



Office Building For Sale

FishHawk Office Park - New Office Construction

16643 FishHawk Blvd, Lithia, FL 33547

For More Information:

813-254-6756 | EXT

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$420,000-\$1,675,800
Price / SF:	\$210 per SF
Cap Rate:	0.0%
NOI:	\$0
Lot Size:	54,722 SF
Year Built:	2022
Building Size:	2,000-3,960 SF
Zoning:	PD - Planned Development
Market:	Tampa-St. Petersburg-Clearwater
Submarket:	Brandon

PROPERTY OVERVIEW

Fishhawk office park "build to suit" opportunities available in the FishHawk Ranch community. There are two office pad sites that can accommodate spaces from 2,000 SF up to approximately 7,980 SF of medical or general office. "Cold Dark Shell" is presently \$210 per SF. Please contact listing agent for pricing guidance. A turnkey "build to suit" can be tailored to a buyer's specialized needs. 209 parking spaces with a 4.8 / 1000 ratio. This is the perfect opportunity to design and build your perfect office space in the growing Fishhawk market.

LOCATION OVERVIEW

Located just south of Lithia Pinecrest Rd in the FishHawk Ranch community just off FishHawk Blvd. Surrounded by various banks, schools, restaurants, and retail, as well as a host of other professional office users.

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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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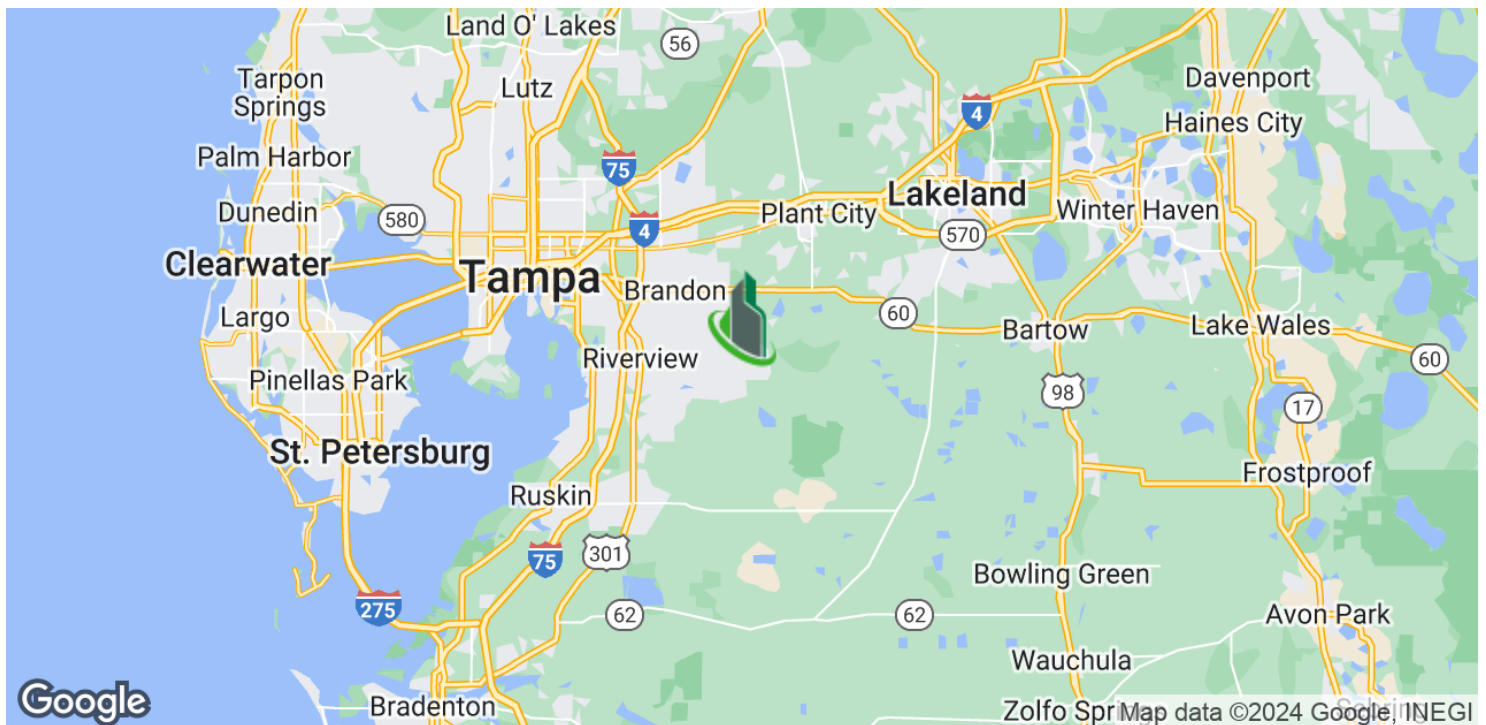
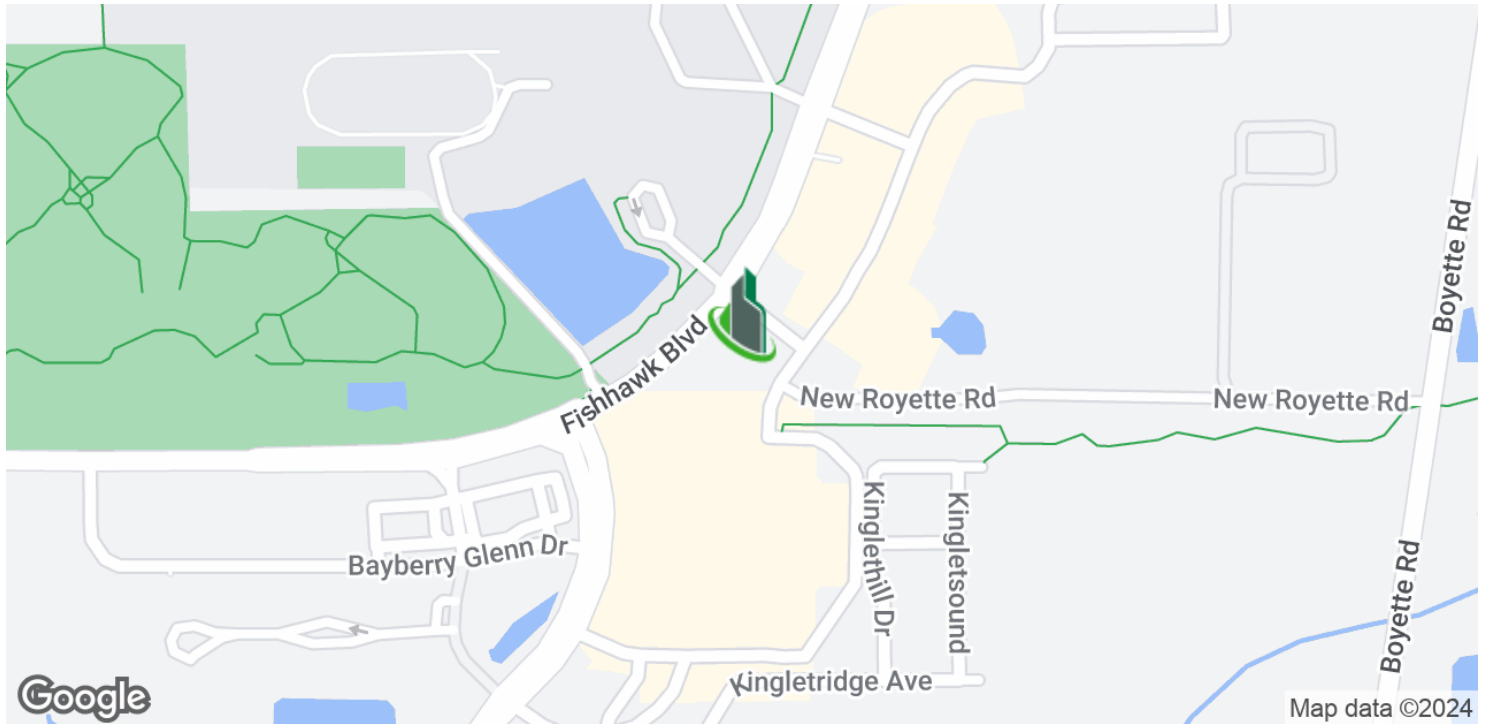




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Location Map



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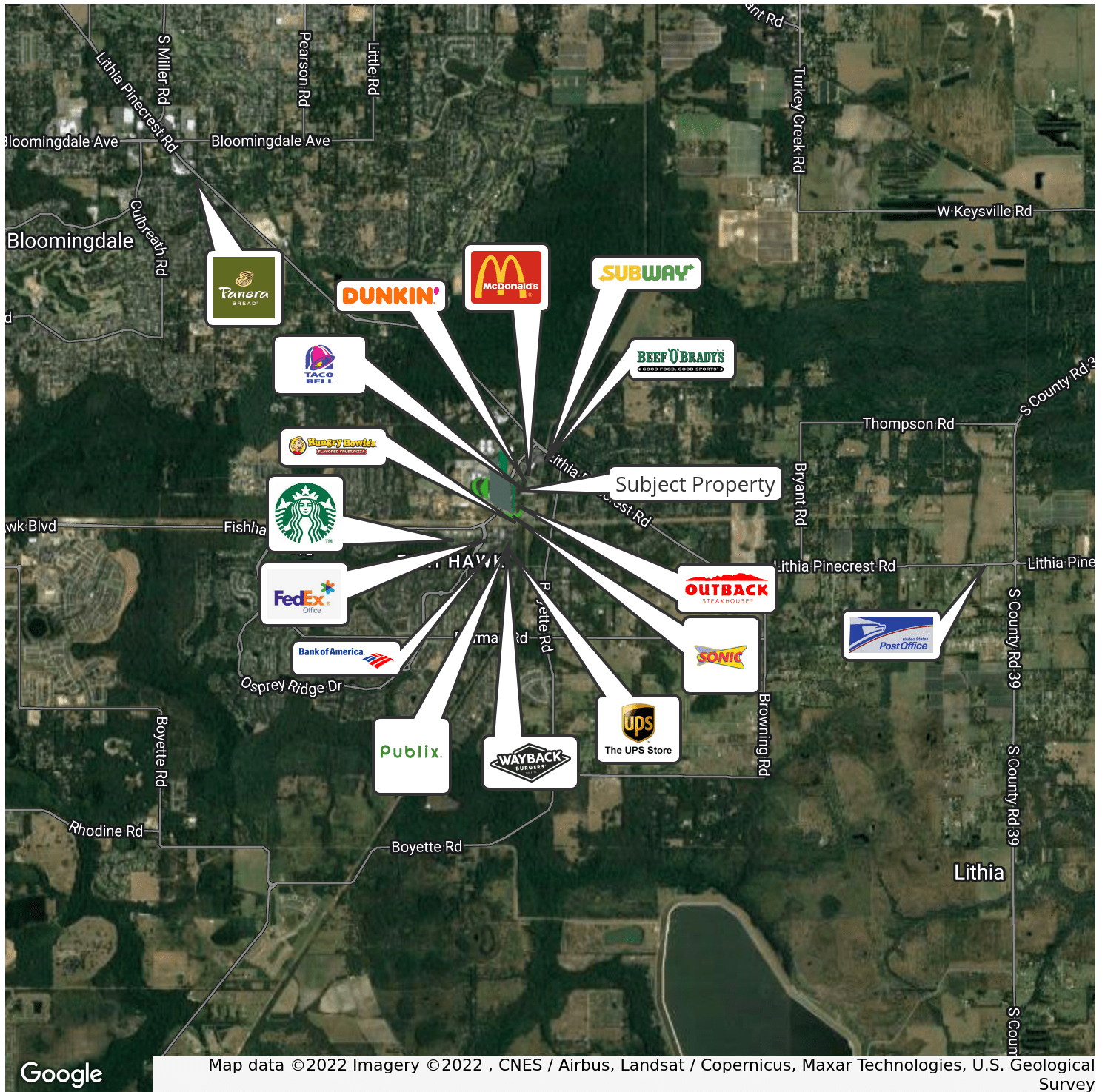




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Retailer Map



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Aerial Map



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

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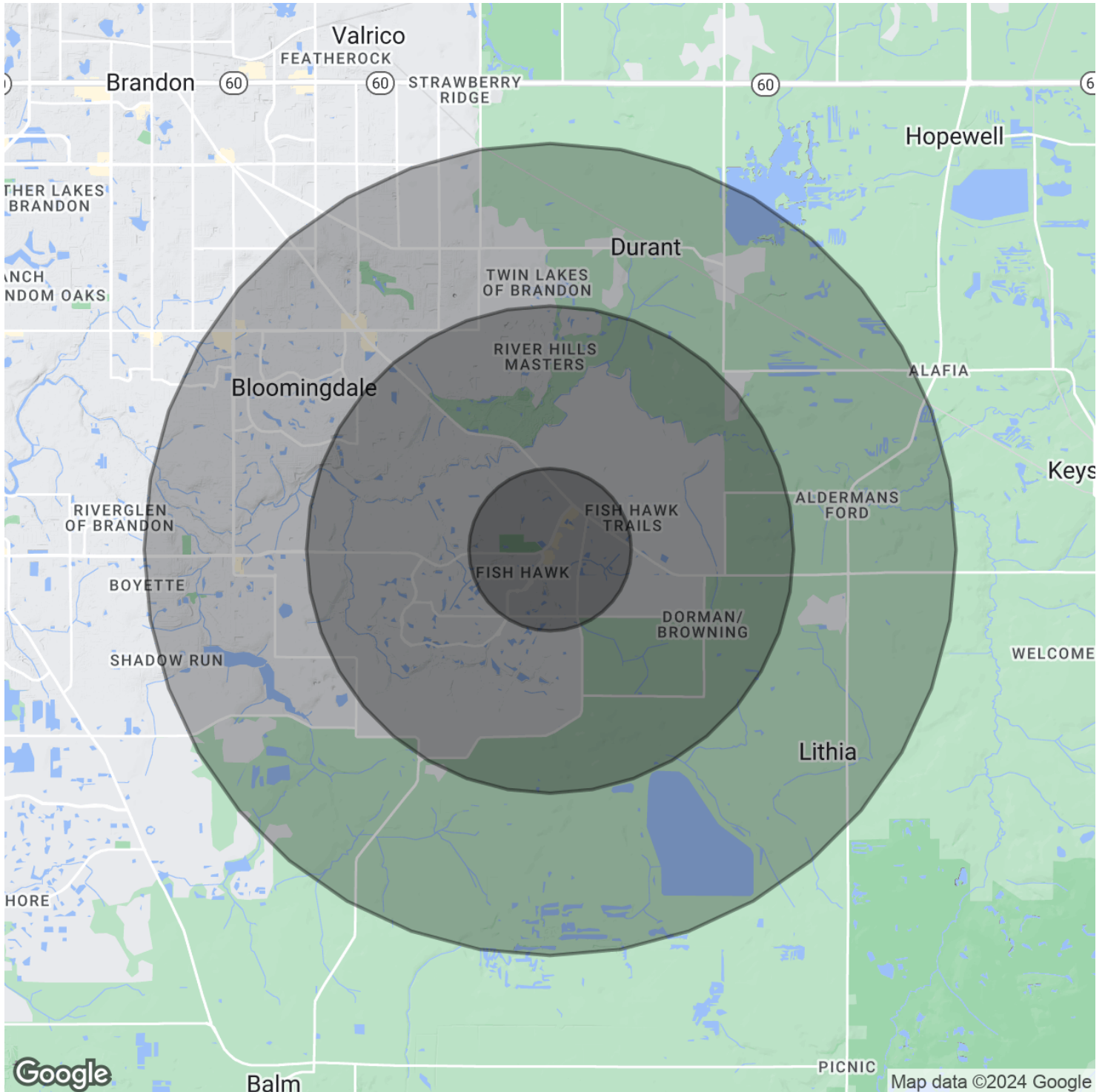




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,149	22,880	63,407
Average age	34.6	37.0	38.0
Average age (Male)	32.5	36.2	37.6
Average age (Female)	35.8	36.8	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	719	7,241	20,553
# of persons per HH	3.0	3.2	3.1
Average HH income	\$122,686	\$119,871	\$106,601
Average house value	\$368,740	\$354,142	\$306,974

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	13.6%	10.4%	12.7%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	1,827	19,589	54,555
% White	85.0%	85.6%	86.0%
Total Population - Black	178	1,283	4,139
% Black	8.3%	5.6%	6.5%
Total Population - Asian	22	701	1,793
% Asian	1.0%	3.1%	2.8%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	4	31	155
% American Indian	0.2%	0.1%	0.2%
Total Population - Other	86	552	1,049
% Other	4.0%	2.4%	1.7%

TRAFFIC COUNTS

Fishhawk Blvd & Lithia Pinecrest Rd	29,000/day
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** Demographic data derived from 2020 ACS - US Census*

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