



Retail Property For Sale

West Tampa Retail / Creative Loft

3906 N Armenia Ave, Tampa, FL 33607

For More Information:

813-254-6756 | EXT 46

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





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Executive Summary



OFFERING SUMMARY

| | |
|----------------|---------------------------------------|
| Available SF: | 0 SF |
| Lease Rate: | N/A |
| Lot Size: | 5,040 SF |
| Year Built: | 1954 |
| Building Size: | 1,500 SF |
| Zoning: | CI - Commercial Intensive |
| Market: | Tampa-St Petersburg- Clearwater |
| Traffic Count: | 25,500 |

PROPERTY OVERVIEW

This 1,500 SF freestanding building is located in the heart of West Tampa next to the world famous West Tampa Sandwich Shop. Formerly home to an art studio, the space opens up into a wide open workspace and showroom with an abundance of productive natural light and spacious vaulted ceilings. There is office storage and a work room to the rear, kitchen / break room area, and a full bathroom with shower. The building currently offers six parking spaces and pylon signage directly at the apex of N. Howard Avenue and Armenia Avenue at Tampa Bay Blvd, surrounded by other busy retail businesses in this highly visible, high energy market.

LOCATION OVERVIEW

Located in Tampa west of Dale Mabry, south of Martin Luther King Jr., Blvd. and north of 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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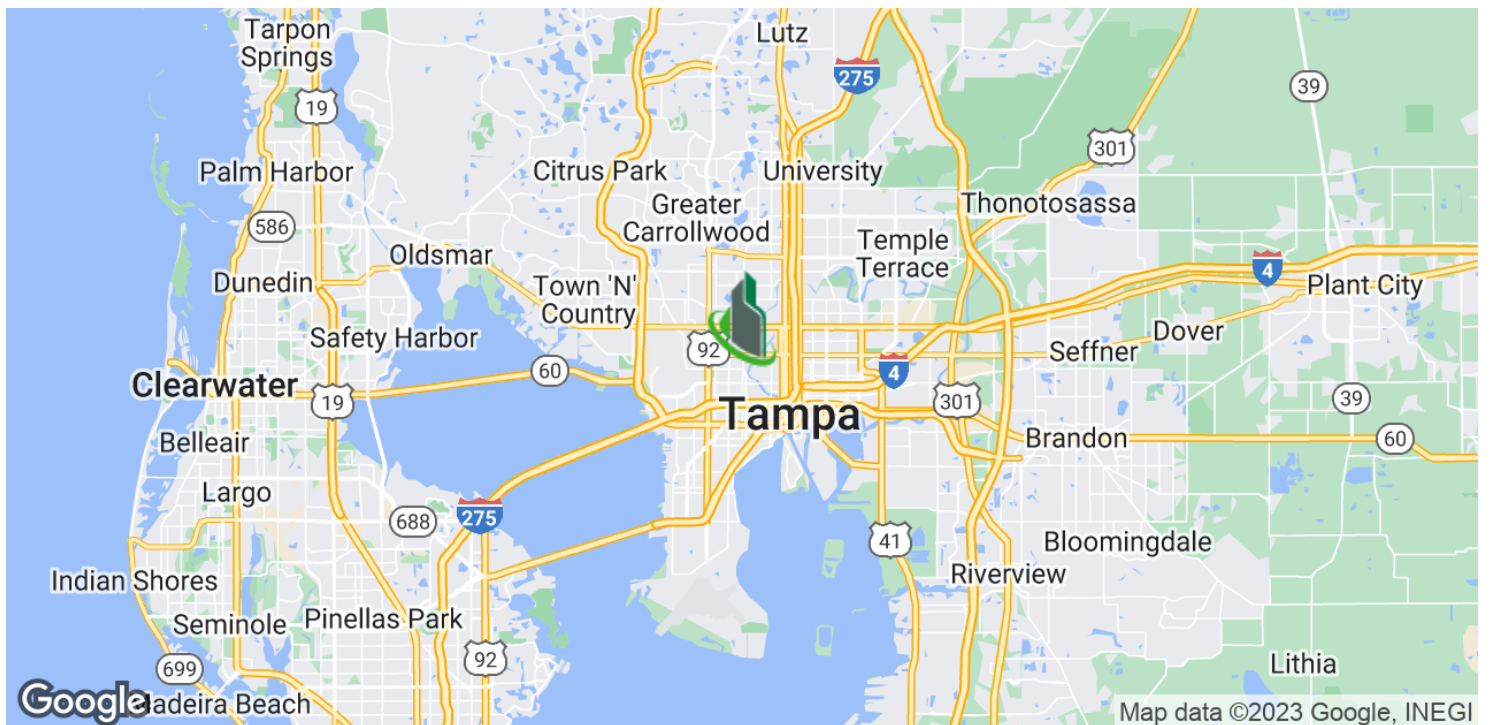
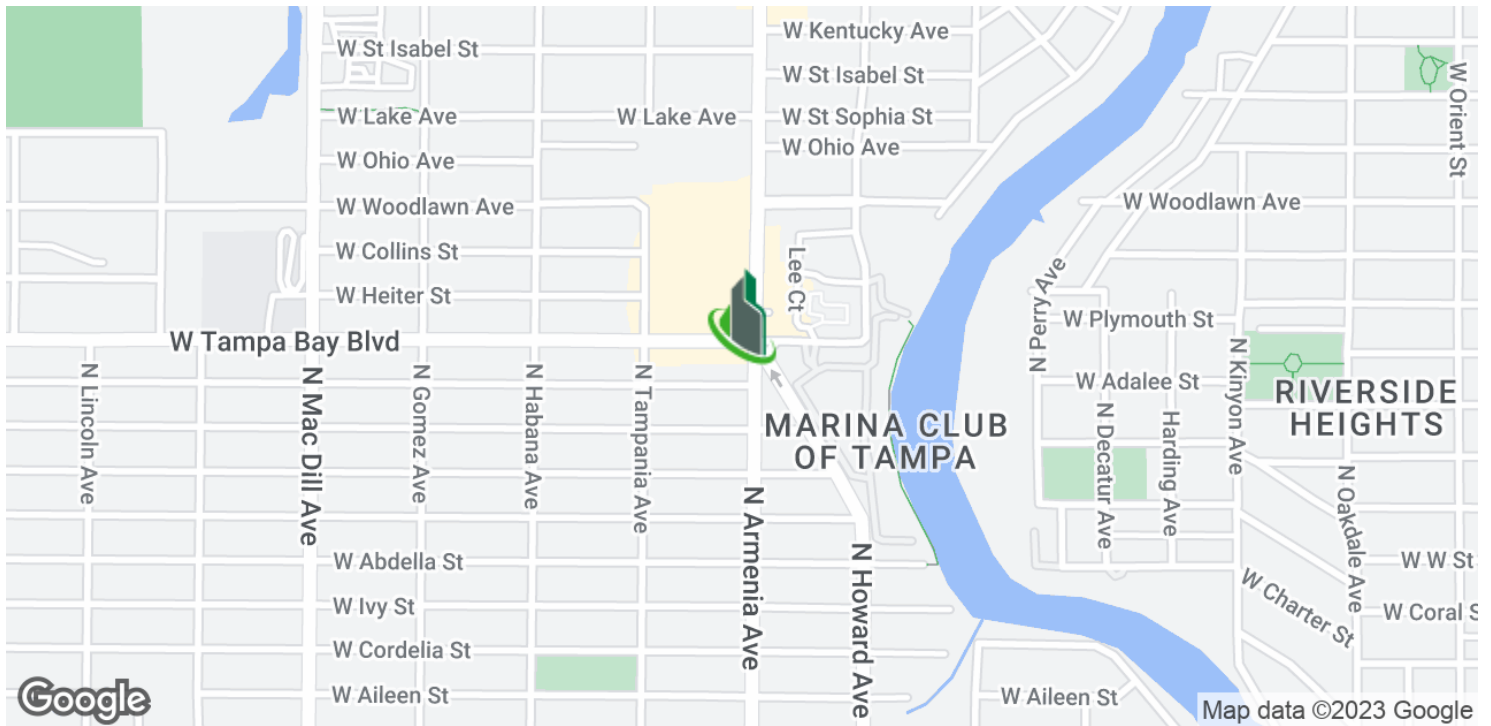




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Location Map



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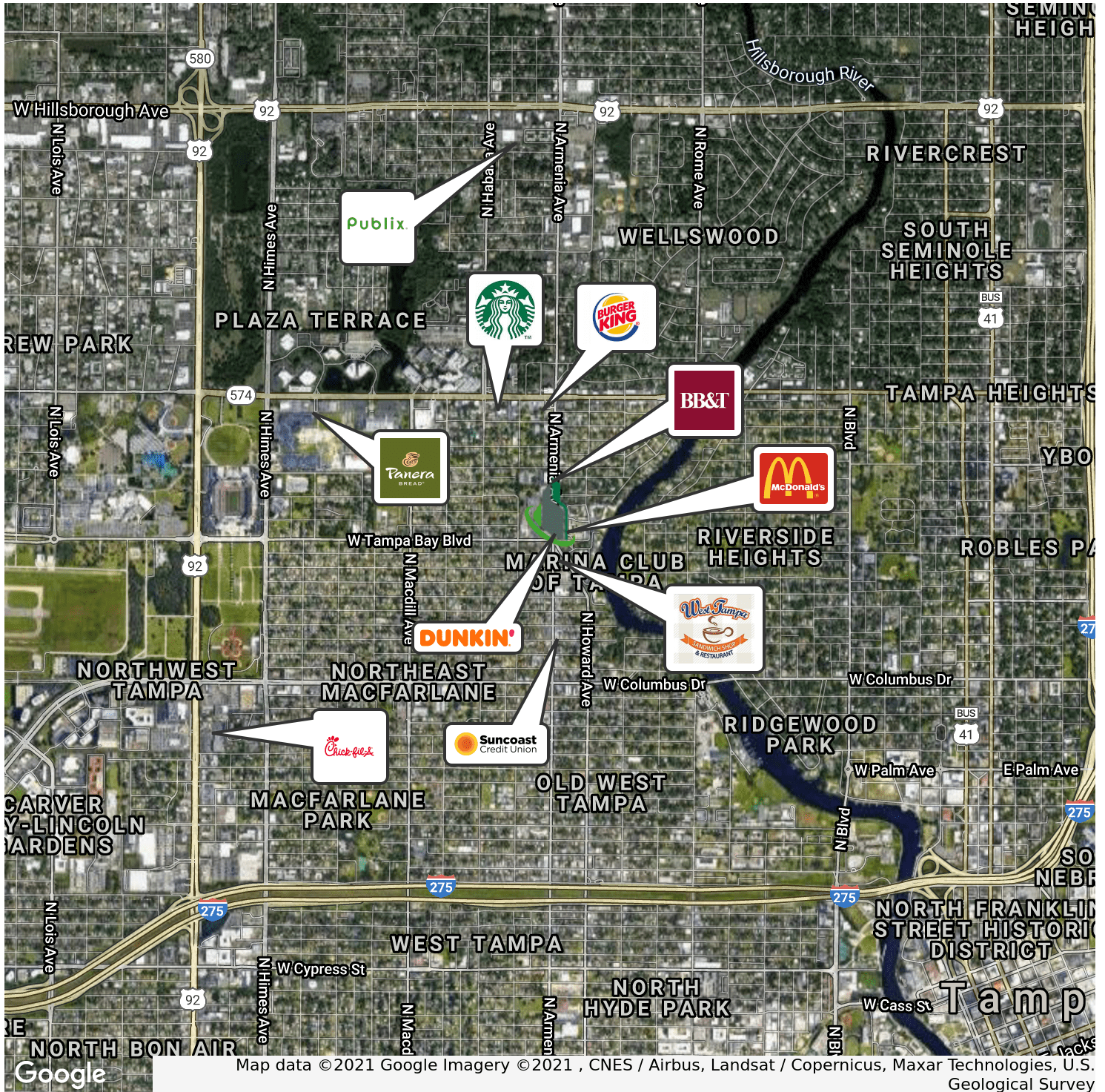




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Retailer Map



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Aerial Map



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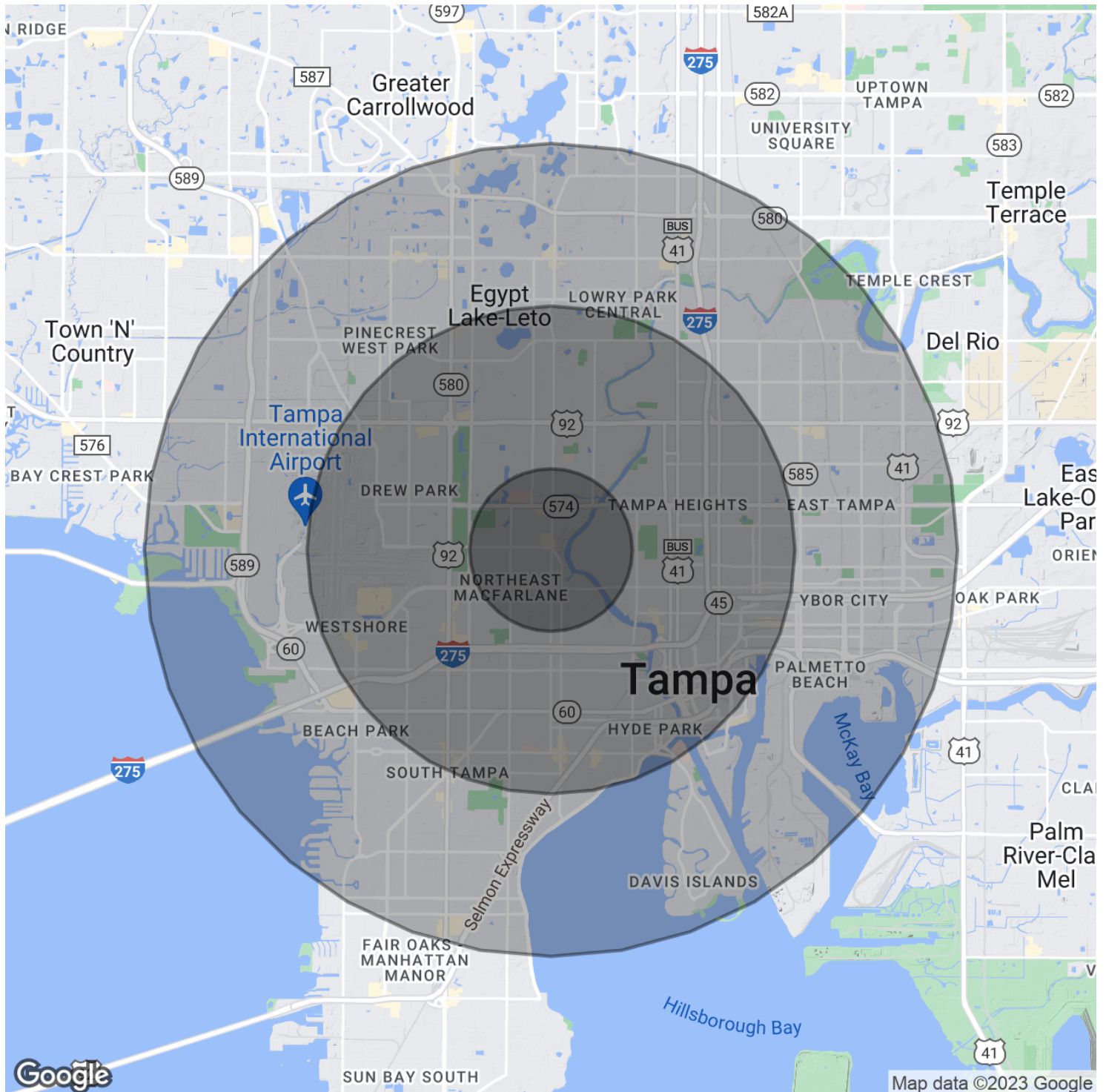




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Demographics Map & Report



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Demographics Map & Report

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 14,933 | 112,483 | 263,070 |
| Average age | 40.0 | 35.9 | 36.0 |
| Average age (Male) | 38.3 | 34.4 | 34.6 |
| Average age (Female) | 43.2 | 37.7 | 37.2 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 6,370 | 47,582 | 107,567 |
| # of persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH income | \$46,725 | \$52,562 | \$64,324 |
| Average house value | \$208,124 | \$267,543 | \$298,602 |

ETHNICITY (%)

| | 1 MILE | 3 MILES | 5 MILES |
|----------|--------|---------|---------|
| Hispanic | 52.3% | 37.5% | 32.5% |

RACE

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 10,285 | 77,808 | 178,262 |
| % White | 68.9% | 69.2% | 67.8% |
| Total Population - Black | 3,130 | 25,983 | 63,863 |
| % Black | 21.0% | 23.1% | 24.3% |
| Total Population - Asian | 190 | 2,096 | 6,126 |
| % Asian | 1.3% | 1.9% | 2.3% |
| Total Population - Hawaiian | 0 | 50 | 130 |
| % Hawaiian | 0.0% | 0.0% | 0.0% |
| Total Population - American Indian | 301 | 1,279 | 2,030 |
| % American Indian | 2.0% | 1.1% | 0.8% |
| Total Population - Other | 732 | 3,086 | 7,378 |
| % Other | 4.9% | 2.7% | 2.8% |

TRAFFIC COUNTS

| | |
|----------------------------------|------------|
| N Armenia Ave & W Tampa Bay Blvd | 25,500/day |
|----------------------------------|------------|

** Demographic data derived from 2020 ACS - US Census*

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