



Retail Property For Lease

South Tampa Retail w/ Outdoor Space

4005 S MacDill Ave, Tampa, FL 33611

For More Information:

813-254-6756 | EXT 20

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	1,600 SF
Lease Rate:	\$32.00 SF/yr (NNN)
Lot Size:	38,762 SF
Year Built:	1957
Building Size:	10,301 SF
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	38,500

PROPERTY OVERVIEW

This one of a kind South Tampa retail space has one unit available with many extras. Suite 4021 is a 1,600 SF end cap space that is wide open and was formerly home to a boutique yoga / massage studio that has a small private office and plumbing rough-in to the rear for a restroom. Neighboring businesses include a convenience store, gas station, salon, coin laundry, and a sushi restaurant which will be opening soon.

Suite 4021 - 1,600 SF - Total cost for the space is \$32.00 sf/yr NNN + CAM (\$6.00) plus sales tax = (\$5,421 / month)

LOCATION OVERVIEW

Located in South Tampa close to Bayshore Boulevard, south of W. Euclid Avenue, and east of the Selmon Expressway and S. Dale Mabry Highway.

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Available Spaces



LEASE RATE:	-	TOTAL SPACE:	1,600 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
4021 S MacDill Ave		\$32.00 SF/yr	NNN	1,600 SF	Negotiable	1,600 SF open end cap space, formerly home to boutique yoga/massage studio. Small private office and plumbing rough-in at the rear for a restroom. Neighboring businesses; convenience store, gas station, salon, coin laundry, and sushi restaurant that will be opening soon. Initial est monthly; \$5,421 (includes \$32.00 sf/yr NNN + CAM (\$6.00) plus sales tax)

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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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Suite 4021 - 1,600 SF



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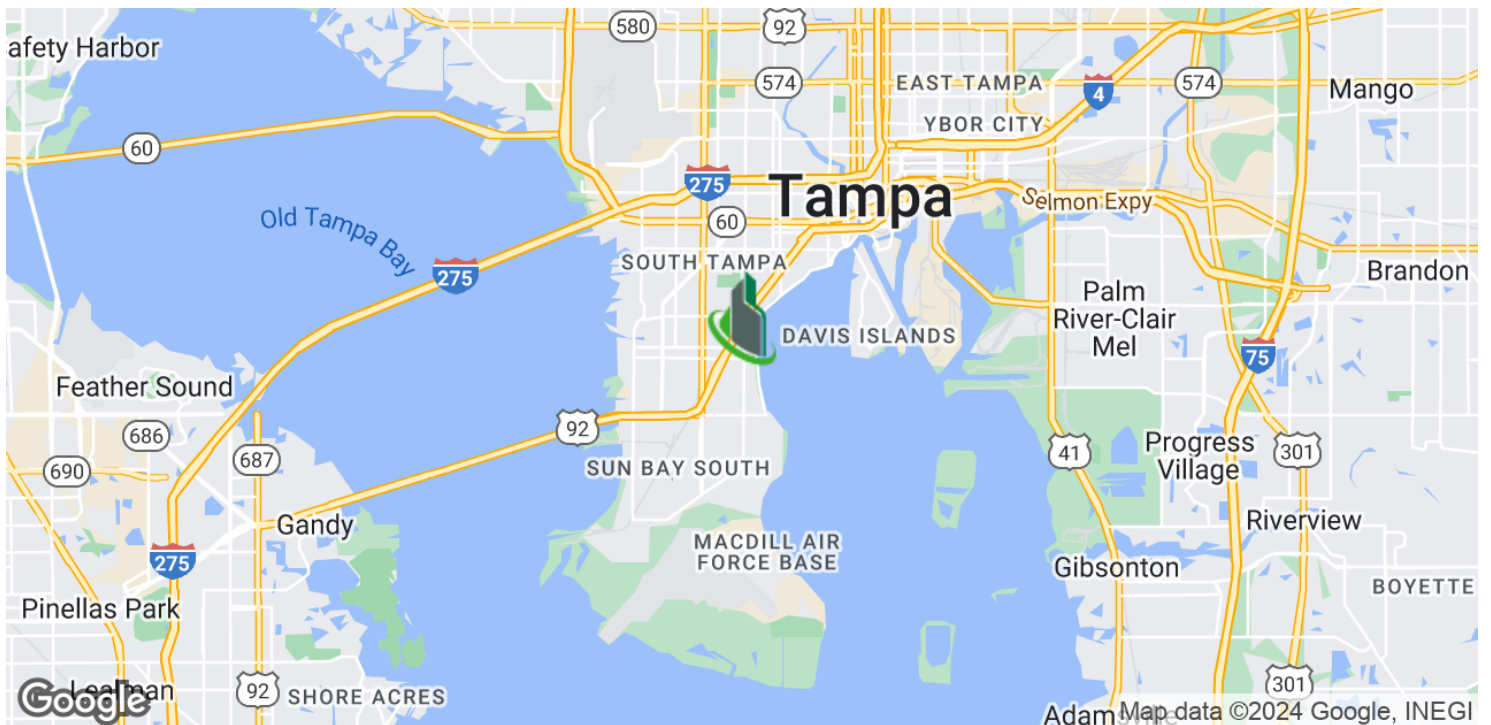
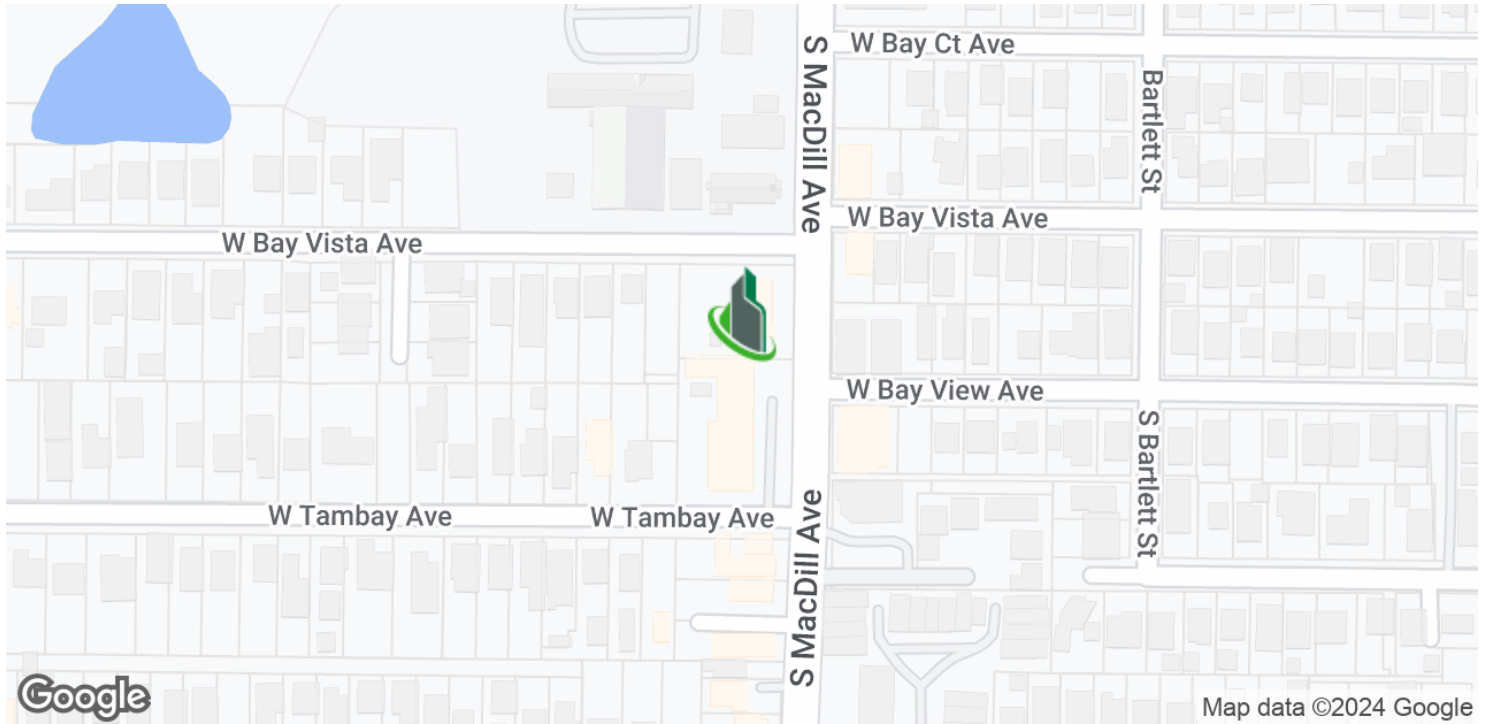




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Location Map



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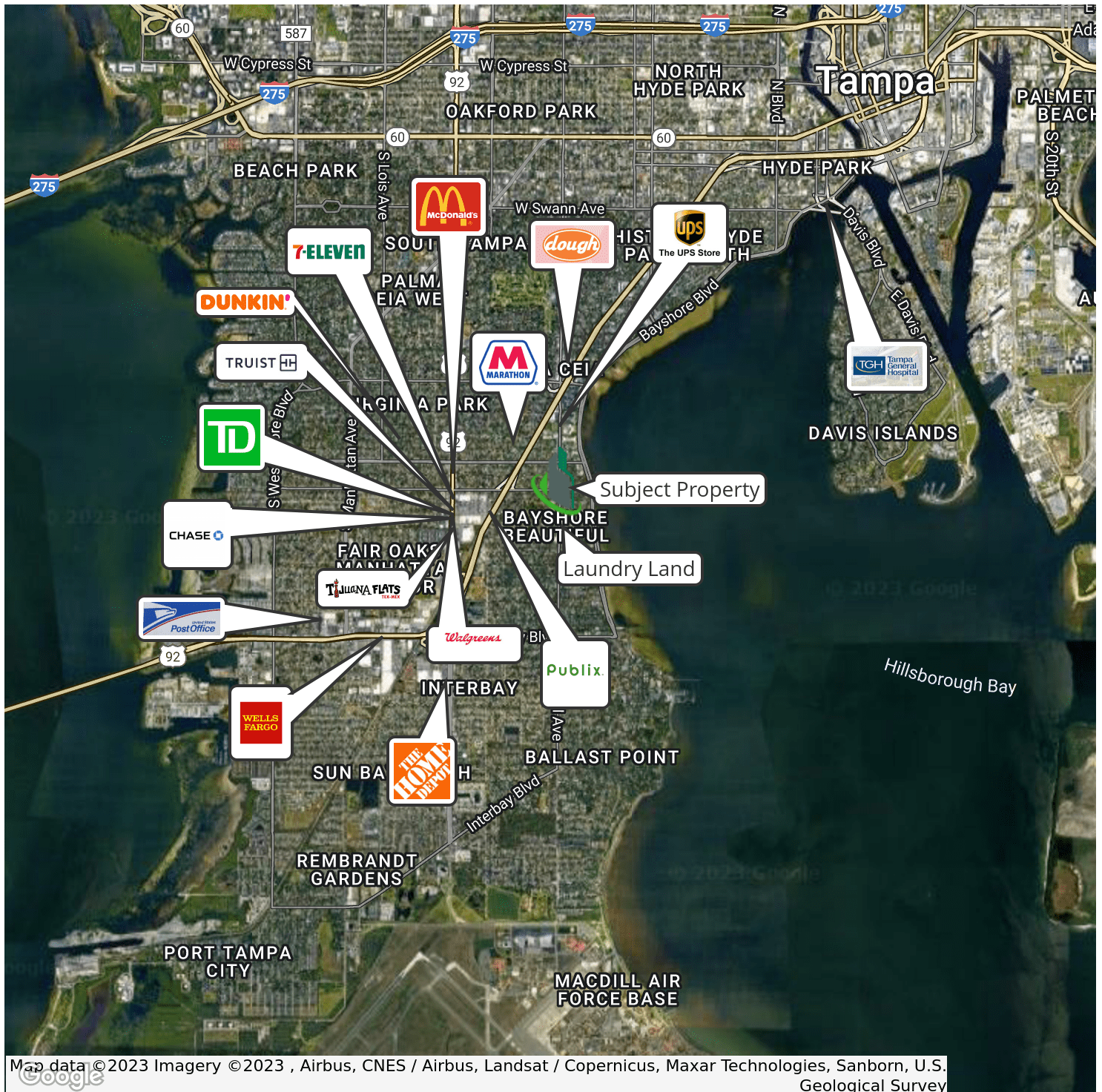




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Retailer Map



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Aerial Map



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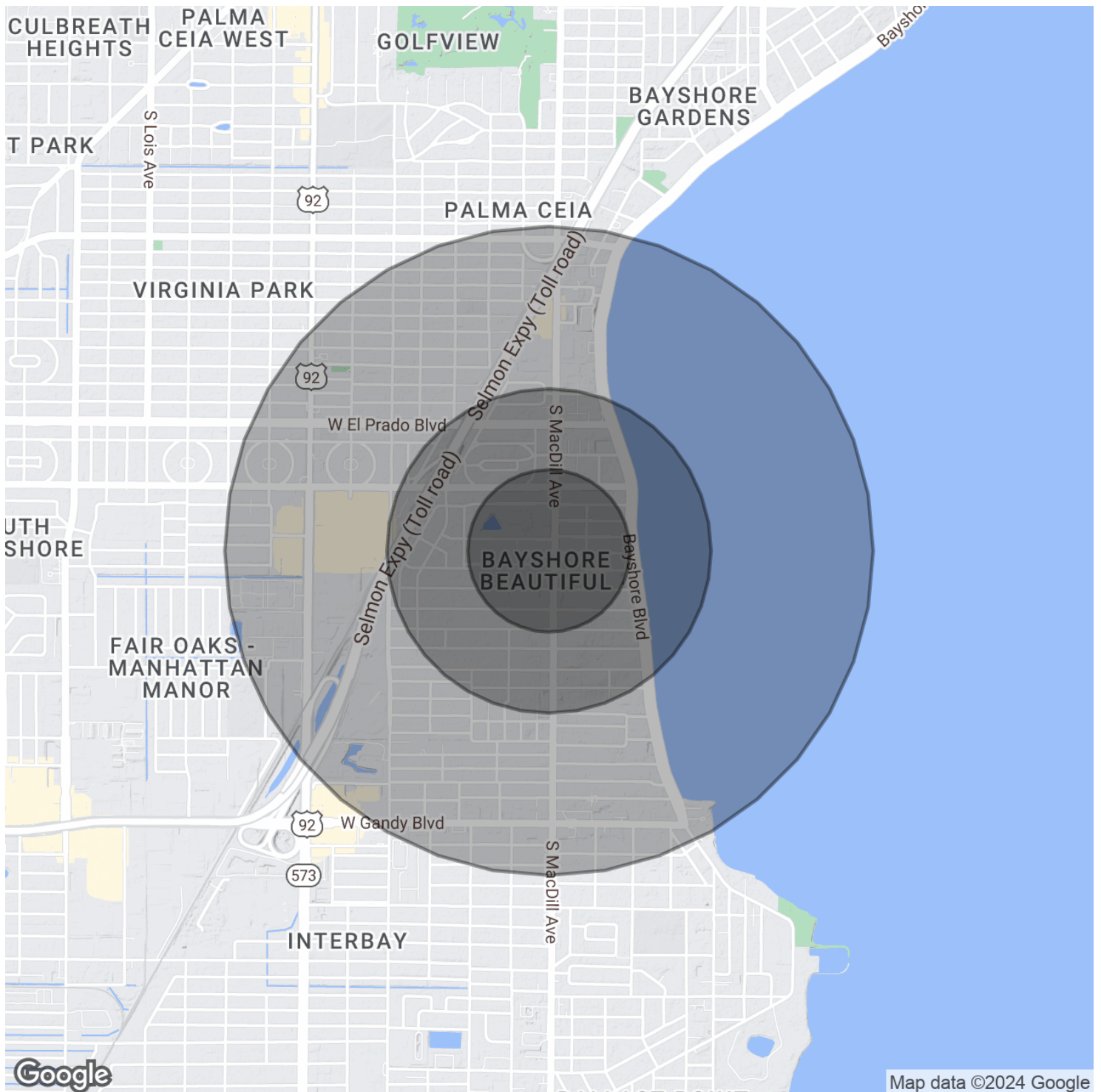




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,178	3,882	12,922
Average Age	43.3	45.3	45.2
Average Age (Male)	45.4	44.7	42.1
Average Age (Female)	39.4	45.1	46.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	547	1,650	5,839
# of Persons per HH	2.2	2.4	2.2
Average HH Income	\$190,835	\$193,403	\$150,437
Average House Value	\$677,293	\$700,226	\$558,249

ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	10.4%	11.4%	13.2%

RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	1,083	3,283	10,570
% White	91.9%	84.6%	81.8%
Total Population - Black	11	168	687
% Black	0.9%	4.3%	5.3%
Total Population - Asian	30	167	683
% Asian	2.5%	4.3%	5.3%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	0	0
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	17	69	230
% Other	1.4%	1.8%	1.8%

TRAFFIC COUNTS

S Macdill Avenue & W Euclid Ave 38,500/day

2020 American Community Survey (ACS)

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