



Office Building For Sale

Renovated West Tampa Cigar Factory

3024 N Habana Ave, Tampa, FL 33607

For More Information:

813-254-6756 | EXT 87

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	Negotiable
Lot Size:	10,815 SF
Year Built:	1909
Building Size:	2,100 SF
Zoning:	PD - (Planned Development)
Market:	Tampa-St Petersburg-Clearwater
Submarket:	West Tampa
Traffic Count:	11,000

PROPERTY OVERVIEW

LOCATION OVERVIEW

Located at the corner of N. Habana Avenue and W. Kathleen Street and north of Columbus Avenue and I-275, offering easy access to 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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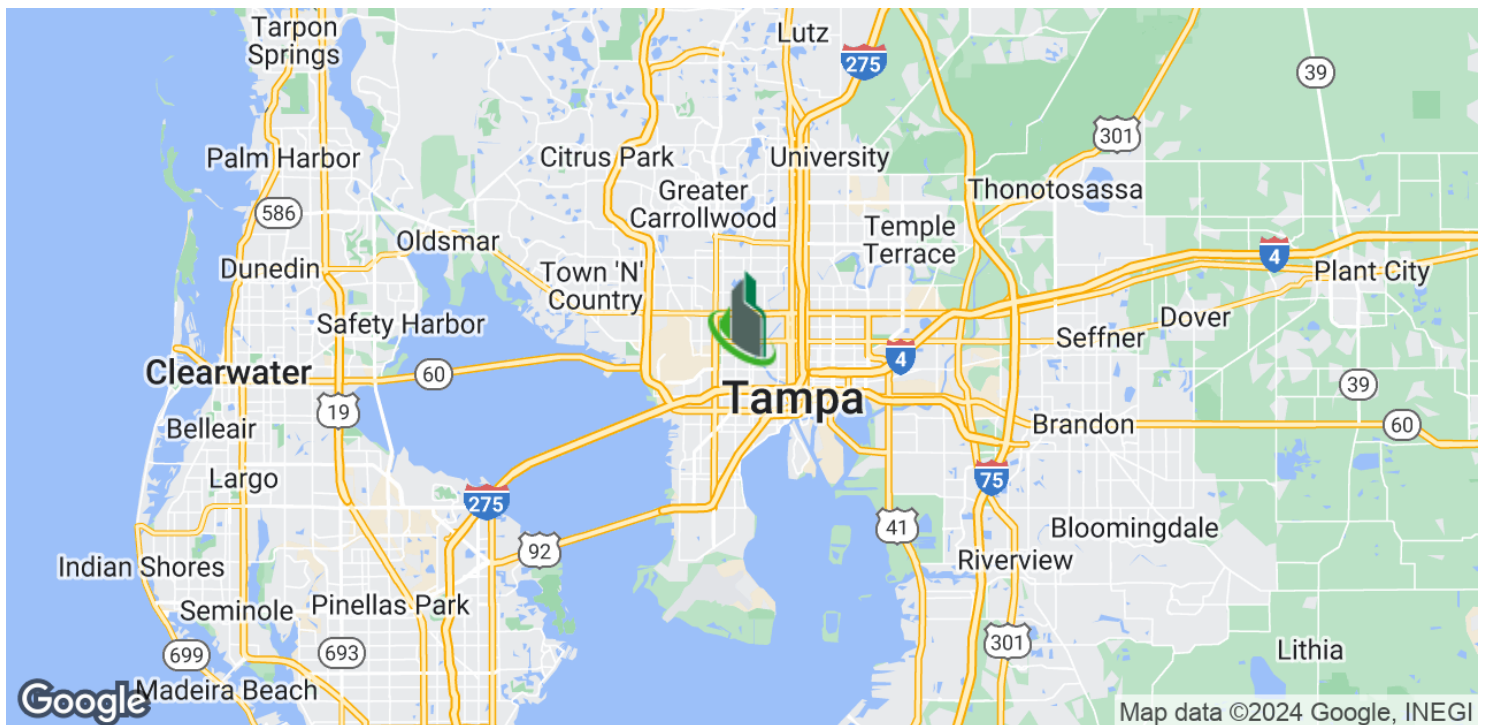
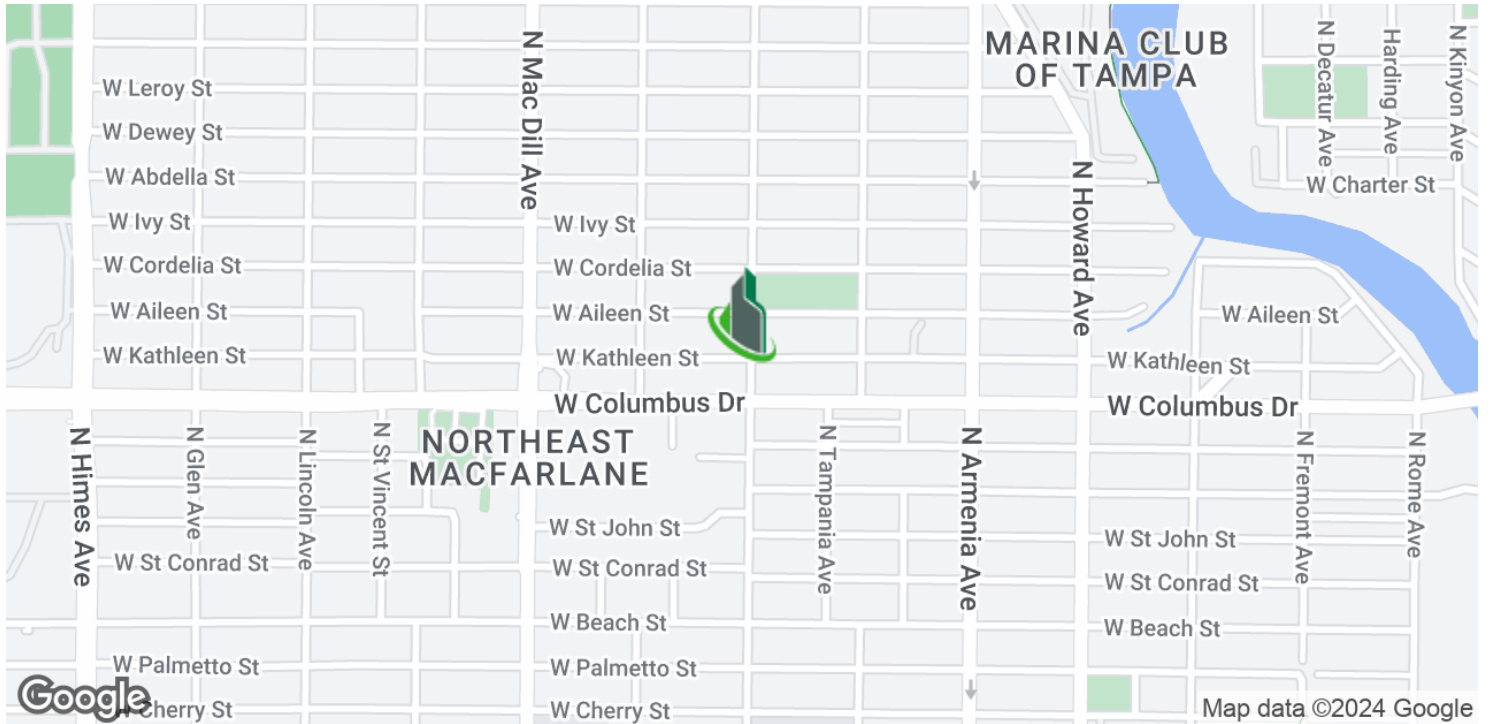




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Location Maps



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Retailer Map



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Aerial Map



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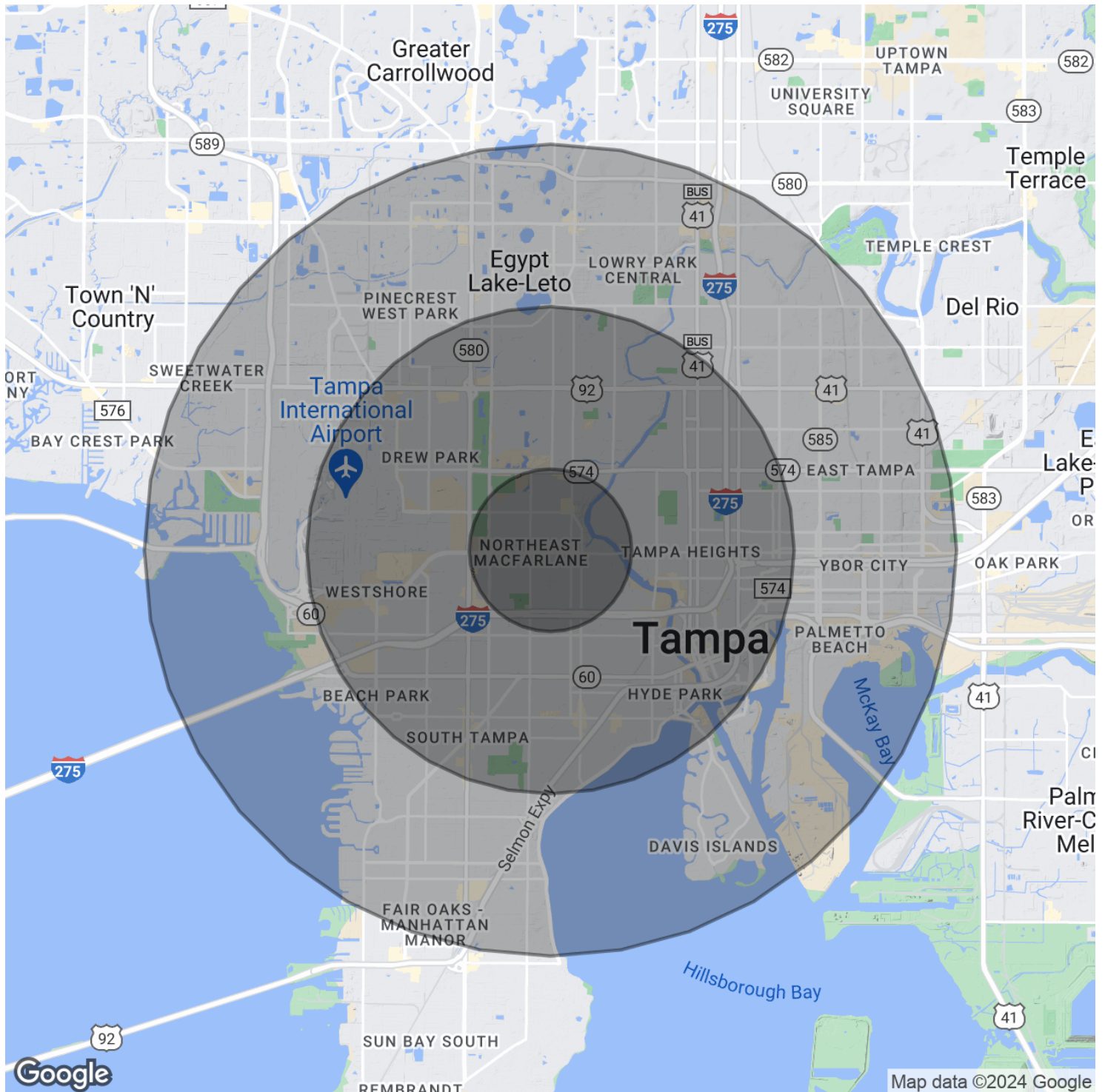




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,795	106,376	252,738
Average age	41.3	36.2	36.4
Average age (Male)	39.8	34.6	34.9
Average age (Female)	43.3	38.0	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,019	45,761	104,683
# of persons per HH	2.5	2.3	2.4
Average HH income	\$46,206	\$58,244	\$67,060
Average house value	\$218,740	\$316,972	\$305,824

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	54.2%	34.9%	32.9%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	9,641	74,957	177,837
% White	65.2%	70.5%	70.4%
Total Population - Black	3,480	23,448	54,637
% Black	23.5%	22.0%	21.6%
Total Population - Asian	247	2,020	6,076
% Asian	1.7%	1.9%	2.4%
Total Population - Hawaiian	0	54	130
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	231	1,279	1,930
% American Indian	1.6%	1.2%	0.8%
Total Population - Other	926	2,719	7,129
% Other	6.3%	2.6%	2.8%

TRAFFIC COUNTS

N Habana Ave and W Kathleen St	11,000/day
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** Demographic data derived from 2020 ACS - US Census*

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