



Industrial Property For Sale

University Area Warehouse

13650 N 12th St, Tampa, FL 33613

For More Information:

813-254-6756 | EXT 39

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





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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Lot Size:	2.26 Acres
Year Built:	1984
Building Size:	12,000 SF
Zoning:	CG
Market:	Tampa/St Petersburg
Submarket:	
Traffic Count:	39,000

PROPERTY OVERVIEW

This 12,000 SF warehouse building is ideally located at the edge of the rapidly expanding University District just west of the University of South Florida and just a few blocks to Interstate 275. The building is located on 2.26 Acres of Commercial Zoned Land and boasts 20 ft clear height and (4) 16 foot clear height doors, making it the ideal location for large vehicle / semi access and repair. The site also contains a truck well for dock high loading and distribution. There is approximately 2,000 SF of air conditioned office and mezzanine storage which is in excess of the quoted SF. The property is completely fenced with ample room to expand and build another building or simply utilize as is for parking and additional storage.

LOCATION OVERVIEW

Located just north of E. Fletcher Avenue and east of I-275, offering easy access to surrounding areas.



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Additional Photos





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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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Property Webpage: www.properties.baystreetcommercial.com/983953-sale

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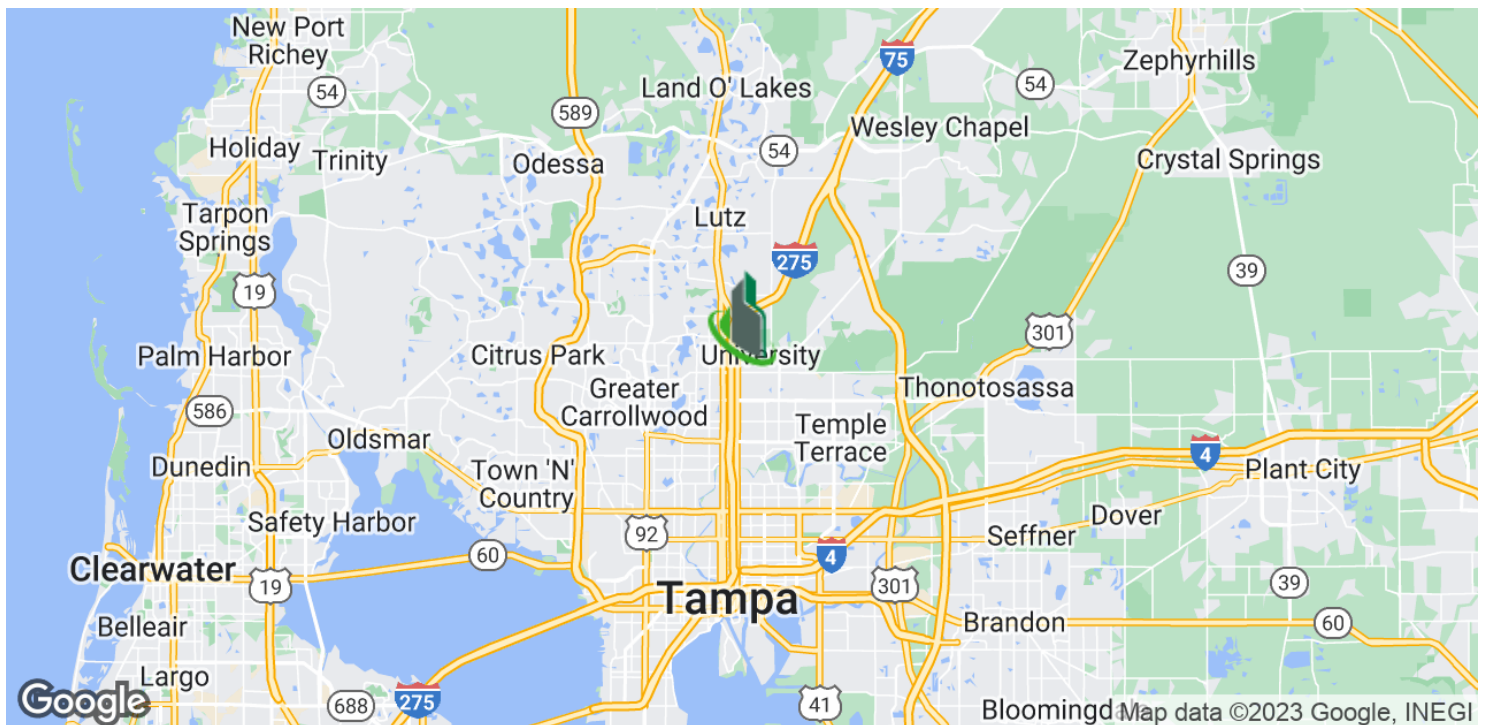
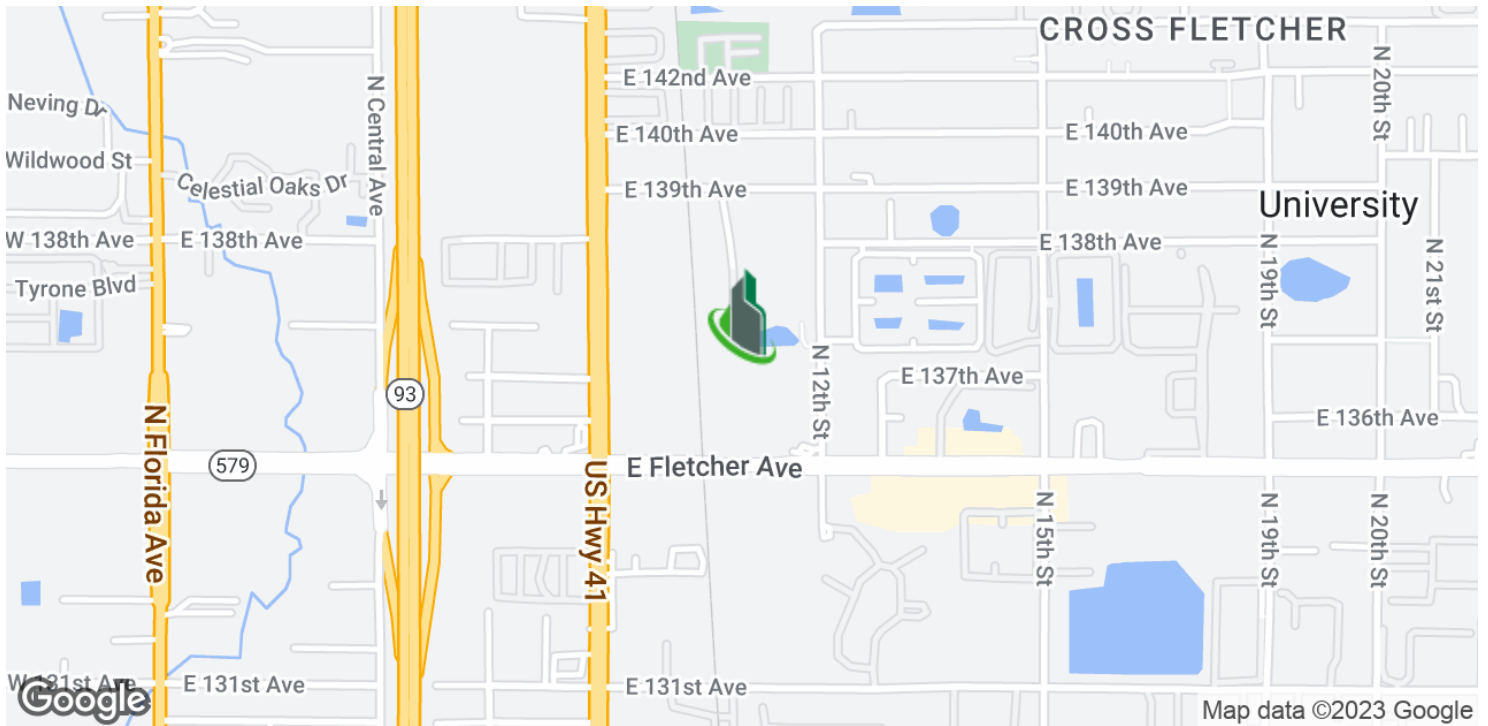




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Location Map



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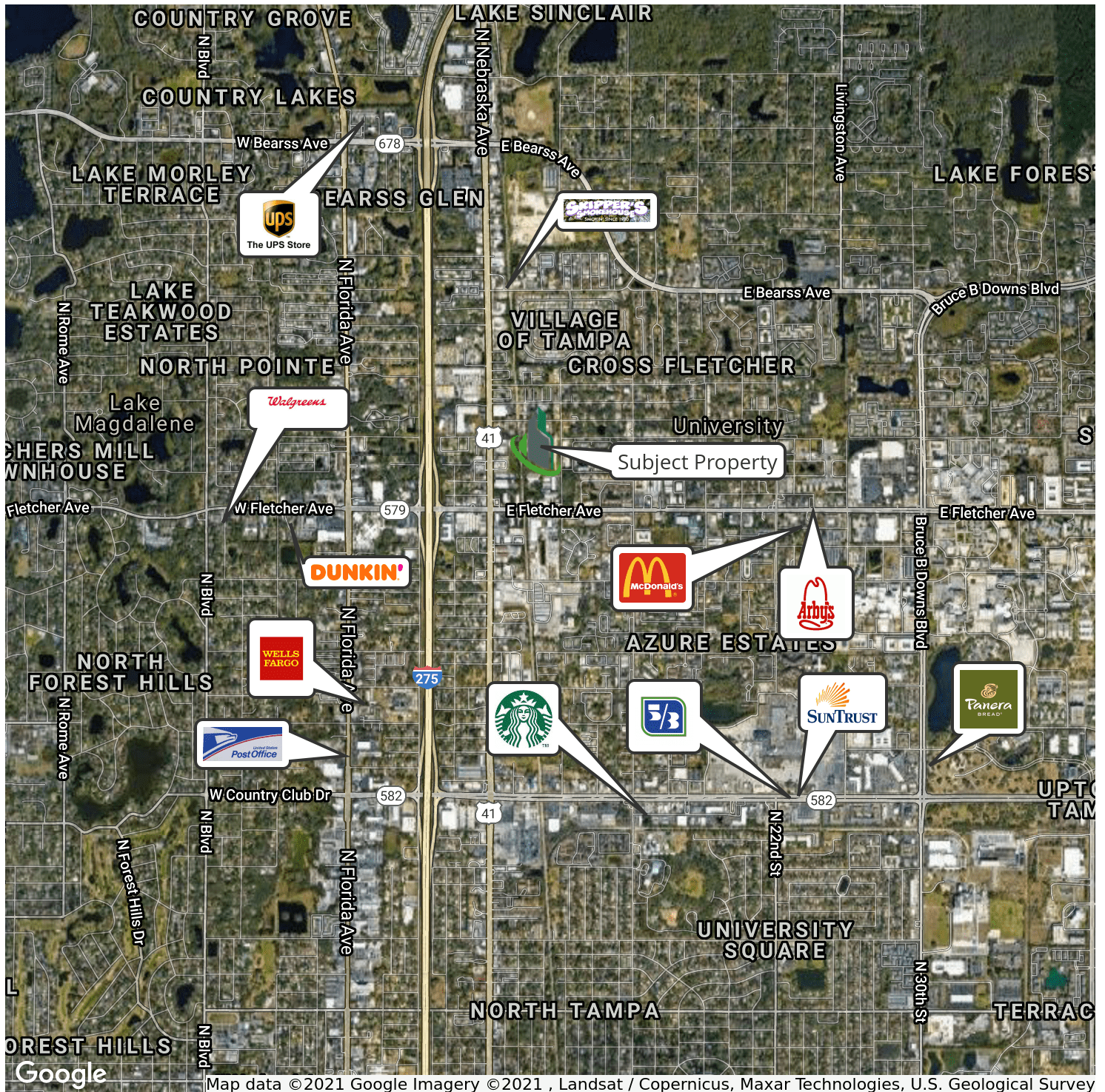
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Retailer Map

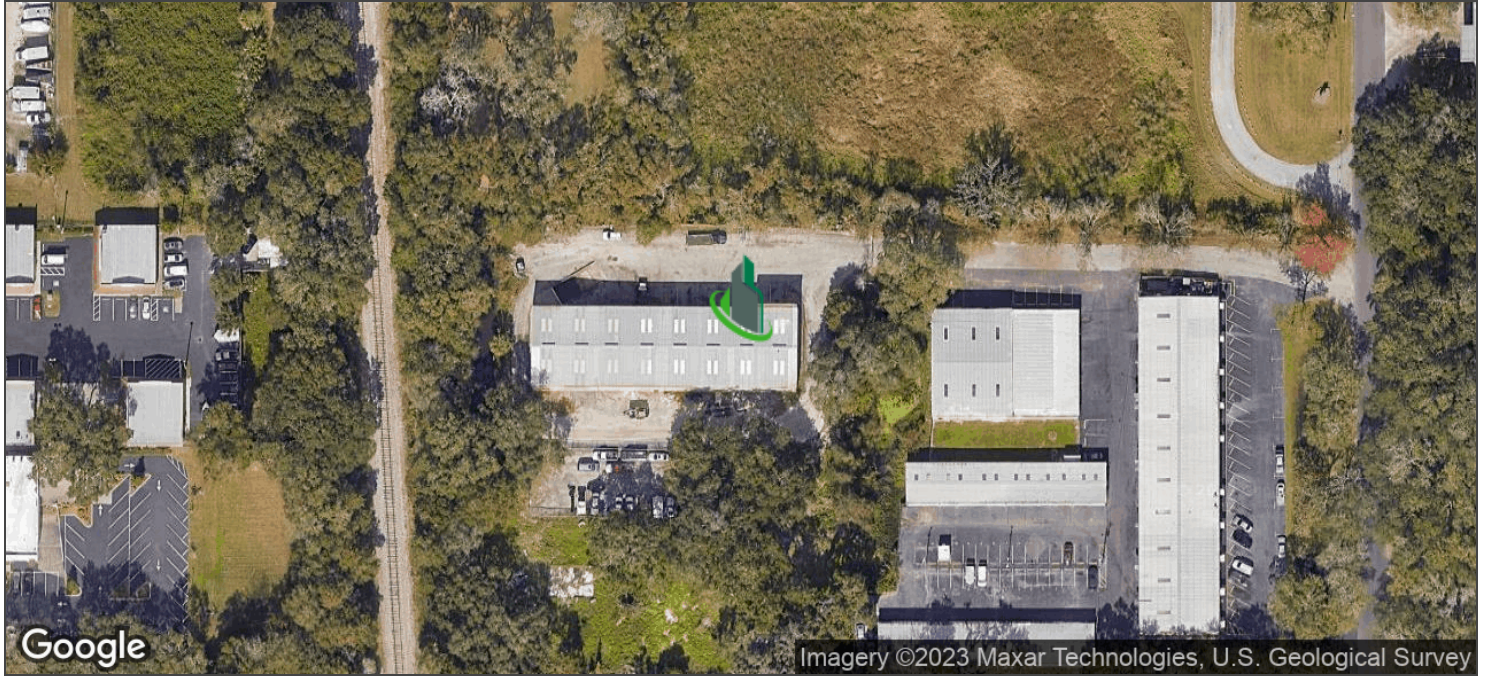




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Aerial Map



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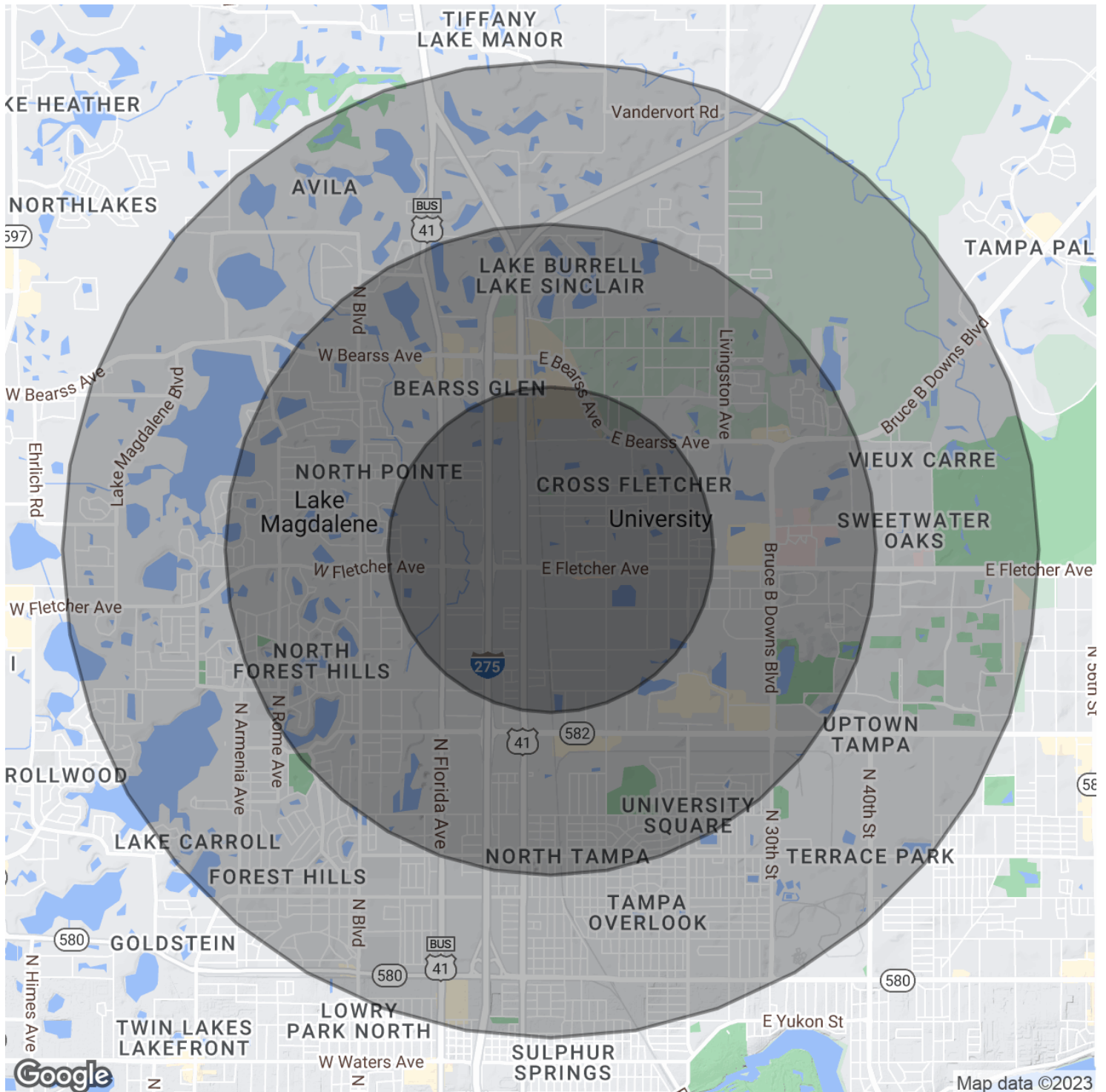




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Demographics Map & Report





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Demographics Map & Report

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	19,704	59,638	110,543
Average Age	31.0	33.3	33.3
Average Age (Male)	30.4	32.2	32.6
Average Age (Female)	31.7	34.5	34.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,665	24,159	43,487
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$32,467	\$37,857	\$44,941
Average House Value	\$187,353	\$173,617	\$198,178

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	37.5%	30.0%	25.8%

RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	10,030	35,953	70,432
% White	50.9%	60.3%	63.7%
Total Population - Black	6,702	17,129	28,295
% Black	34.0%	28.7%	25.6%
Total Population - Asian	356	1,263	3,118
% Asian	1.8%	2.1%	2.8%
Total Population - Hawaiian	0	2	41
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	341	669	756
% American Indian	1.7%	1.1%	0.7%
Total Population - Other	1,621	3,240	4,926
% Other	8.2%	5.4%	4.5%

TRAFFIC COUNTS

N 12th St & E Fletcher Ave	39,000/day
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** Demographic data derived from 2020 ACS - US Census*

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