



Retail Property For Sale

South Tampa Retail Corner

**3609 Henderson Blvd, Tampa, FL 33609**

**For More Information:**

813-254-6756 | EXT 36

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





## South Tampa Retail Corner

# 3609 Henderson Blvd, Tampa, FL 33609

### Executive Summary



### OFFERING SUMMARY

Available SF:	o SF
Lease Rate:	Negotiable
Lot Size:	17,550 SF
Building Size:	4,979 SF
Zoning:	CG - General Commercial
Market:	Tampa-St. Petersburg-Clearwater
Submarket:	South Tampa
Traffic Count:	16,200

### PROPERTY OVERVIEW

Prime South Tampa corner retail space with excellent visibility and signage along a high traffic unique 6-way intersection of Henderson Boulevard, Swann Avenue and S. Himes Avenue. The 2,200 SF space, currently occupied by Design Works; a tile and cabinet showroom, consists of a large open showroom, a private office, 2 ADA restrooms and a storage room with access to the rear parking lot. This building boasts 5 spaces per 1,000 SF parking ratio in an area traditionally starved for adequate parking. Neighboring tenants are Soleic Outdoor Kitchens and a real estate office. The building is surrounded by a host of other retailers and restaurants including Olivia restaurant, Walgreens Pharmacy, and sits in the center of a densely populated, high income demographic in South Tampa.

Estimated CAM: \$7.00

3609 - Initial estimated monthly rent: \$6,670 (includes base rate + CAM + sales tax)

### LOCATION OVERVIEW

Located on Henderson Boulevard at the three-way intersection of Swann Avenue and S. Himes Avenue in the heart of South Tampa.





South Tampa Retail Corner

3609 Henderson Blvd, Tampa, FL 33609

Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

3

For More Information:

813-254-6756 | EXT 36

Property Webpage: [www.properties.baystreetcommercial.com/186929-lease](http://www.properties.baystreetcommercial.com/186929-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)







South Tampa Retail Corner

3609 Henderson Blvd, Tampa, FL 33609

2,200 SF



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

4

For More Information:

813-254-6756 | EXT 36

Property Webpage: [www.properties.baystreetcommercial.com/186929-lease](http://www.properties.baystreetcommercial.com/186929-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)



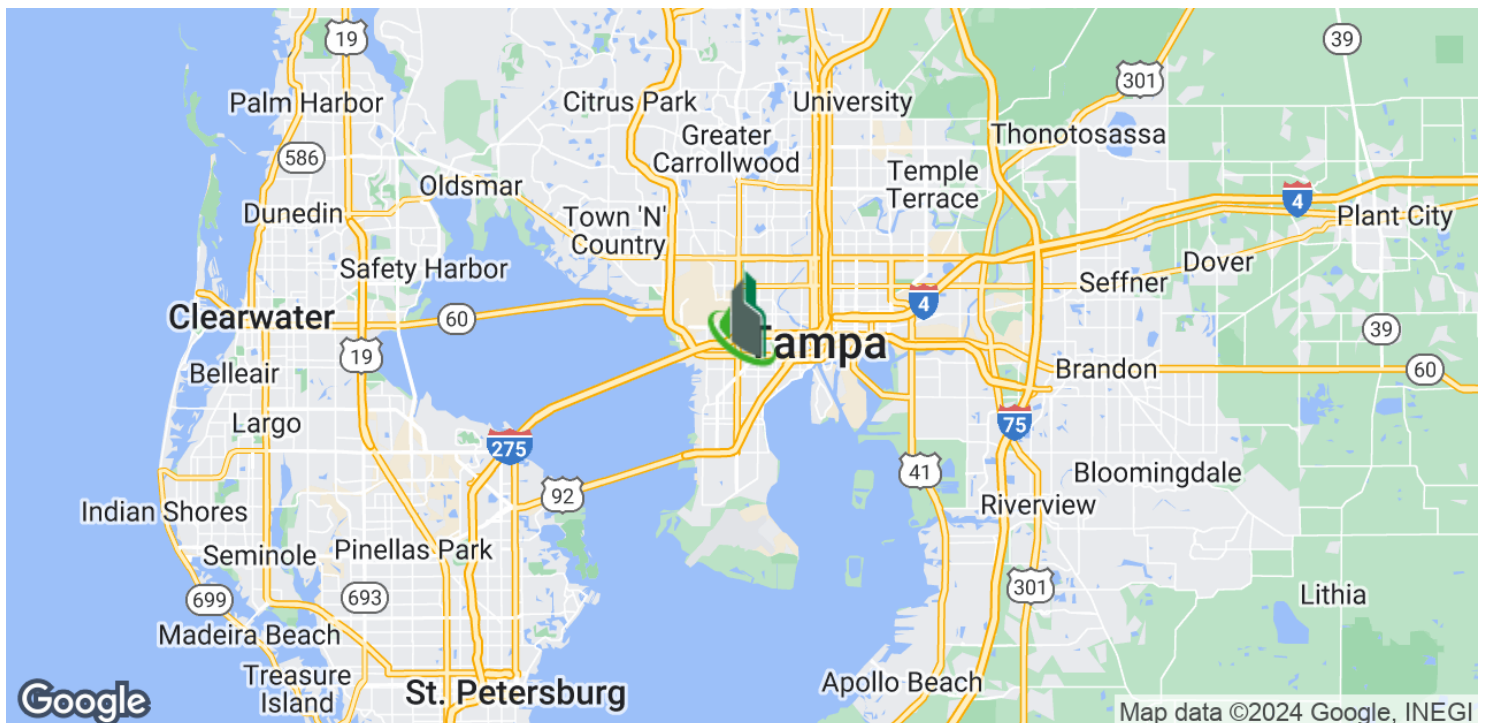
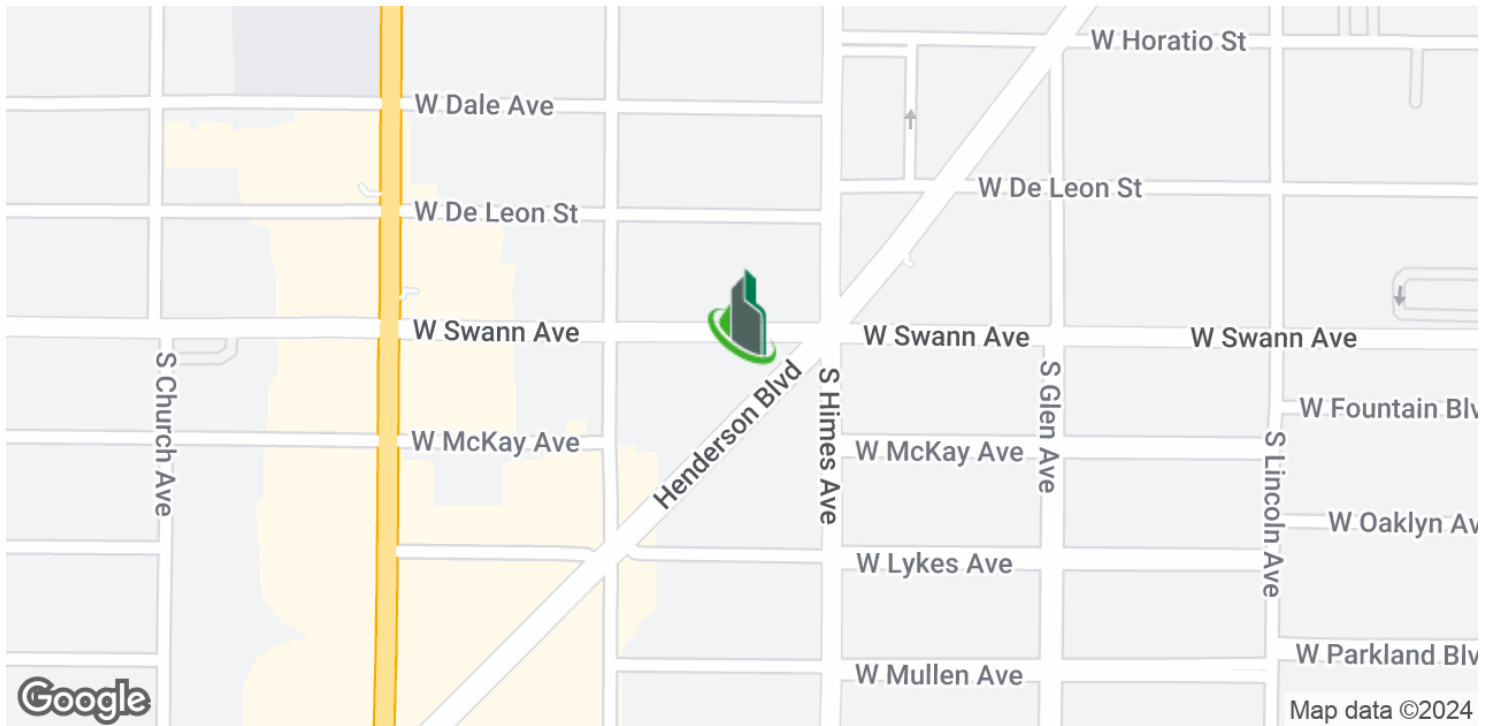




## South Tampa Retail Corner

# 3609 Henderson Blvd, Tampa, FL 33609

### Location Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

5

#### For More Information:

813-254-6756 | EXT 36

Property Webpage: [www.properties.baystreetcommercial.com/186929-lease](http://www.properties.baystreetcommercial.com/186929-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)







South Tampa Retail Corner

**3609 Henderson Blvd, Tampa, FL 33609**

Aerial Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

6

For More Information:

813-254-6756 | EXT 36

Property Webpage: [www.properties.baystreetcommercial.com/186929-lease](http://www.properties.baystreetcommercial.com/186929-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)



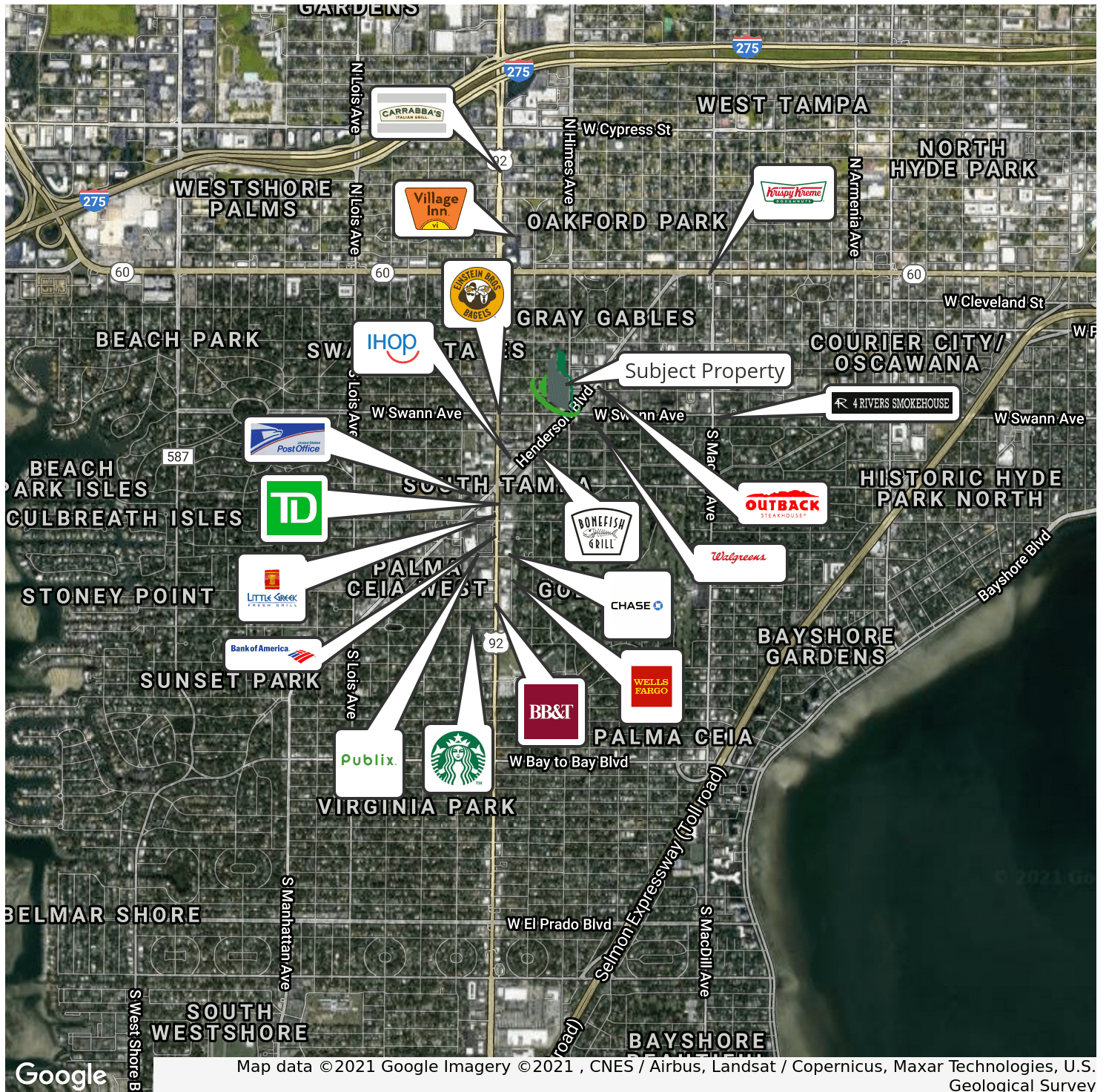




## South Tampa Retail Corner

# 3609 Henderson Blvd, Tampa, FL 33609

### Retailer Map



#### For More Information:

813-254-6756 | EXT 36

Property Webpage: [www.properties.baystreetcommercial.com/186929-lease](http://www.properties.baystreetcommercial.com/186929-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)

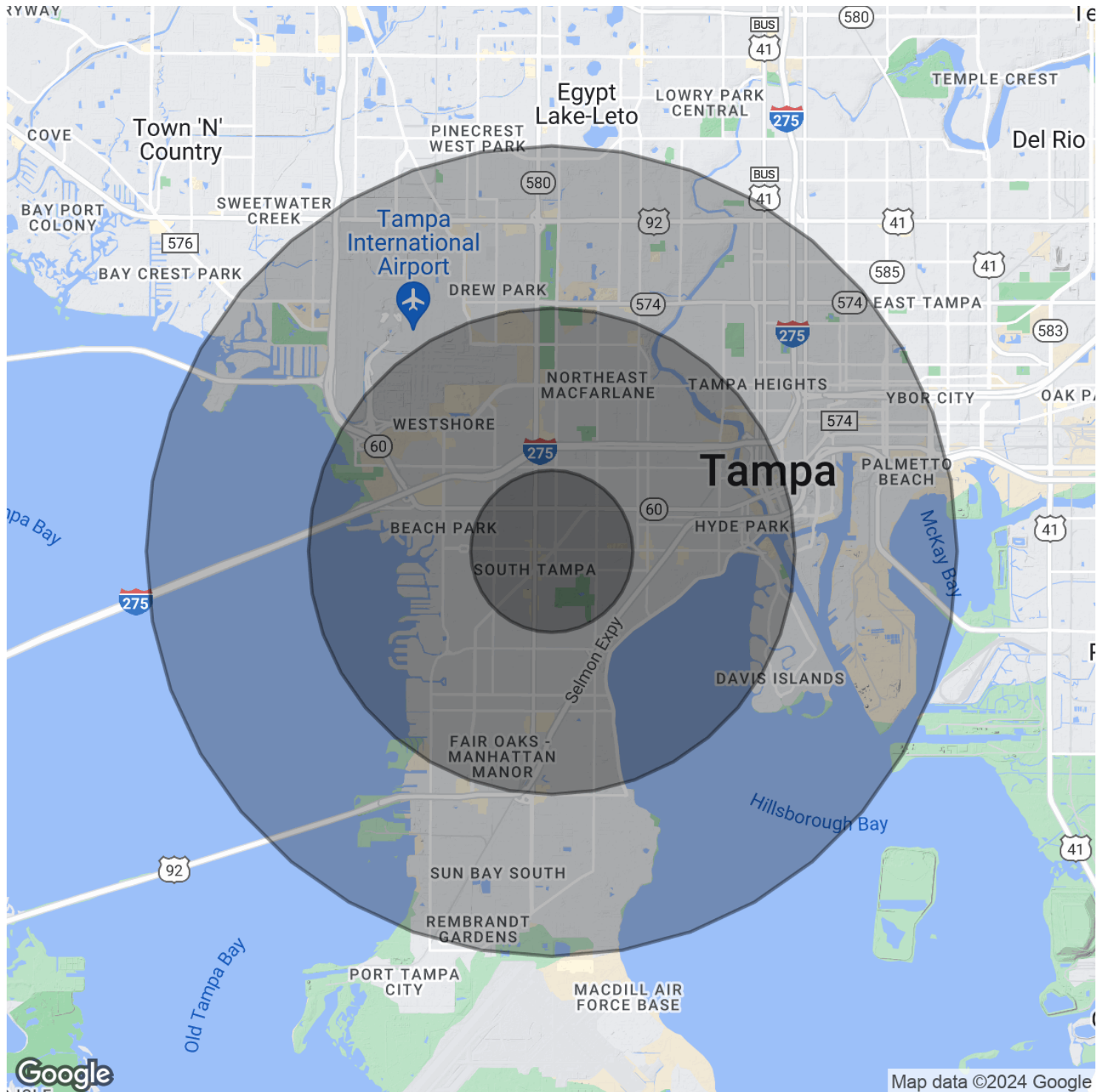




## South Tampa Retail Corner

# 3609 Henderson Blvd, Tampa, FL 33609

### Demographics Map & Report



#### For More Information:

813-254-6756 | EXT 36

Property Webpage: [www.properties.baystreetcommercial.com/186929-lease](http://www.properties.baystreetcommercial.com/186929-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)



## South Tampa Retail Corner

# 3609 Henderson Blvd, Tampa, FL 33609

### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,326	89,907	192,246
Average Age	40.0	38.4	37.7
Average Age (Male)	38.3	37.0	36.3
Average Age (Female)	41.0	39.7	39.1

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,146	39,310	85,061
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$94,974	\$88,368	\$75,630
Average House Value	\$555,520	\$445,981	\$351,871

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	18.5%	21.3%	26.9%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	11,989	69,619	145,733
% White	90.0%	77.4%	75.8%
Total Population - Black	554	14,206	31,335
% Black	4.2%	15.8%	16.3%
Total Population - Asian	460	2,199	5,569
% Asian	3.5%	2.4%	2.9%
Total Population - Hawaiian	0	66	153
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	59	540	1,653
% American Indian	0.4%	0.6%	0.9%
Total Population - Other	55	1,887	4,267
% Other	0.4%	2.1%	2.2%

#### TRAFFIC COUNTS

Henderson Boulevard & S. Swann Avenue	16,200/day
---------------------------------------	------------

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

#### For More Information:

813-254-6756 | EXT 36

Property Webpage: [www.properties.baystreetcommercial.com/186929-lease](http://www.properties.baystreetcommercial.com/186929-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)