



Office Building For Sale

South Tampa Freestanding Retail Office Building
609 S Armenia Ave, Tampa, FL 33609

For More Information:

813-254-6756 | EXT 50

Scott Shimberg | scott@baystreetcommercial.com

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





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Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	Negotiable
Lot Size:	16,384 SF
Year Built:	1950
Building Size:	1,046 SF
Zoning:	CI - Commercial Intensive
Market:	Tampa-St. Petersburg- Clearwater
Submarket:	South Tampa
Traffic Count:	12,856

PROPERTY OVERVIEW

LOCATION OVERVIEW

Located in the heart of South Tampa / Hyde Park area on Armenia, just north of Swann Avenue.

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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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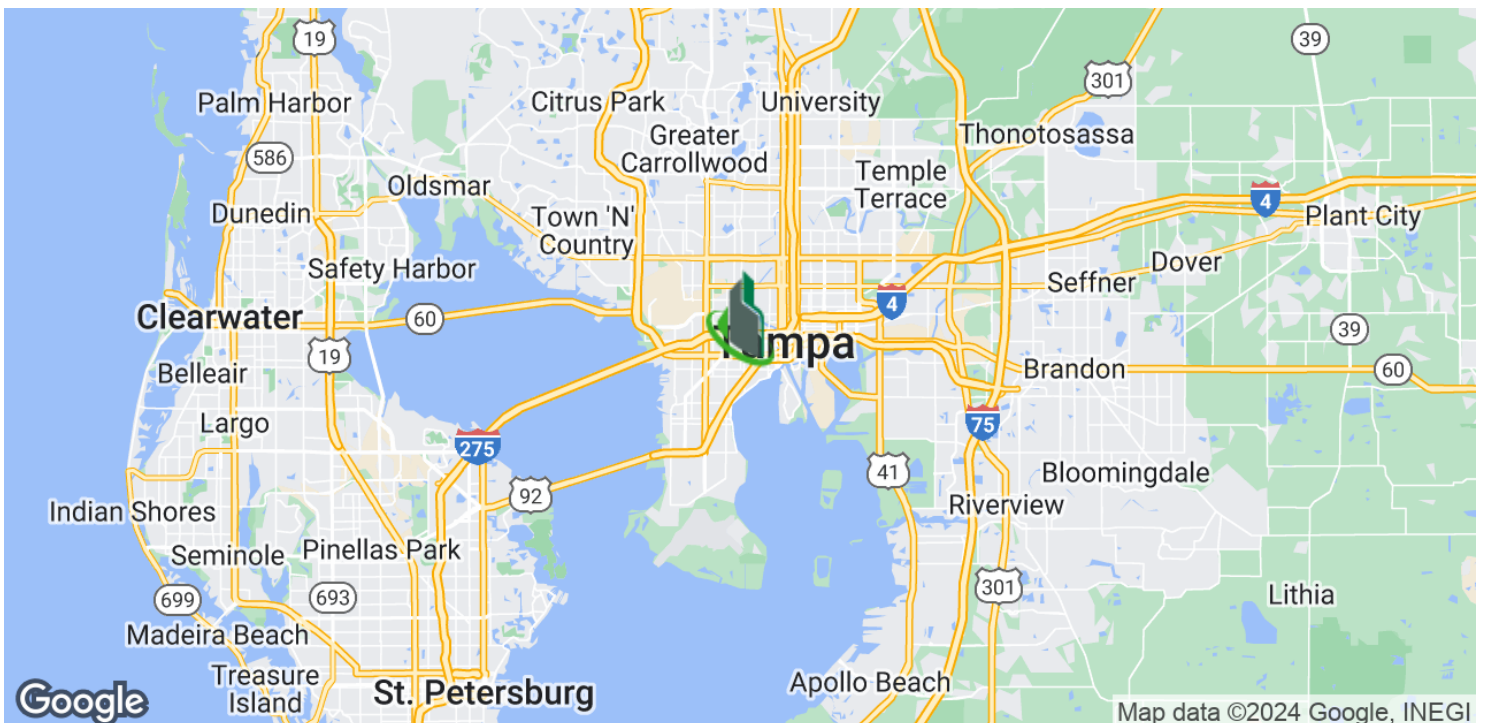
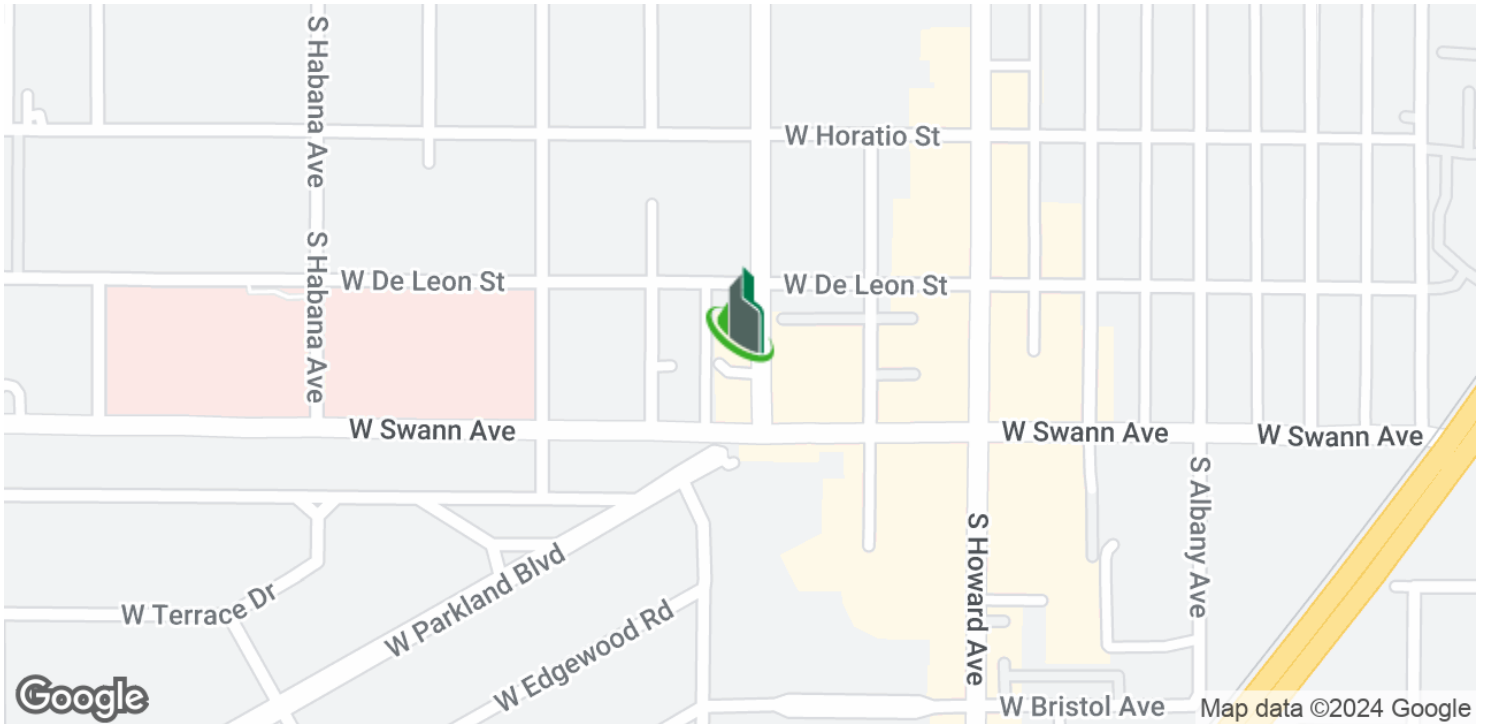




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Location Maps



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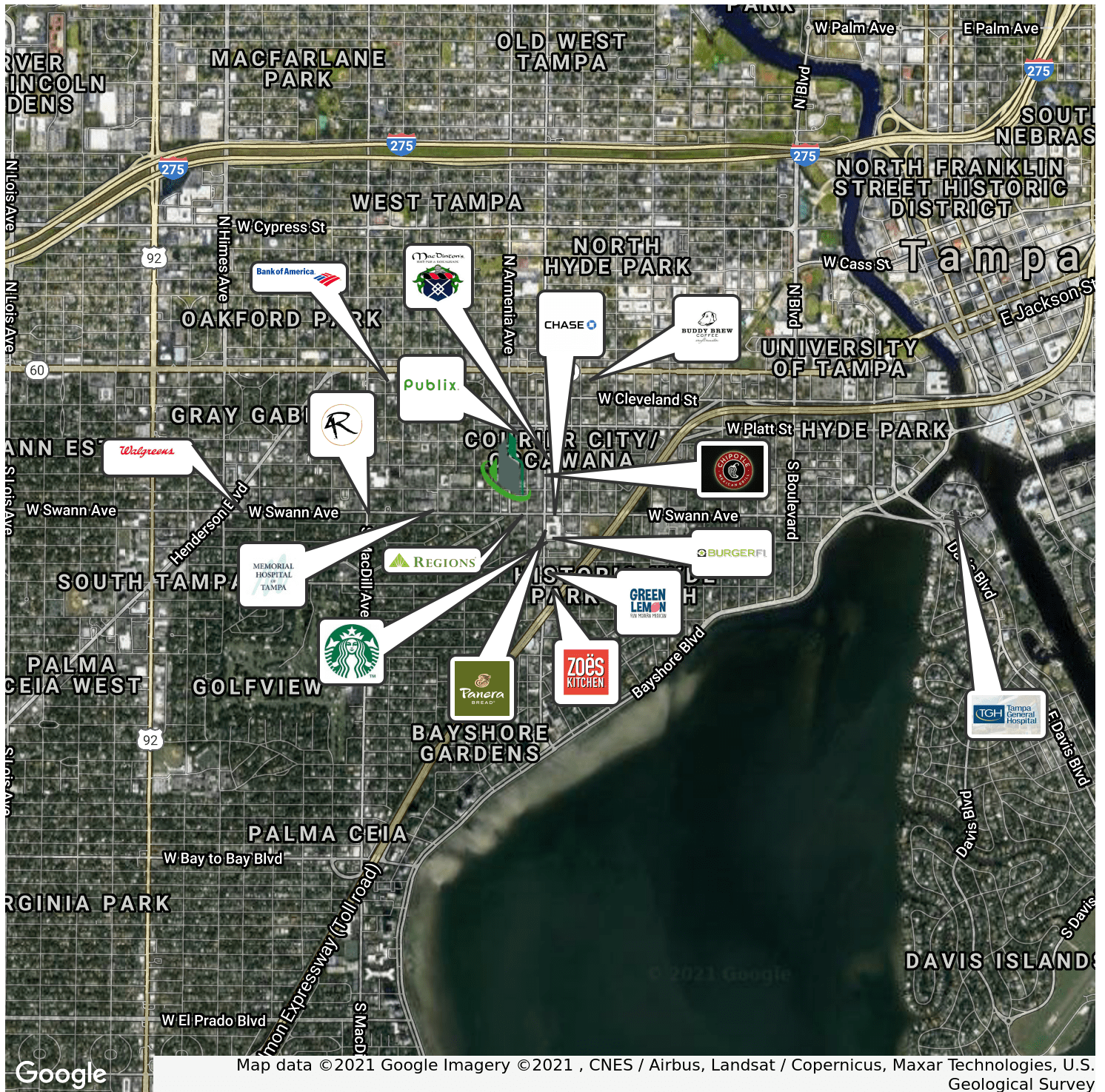
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Retailer Map



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Aerial Map



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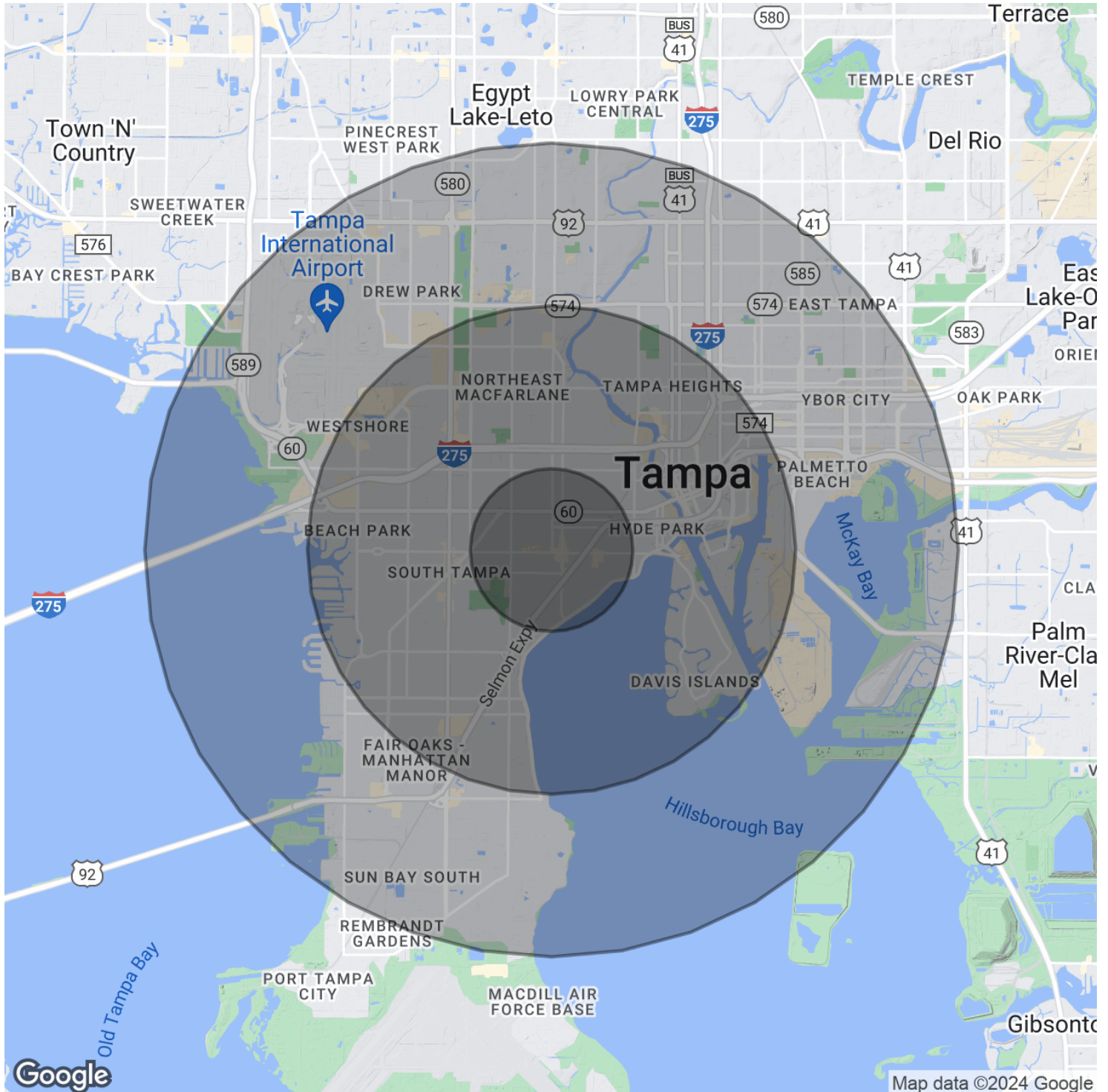




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,771	95,265	201,554
Average age	37.6	38.0	37.5
Average age (Male)	36.6	36.6	36.1
Average age (Female)	38.1	39.3	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,313	42,713	87,733
# of persons per HH	2.0	2.2	2.3
Average HH income	\$92,913	\$89,769	\$73,049
Average house value	\$523,599	\$448,058	\$341,620

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	17.3%	21.9%	25.9%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	12,619	72,619	145,591
% White	85.4%	76.2%	72.2%
Total Population - Black	1,444	16,471	40,473
% Black	9.8%	17.3%	20.1%
Total Population - Asian	232	2,255	5,408
% Asian	1.6%	2.4%	2.7%
Total Population - Hawaiian	24	81	131
% Hawaiian	0.2%	0.1%	0.1%
Total Population - American Indian	64	619	1,930
% American Indian	0.4%	0.6%	1.0%
Total Population - Other	187	1,964	4,360
% Other	1.3%	2.1%	2.2%

TRAFFIC COUNTS

Swann Ave & Armenia Ave	12,856/day
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** Demographic data derived from 2020 ACS - US Census*

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