



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

Available SF:	2000 SF - 7,980 SF
Lease Rate:	\$22.50 sf/yr NNN
Lot Size:	54,722 SF
Year Built:	2022
Building Size:	7,980 SF
Zoning:	PD - Planned Development
Market:	Tampa-St. Petersburg-Clearwater
Submarket:	Brandon
Traffic Count:	29,000

PROPERTY OVERVIEW

New professional office buildings soon available in the FishHawk Ranch community. There are two office pad sites available. The developer can accommodate a space from 2,000 SF up to approximately 7,980 SF of medical, general office or general professional office space. "Cold Dark Shell" is \$22.50 per SF. A turnkey "build to suit" can be tailored to a buyer's specialized needs. 209 parking spaces with a 4.8 / 1000 ratio. Plans are currently in place to build a retail strip center on the outparcel along Big Bend Rd 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 Fishhawk market. Thousands of homes are on the horizon for construction in the immediate area. The site is just minutes to St. Joseph's Hospital South. SouthShore is rapidly growing and this site sits just west of I-75 close to East Bay High School.

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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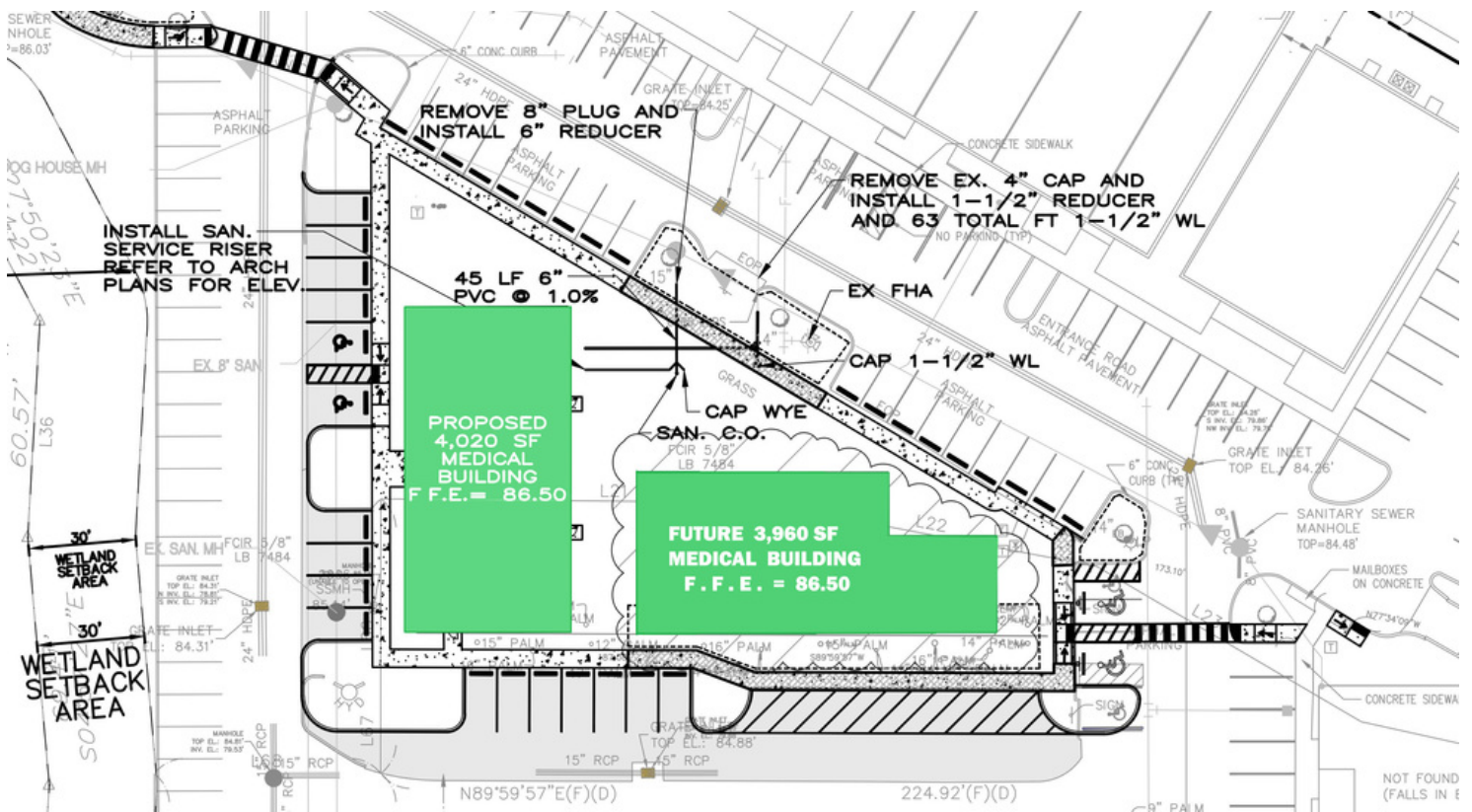




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Site Plans

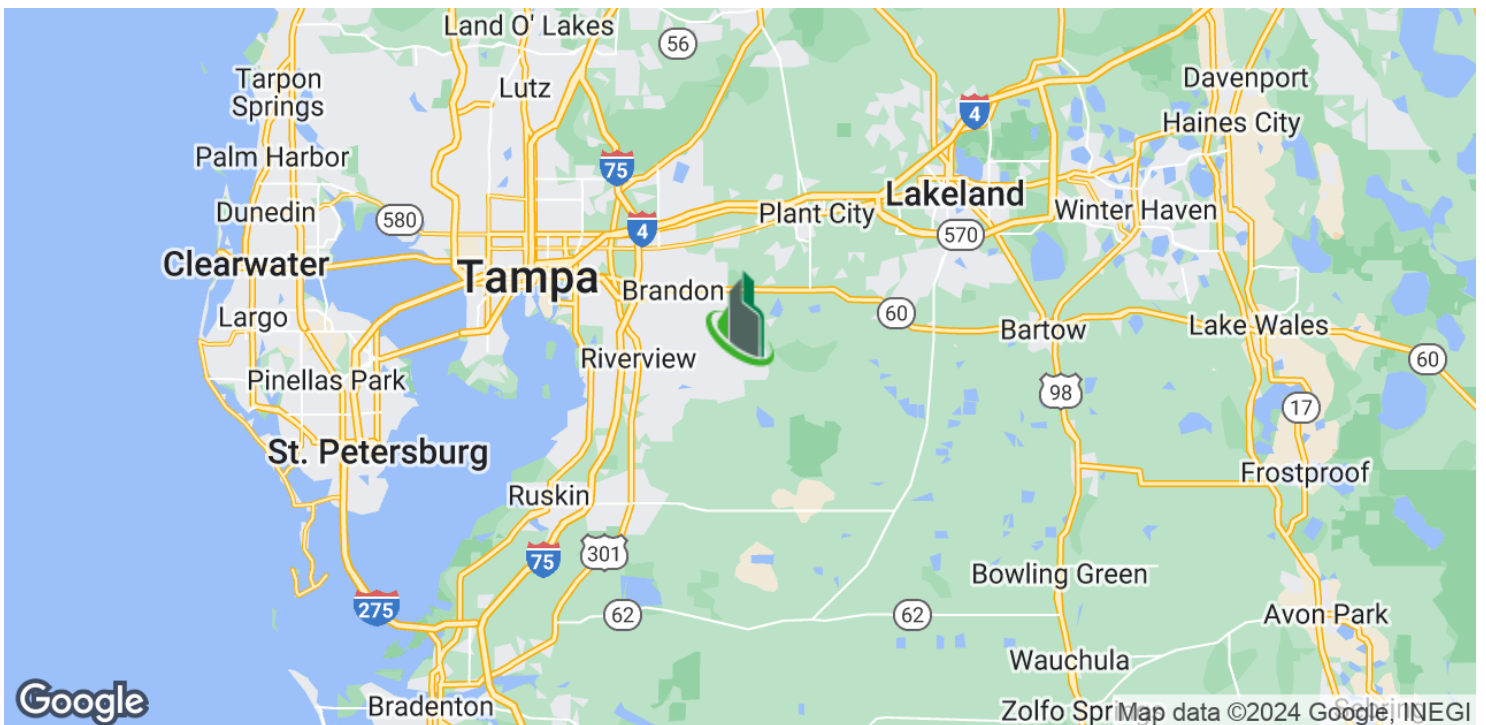
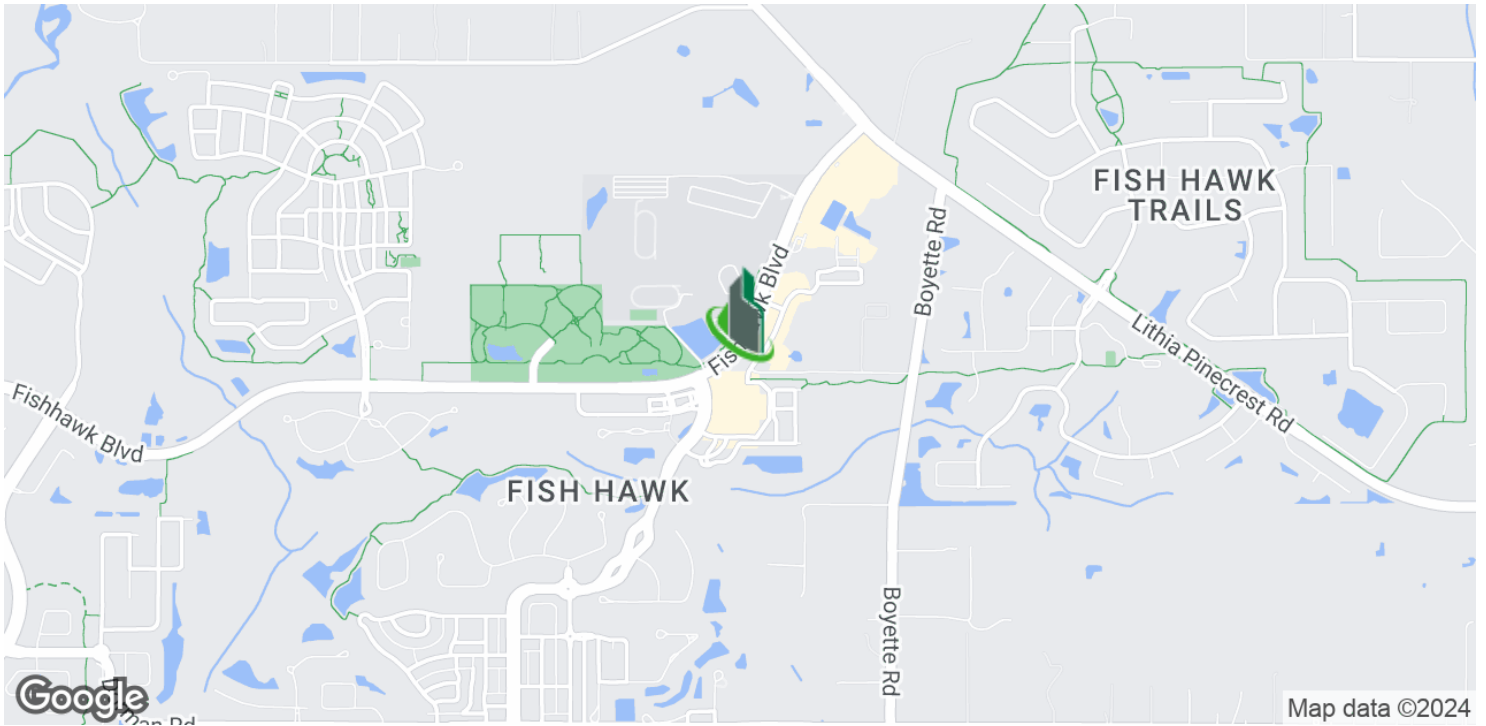




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Location Map



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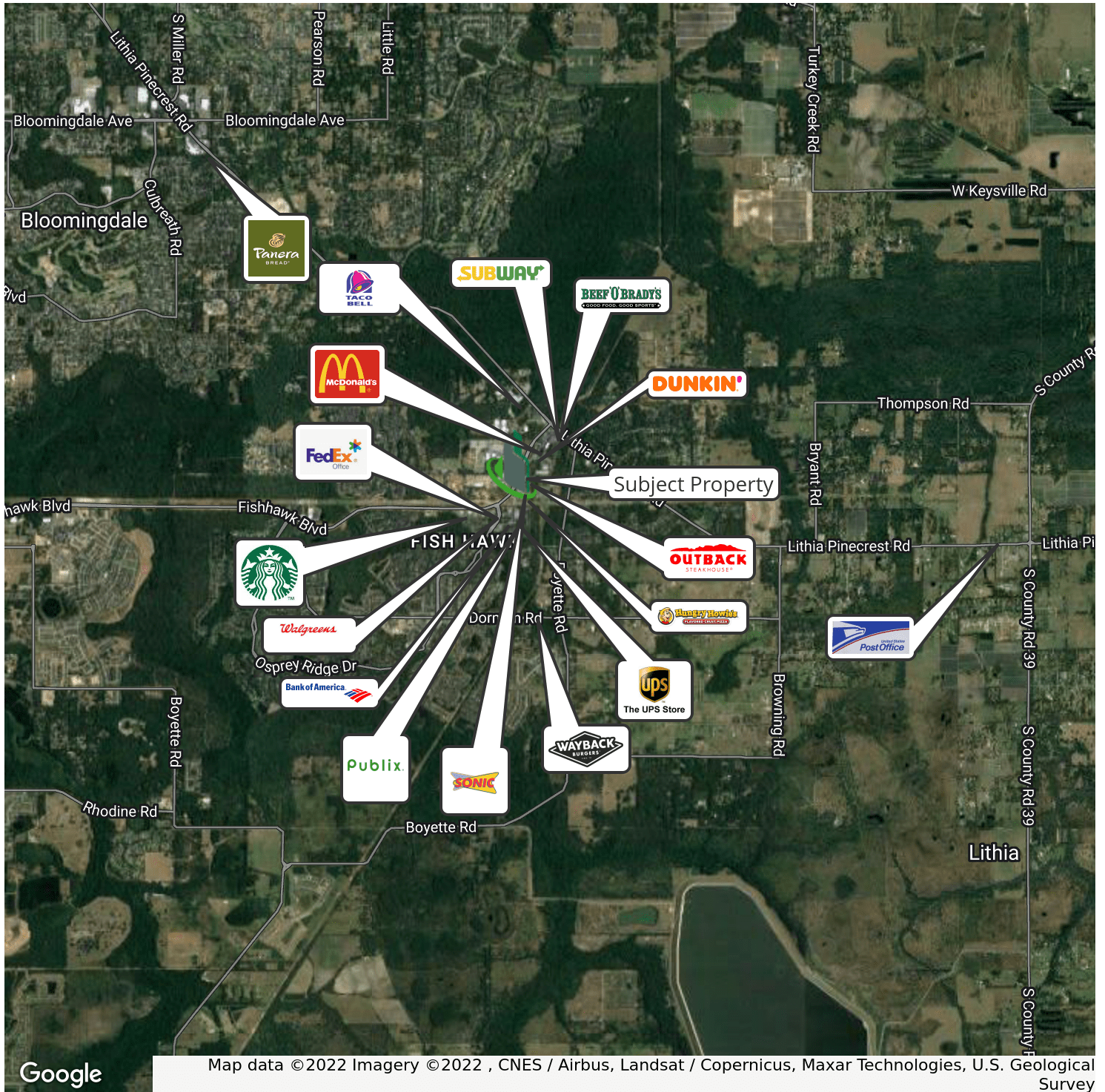




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Retailer Map



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Aerial Map



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

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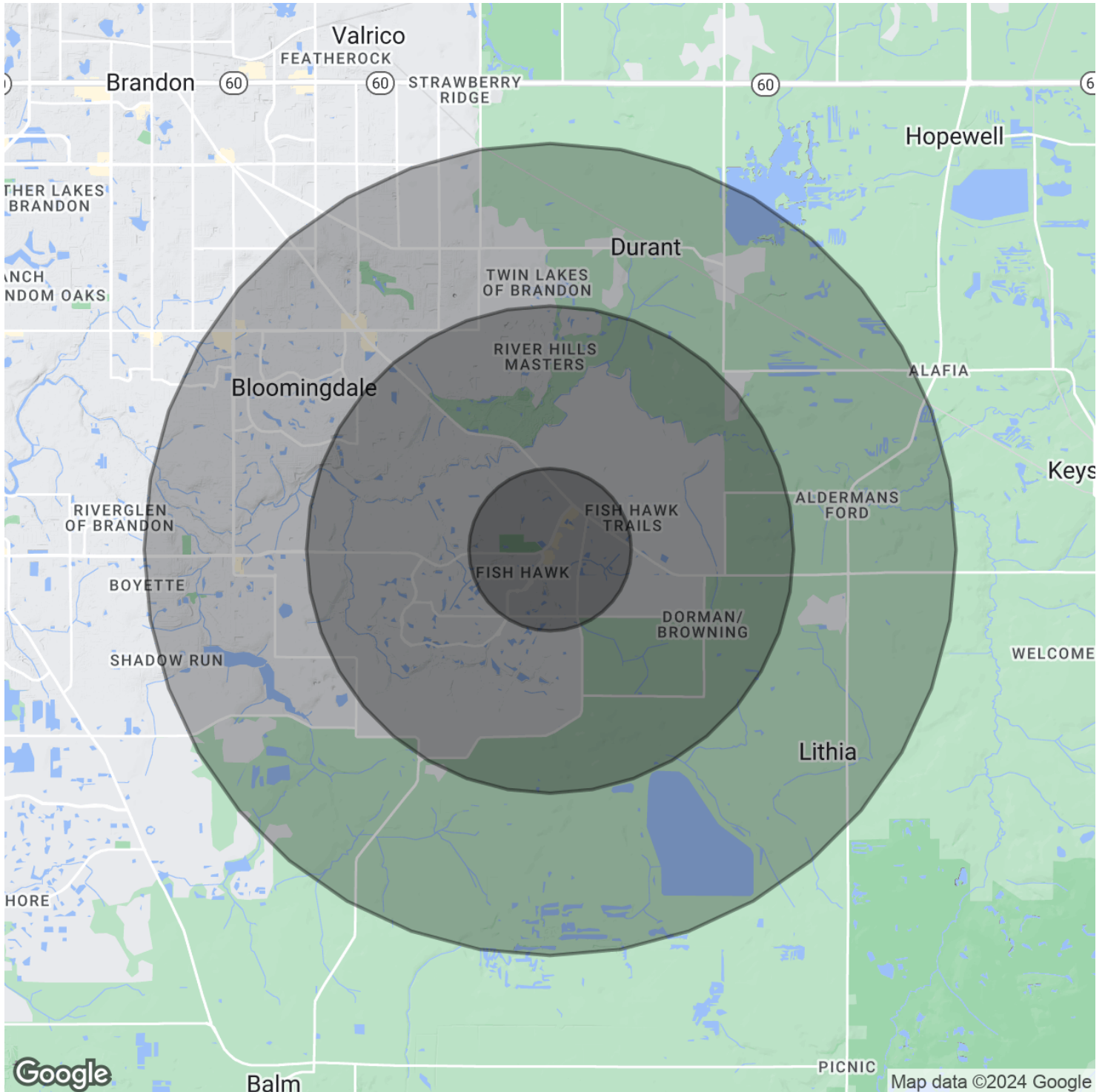




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Demographics Map & Report



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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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