



Land For Sale / Lease

Big Bend Professional Center

6924 Old Big Bend Rd, Gibsonton, FL 33534

For More Information:

813-254-6756 | EXT 16

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Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)







## Big Bend Professional Center

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### Executive Summary



### OFFERING SUMMARY

Available SF:	6,800 SF
Lease Rate:	Negotiable
Lot Size:	6,800 SF
Zoning:	PD - Planned Development
Market:	FL-Tampa/St. Petersburg
Submarket:	Southeast Hillsborough
Traffic Count:	41,871

### PROPERTY OVERVIEW

Build to suit office space available in Big Bend Professional Center located along busy Big Bend Road at the entrance to the Kings Lake subdivision. There are two office pad sites available that can accommodate spaces from 3,400 SF up to approximately 13,600 SF of medical or general office. A new retail strip center is currently underway on the outparcel along Big Bend Road which will add an improved consumer draw to an already thriving medical office park. This is the perfect opportunity to design and build your perfect office space in the growing SouthShore Market. Pricing shall be based upon detailed specifications. TI package negotiable

SouthShore is rapidly growing with thousands of new homes on the horizon and this site sits just west of I-75 in close proximity to East Bay High School and the rapidly growing St. Joseph's Hospital South Medical Market.

### LOCATION OVERVIEW

Located at the signalized intersection of Big Bend Road and Kings Lake Drive in Gibsonton across from the proposed SouthShore Commons.

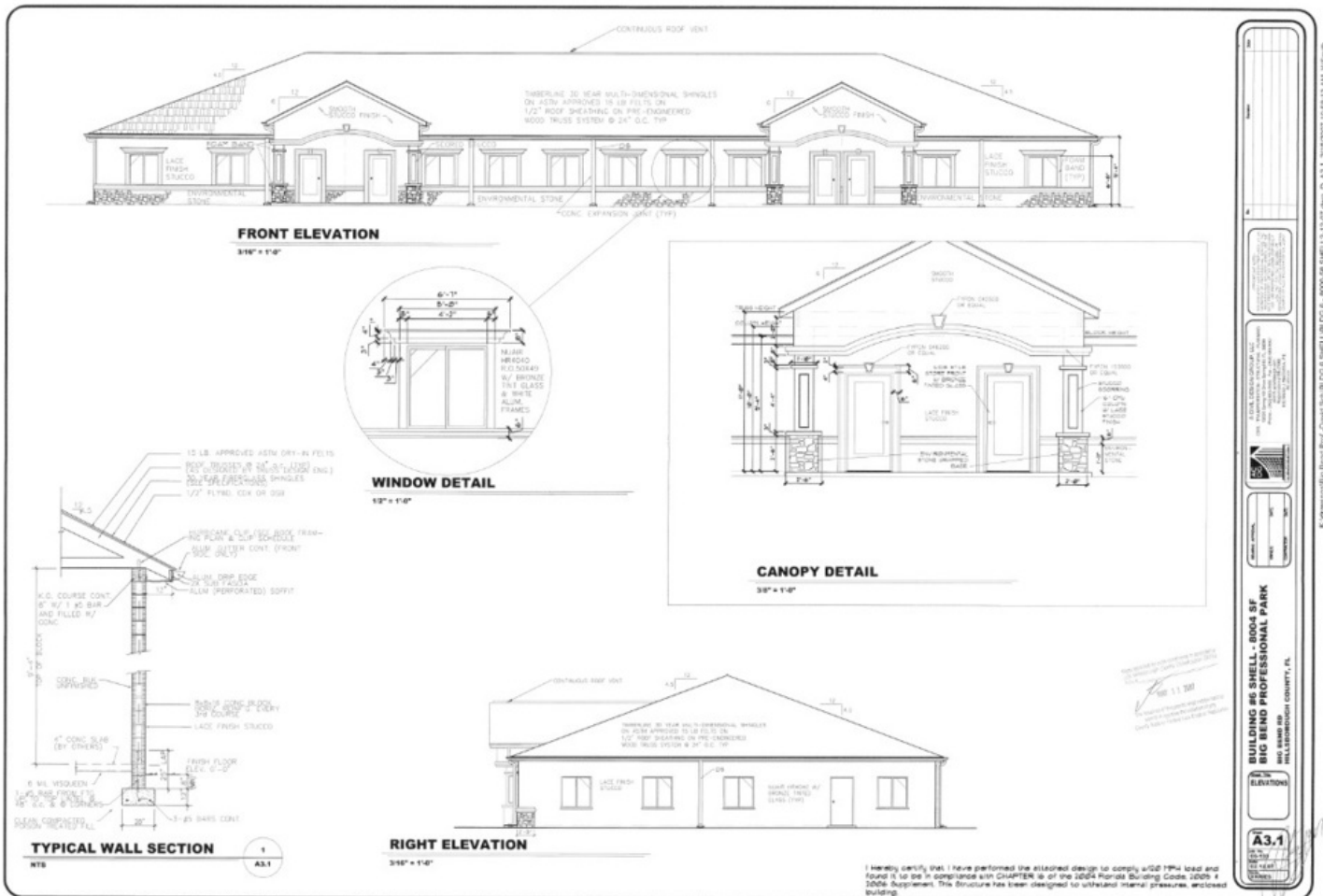




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### Elevation



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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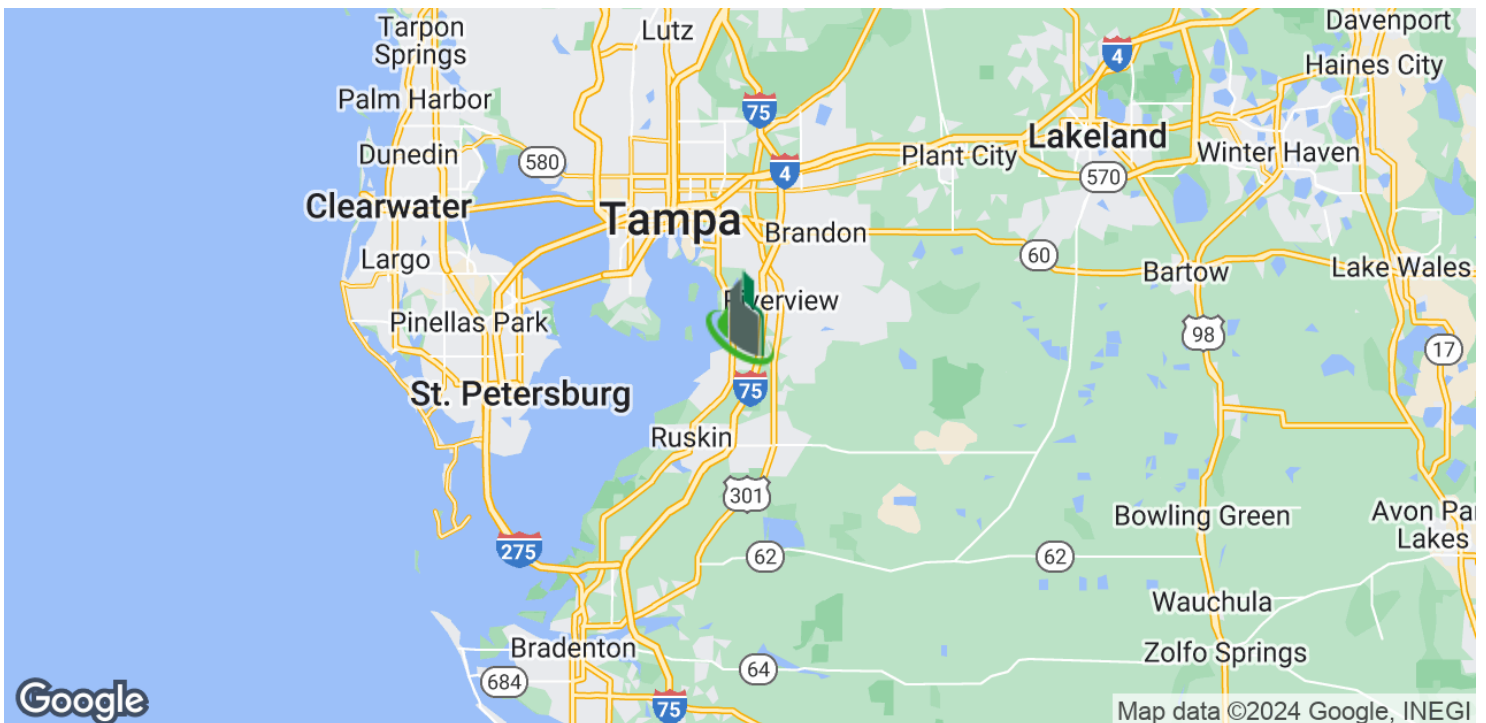
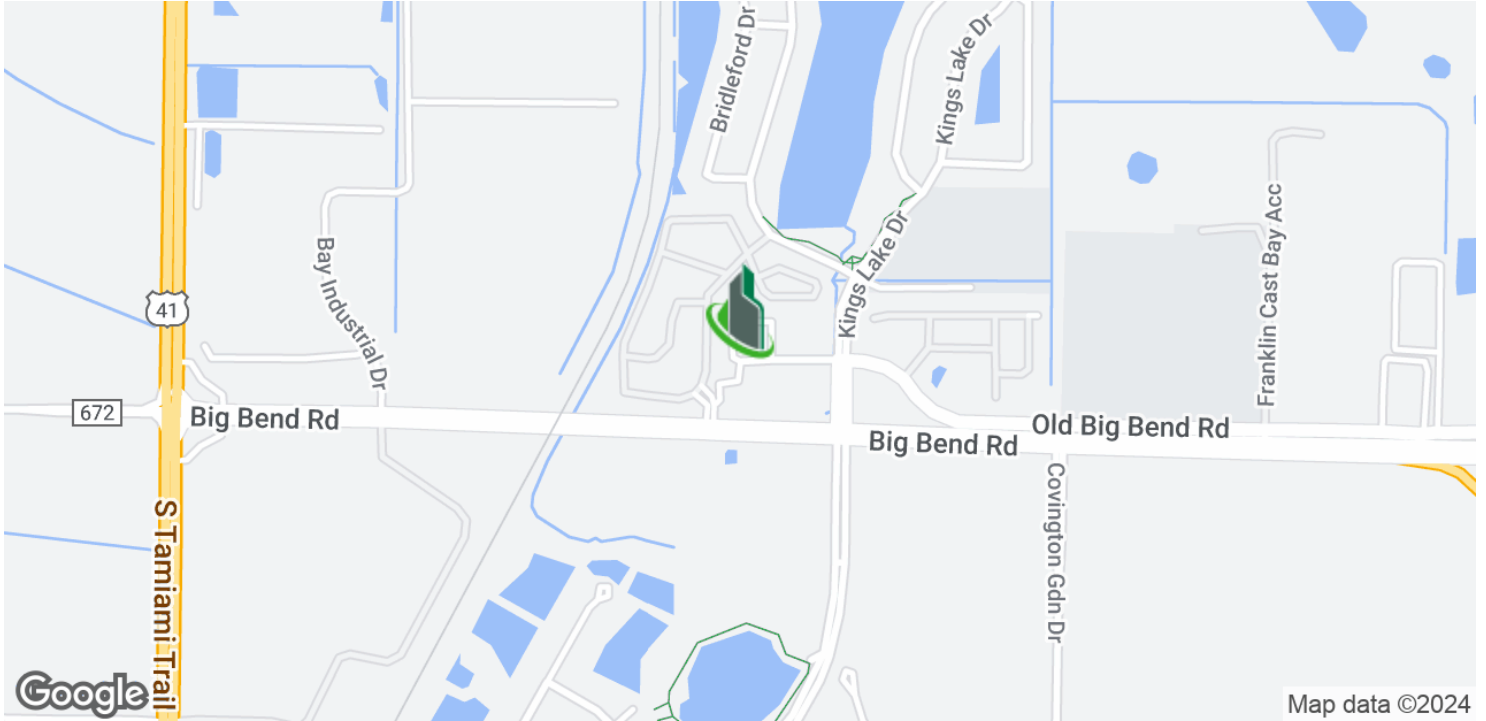




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Location Maps



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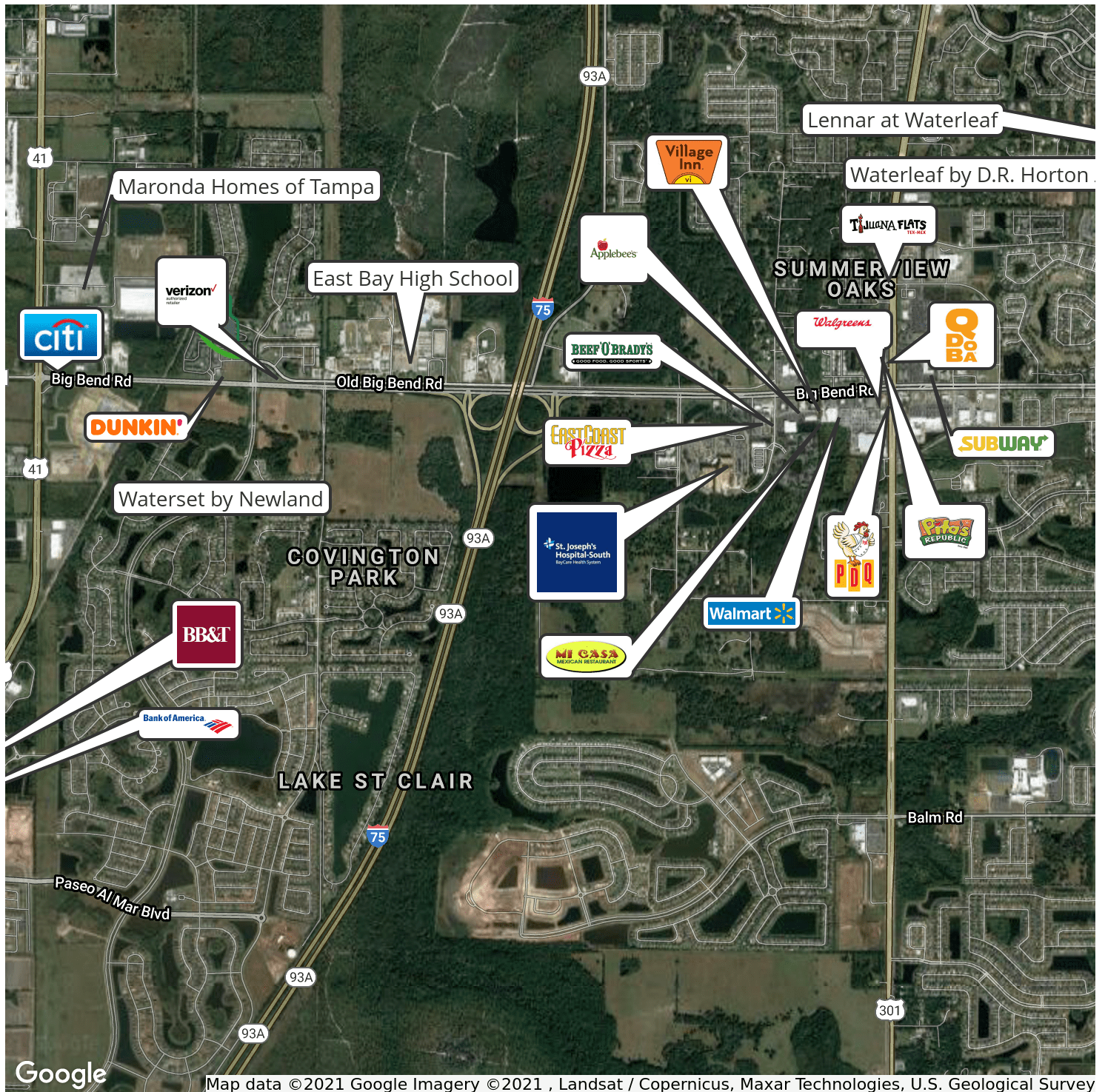




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### Retailer Map



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Aerial Map



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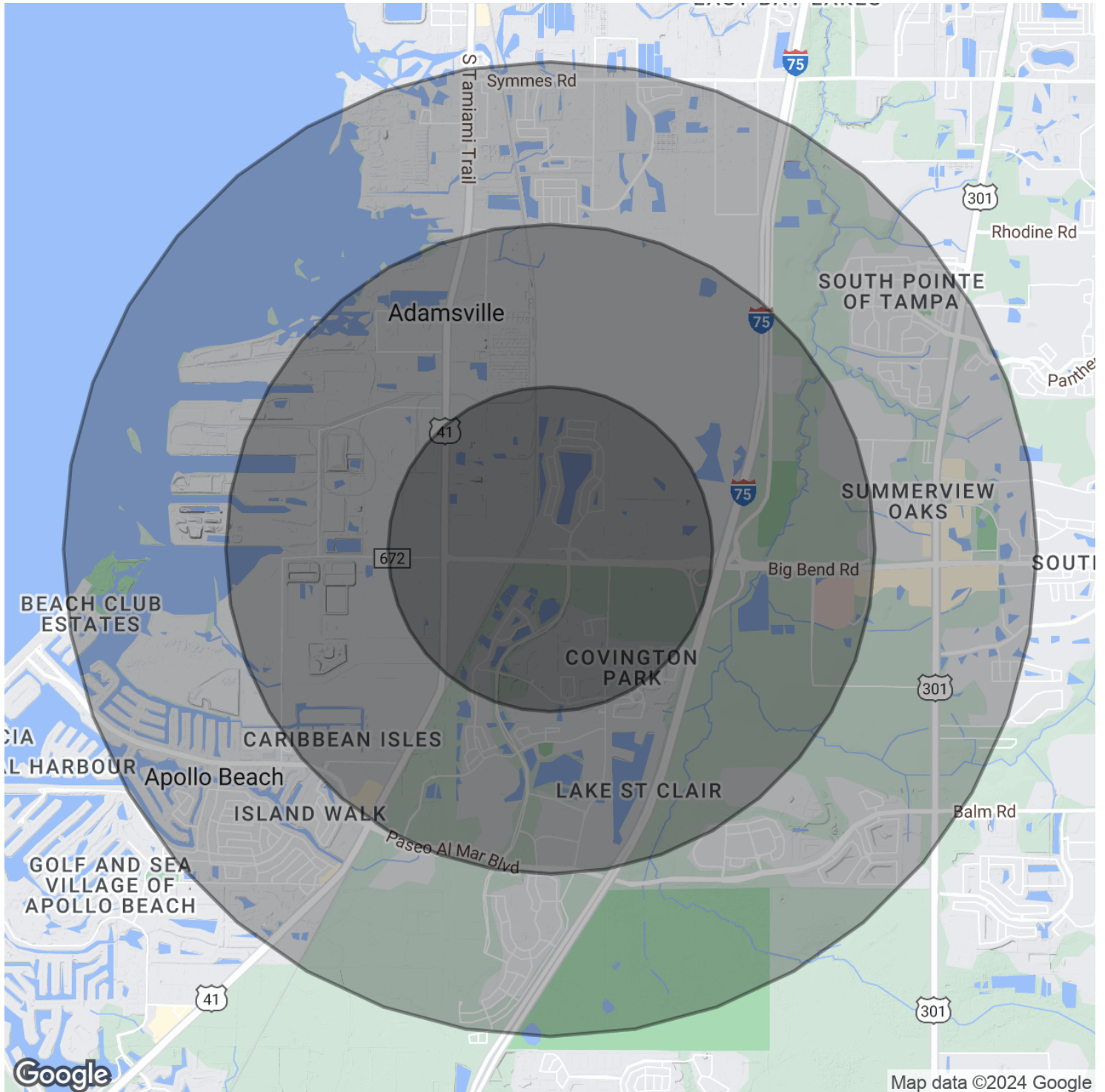




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Demographics Map & Report







## Big Bend Professional Center

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### Demographics Map & Report

#### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,551	10,002	21,773
Average age	31.1	31.8	32.9
Average age (Male)	30.5	30.8	32.2
Average age (Female)	32.8	34.1	34.8

#### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	890	3,528	7,784
# of persons per HH	2.9	2.8	2.8
Average HH income	\$62,058	\$61,929	\$68,366
Average house value	\$231,622	\$252,167	\$345,101

#### ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	25.0%	24.7%	23.1%

#### RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	1,888	7,688	17,028
% White	74.0%	76.9%	78.2%
Total Population - Black	387	1,344	2,829
% Black	15.2%	13.4%	13.0%
Total Population - Asian	66	230	502
% Asian	2.6%	2.3%	2.3%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	1	4	7
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	160	580	1,071
% Other	6.3%	5.8%	4.9%

#### TRAFFIC COUNTS

Old Big Bend Road & I-75	41,871/day
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*\* Demographic data derived from 2020 ACS - US Census*

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