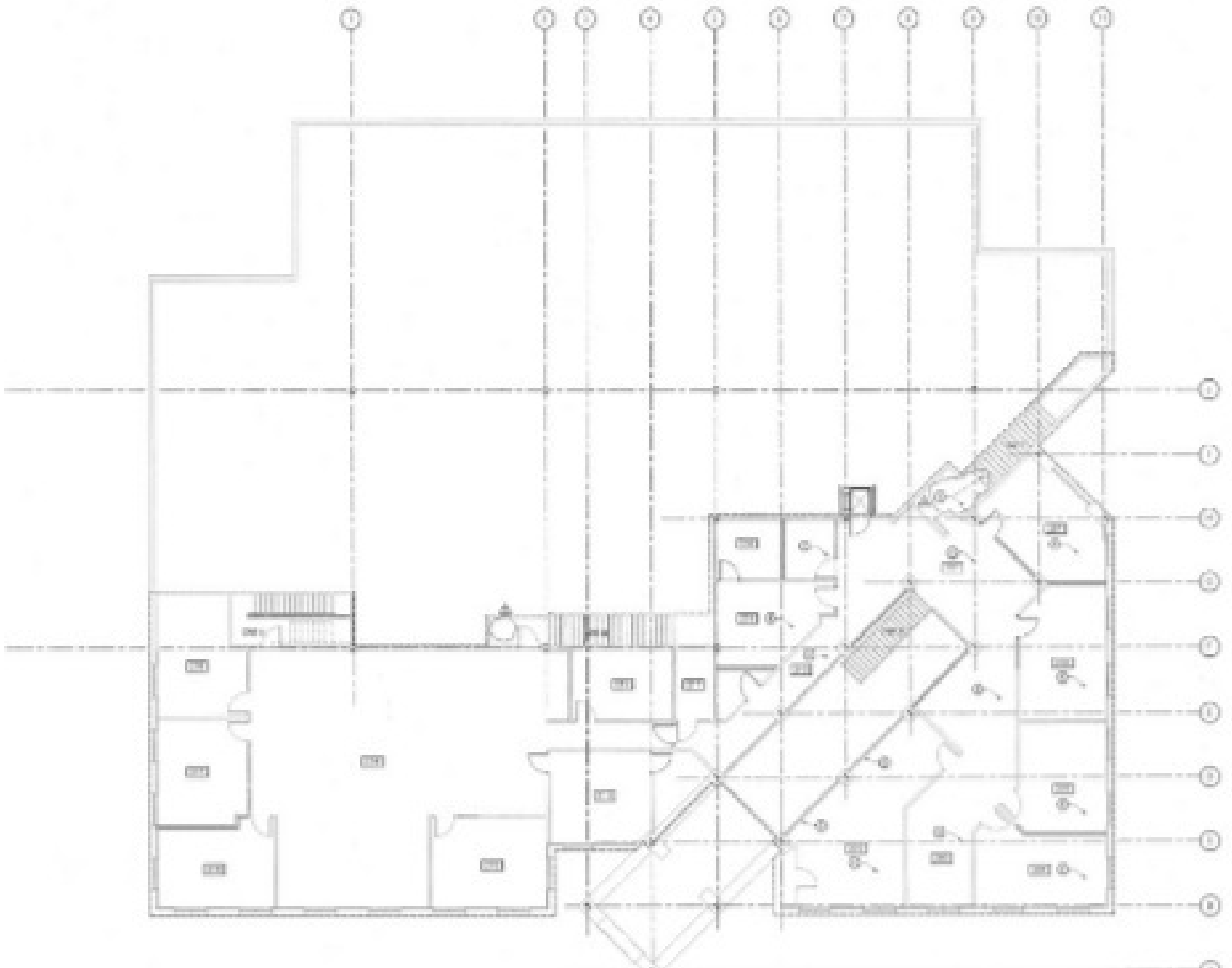




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Floor Plans

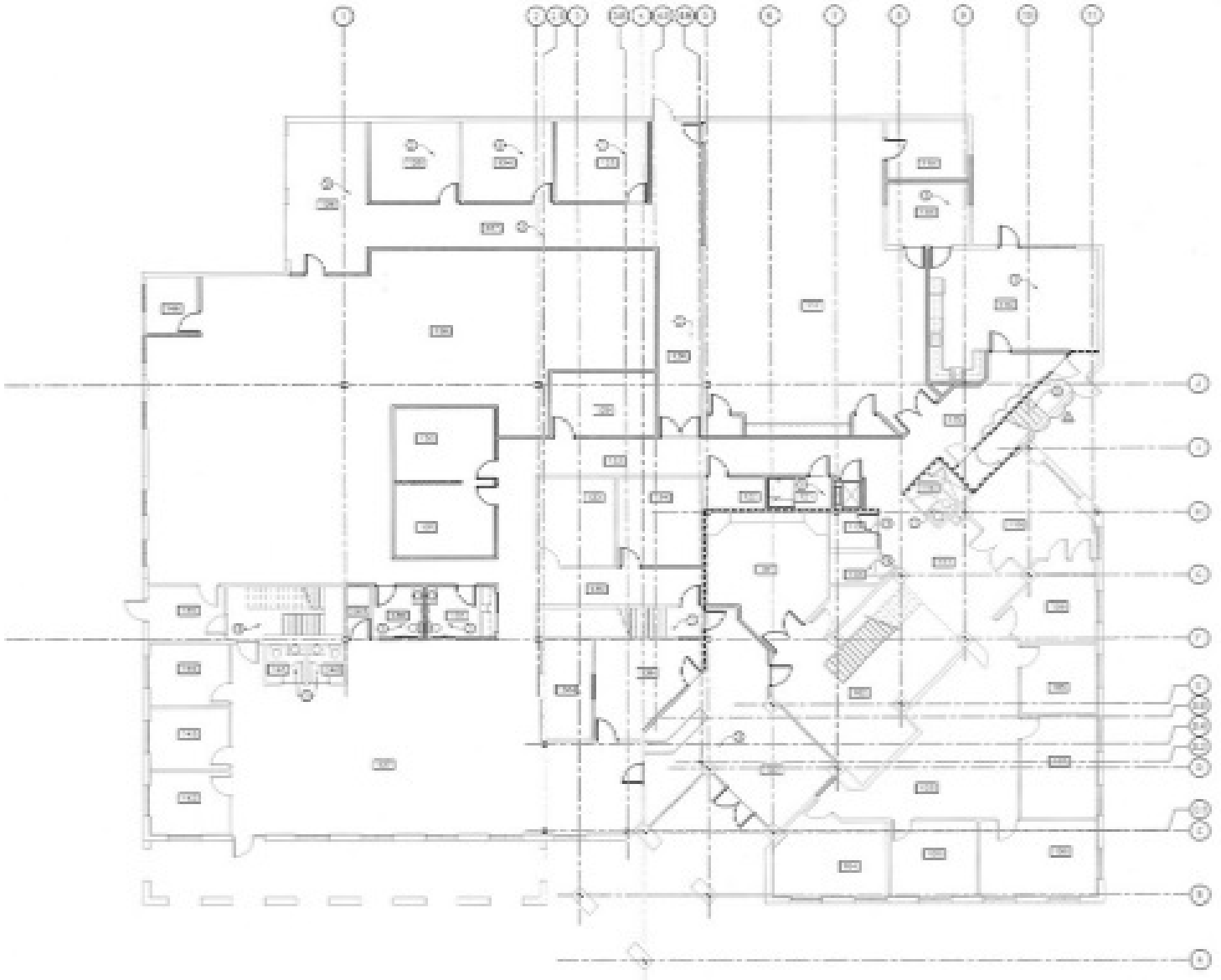




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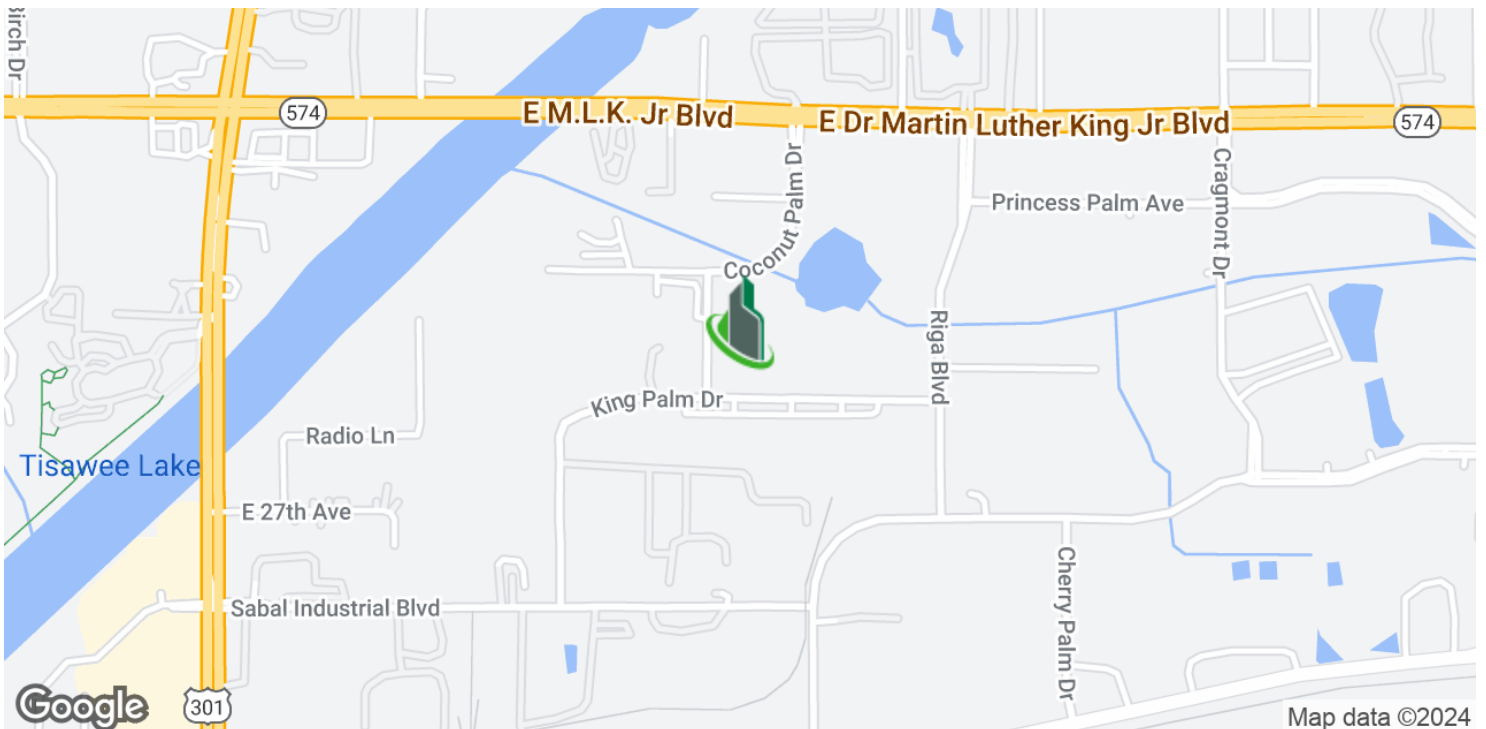
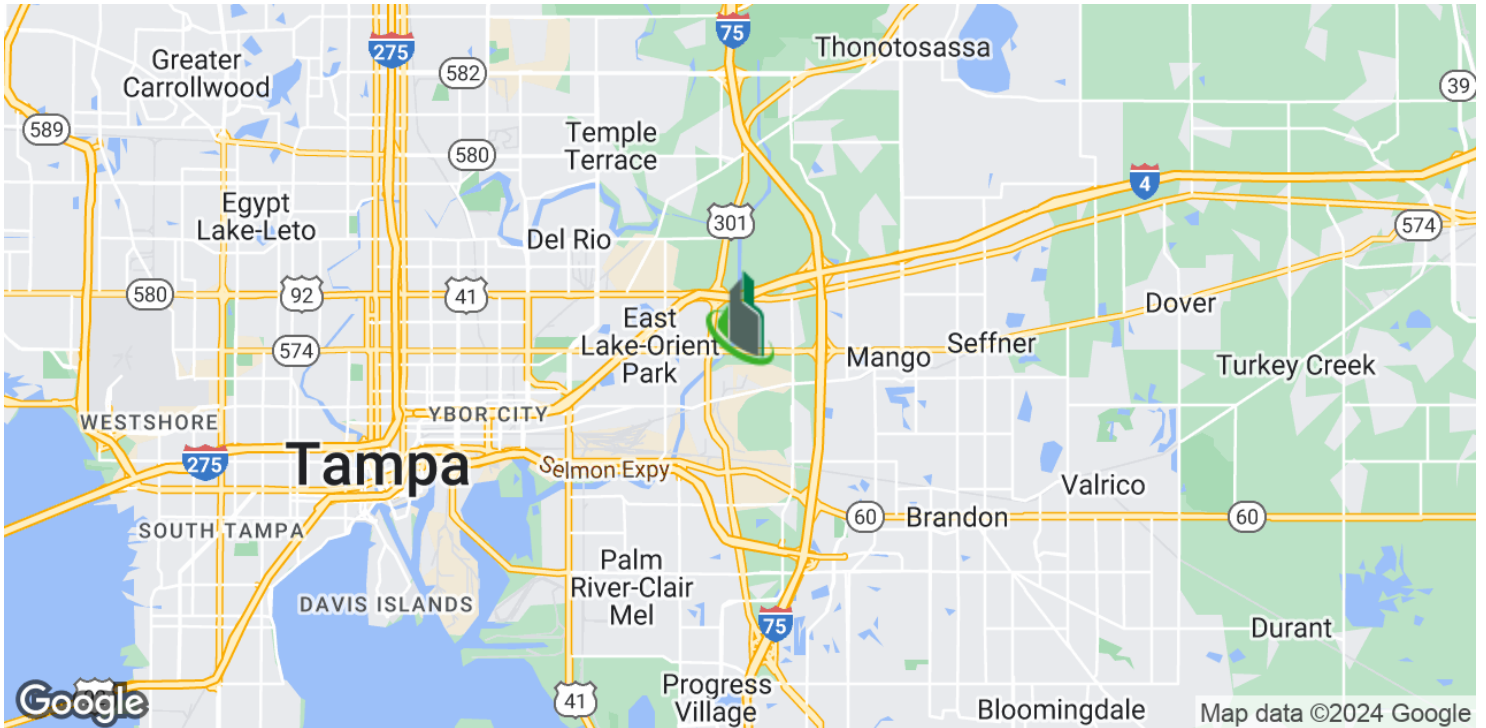
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Location Maps



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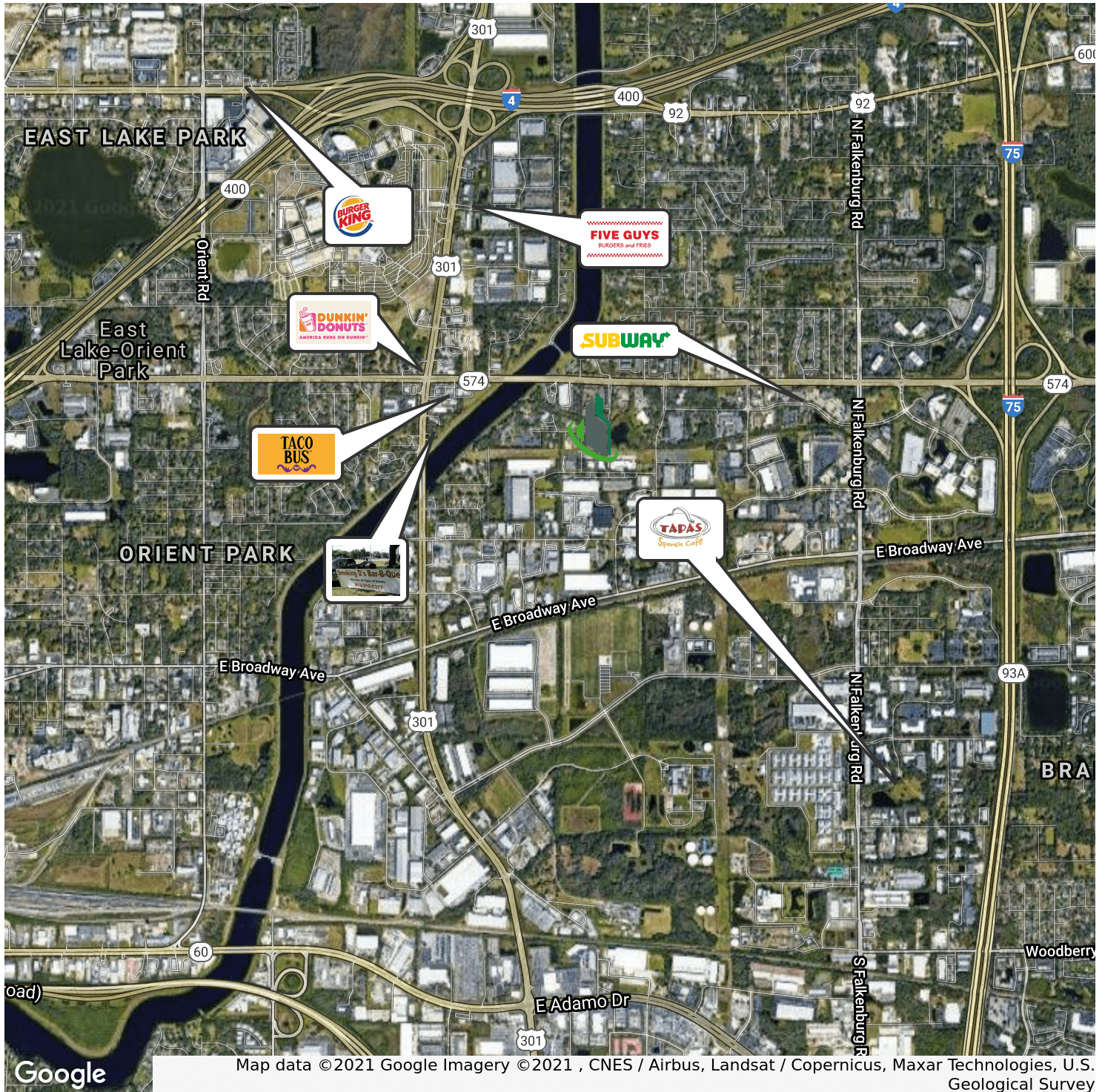




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Retailer Map



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Aerial Map



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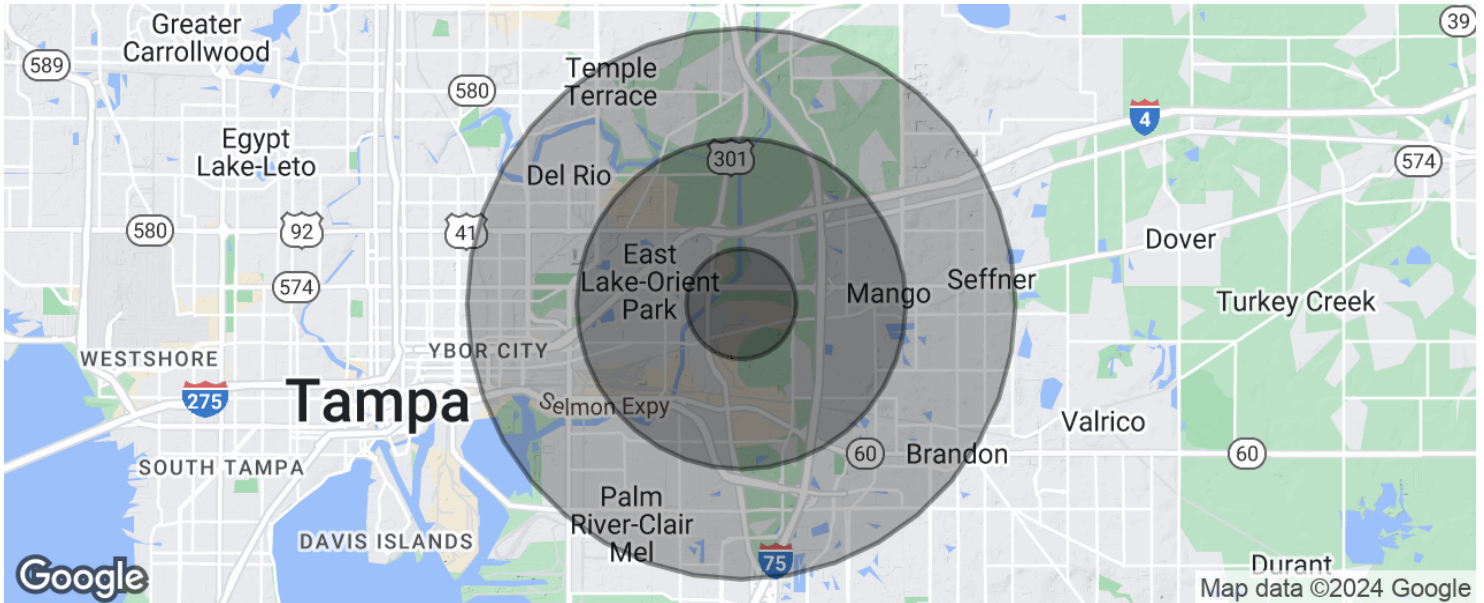




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Demographics Map & Report



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 3,675 | 37,514 | 150,959 |
| Median age | 31.3 | 32.8 | 33.4 |
| Median age (Male) | 30.6 | 31.6 | 32.1 |
| Median age (Female) | 32.1 | 34.0 | 34.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 1,446 | 13,385 | 56,464 |
| # of persons per HH | 2.5 | 2.8 | 2.7 |
| Average HH income | \$49,847 | \$48,479 | \$50,045 |
| Average house value | | \$182,984 | \$177,944 |

RACE

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 2,421 | 24,653 | 91,406 |
| Total Population - Black | 791 | 9,593 | 46,853 |
| Total Population - Asian | 278 | 985 | 3,135 |
| Total Population - Hawaiian | 0 | 0 | 36 |
| Total Population - American Indian | 36 | 208 | 720 |
| Total Population - Other | 54 | 1,015 | 4,662 |

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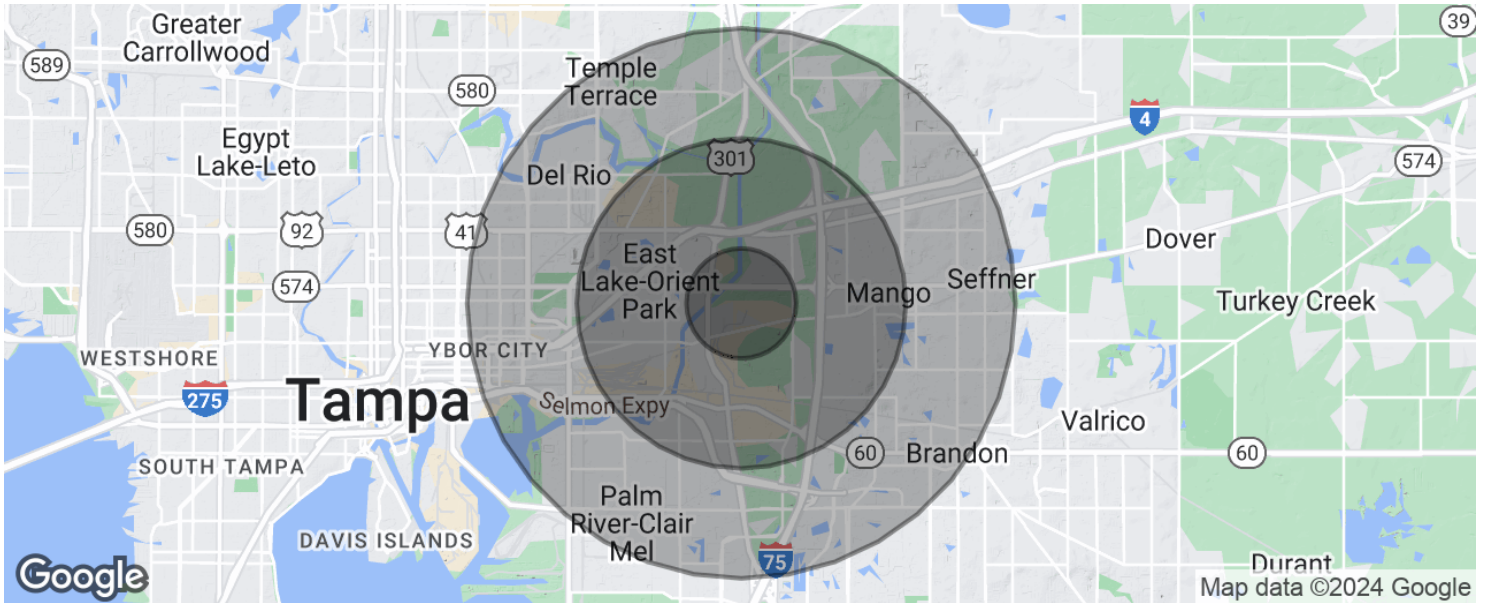
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** Demographic data derived from 2020 ACS - US Census*

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