



Retail Property For Sale / Lease

Home Depot Adjacent Restaurant / Retail Strip

8610 N Suwanee Ave, Tampa, FL 33604

For More Information:

813-254-6756 | EXT 22

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,159,000
Price / SF:	\$170.52
Lot Size:	15,272 SF
Year Built:	1959
Building Size:	6,797 SF
Renovated:	2023
Zoning:	CI - Commercial Intensive
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	25,000

PROPERTY OVERVIEW

This recently renovated, 6,797 SF retail strip center is located on a 15,272 SF Commercial Intensive zoned lot with 30 parking spaces and is primed and priced for new tenants or an owner occupant looking for a space to grow into. This opportunity enjoys busy Florida Avenue frontage directly next to one of the more active Home Depot locations in Tampa and this stretch of Florida Avenue has a traffic count in excess of 25,000 VPD. The building is currently demised into 6 separate suites ranging in size from 539 SF to 1712 SF.

There are currently four leases in place

8605A Florida - 1204 SF - Occupied by mattress store (through January 2029)

8605B Florida - 1003 SF - Occupied by Iglesias Pentacostal (through 2025)

8606 Suwanee - 539 SF - Available

8608 Suwanee - 881 SF - Leased

8610 Suwanee - 1458 SF - Leased

8612 & 8614 Suwanee - Restaurant Space - 1712 SF - Leased

LOCATION OVERVIEW

Located in Tampa next to N. Florida Avenue and west of I-275, offering easy access to surrounding areas.

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Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
8605-A N Florida	Leased	1,204 SF	17.71%	\$21.00	-	-	\$25,284	-	-
8605-B N Florida	Iglesia Pentacostal	1,003 SF	14.76%	\$7.50	-	-	\$7,523	-	-
8606 Suwanee	Vacant	539 SF	7.93%	\$24.00	-	-	\$12,936	-	-
8608 Suwanee	Leased	881 SF	12.96%	\$16.00	-	-	\$14,096	-	-
8610 Suwanee	Leased	1,458 SF	21.45%	\$12.00	-	-	\$17,496	-	-
8612 Suwanee	Leased	1,712 SF	25.19%	\$14.00	-	-	\$23,968	-	-
TOTALS		6,797 SF	100%	\$94.50	\$0	\$0.00	\$101,303		
AVERAGES		1,133 SF	16.67%	\$15.75			\$16,884		

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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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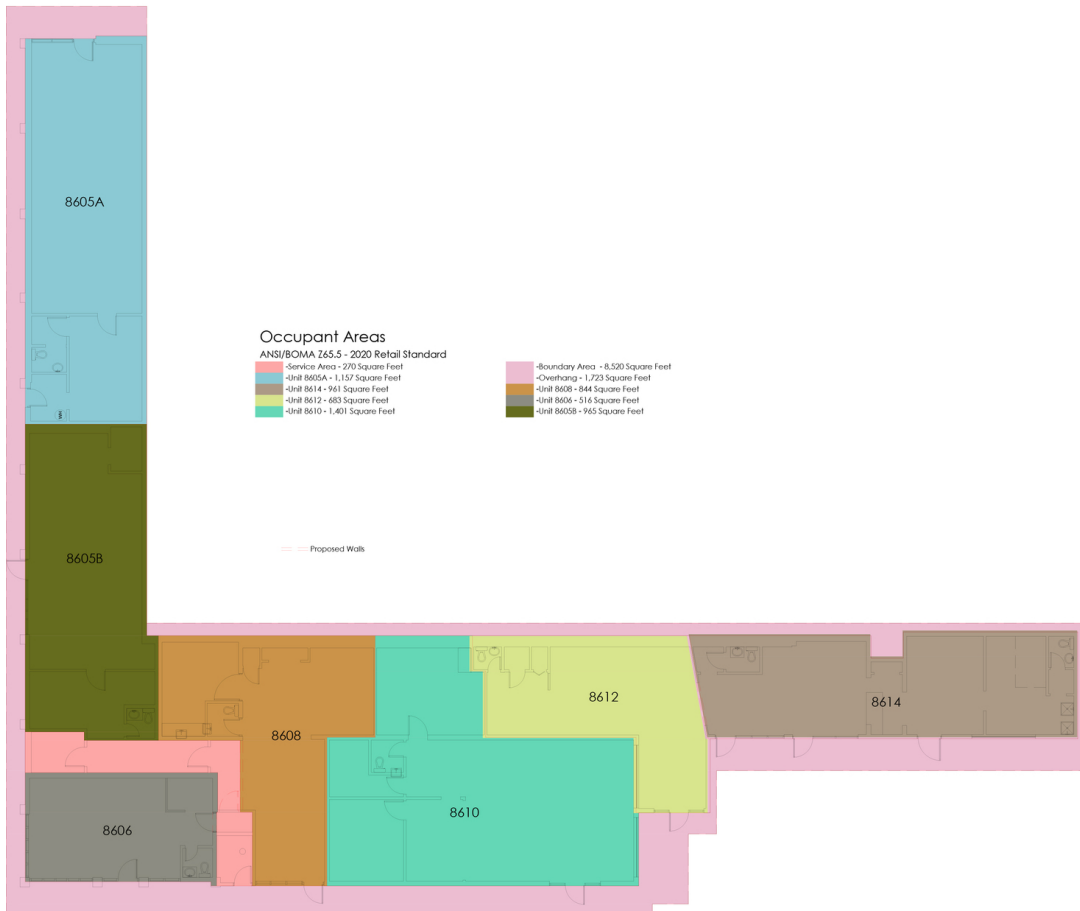




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Floor Plans



measure
DYNAMICS™

ATLANTA
706.623.2384

ORLANDO
407.971.8688

TAMPA
727.548.9595

www.measureDYNAMICS.COM

PREPARED FOR:

PROJECT NAME:

Retail Center
8605 North Florida Avenue
8606-8615 North Suwanee Avenue
Tampa, Florida 33604

PROJECT NUMBER: BSC-001

DRAWN BY: DEA

CHECKED BY: DEA

DATE: 12/12/2023

SCALE: 1/8" = 1'-0"

SHEET TITLE: Floor Plan

SHEET NUMBER: A1.1

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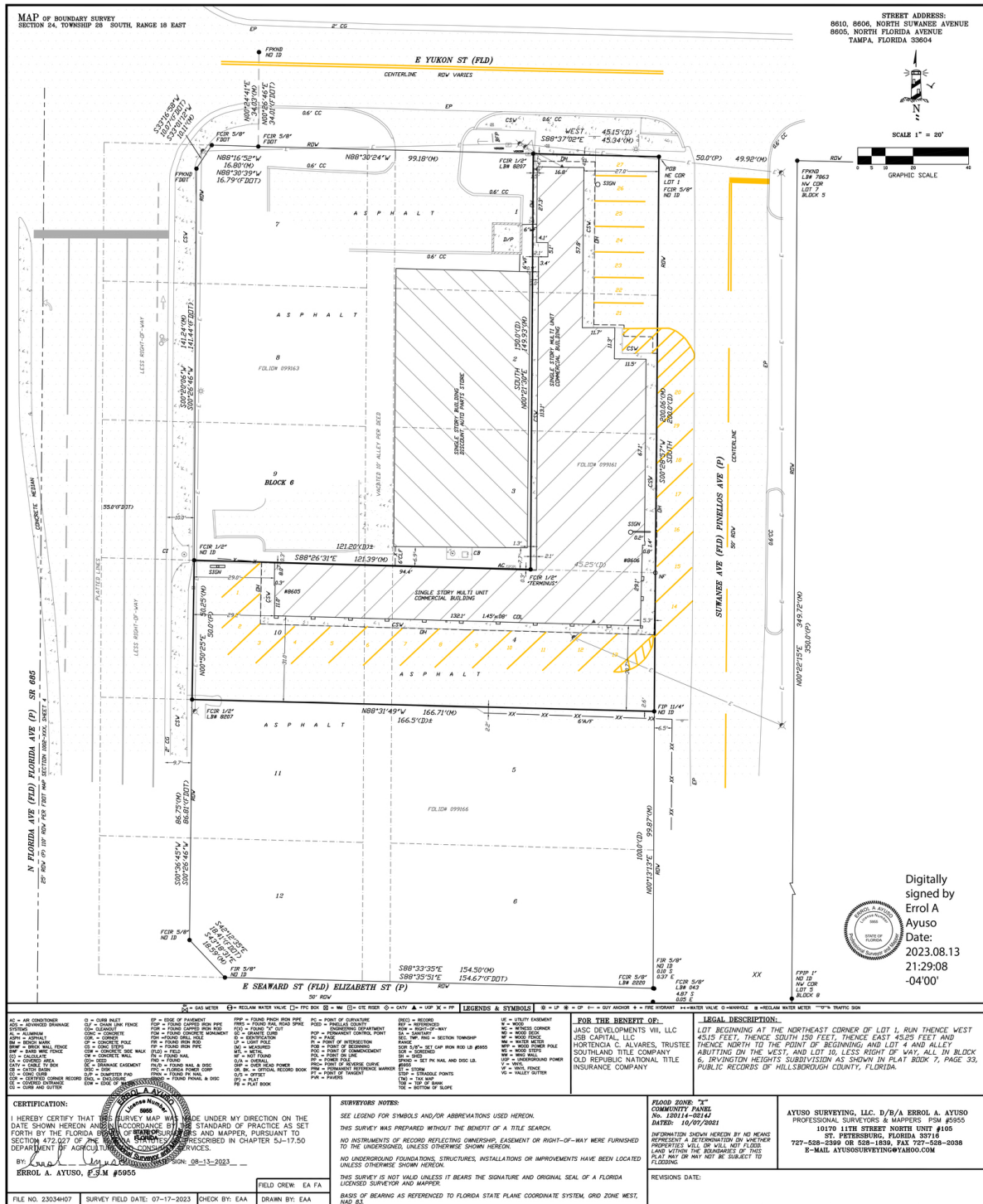
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Site Plans



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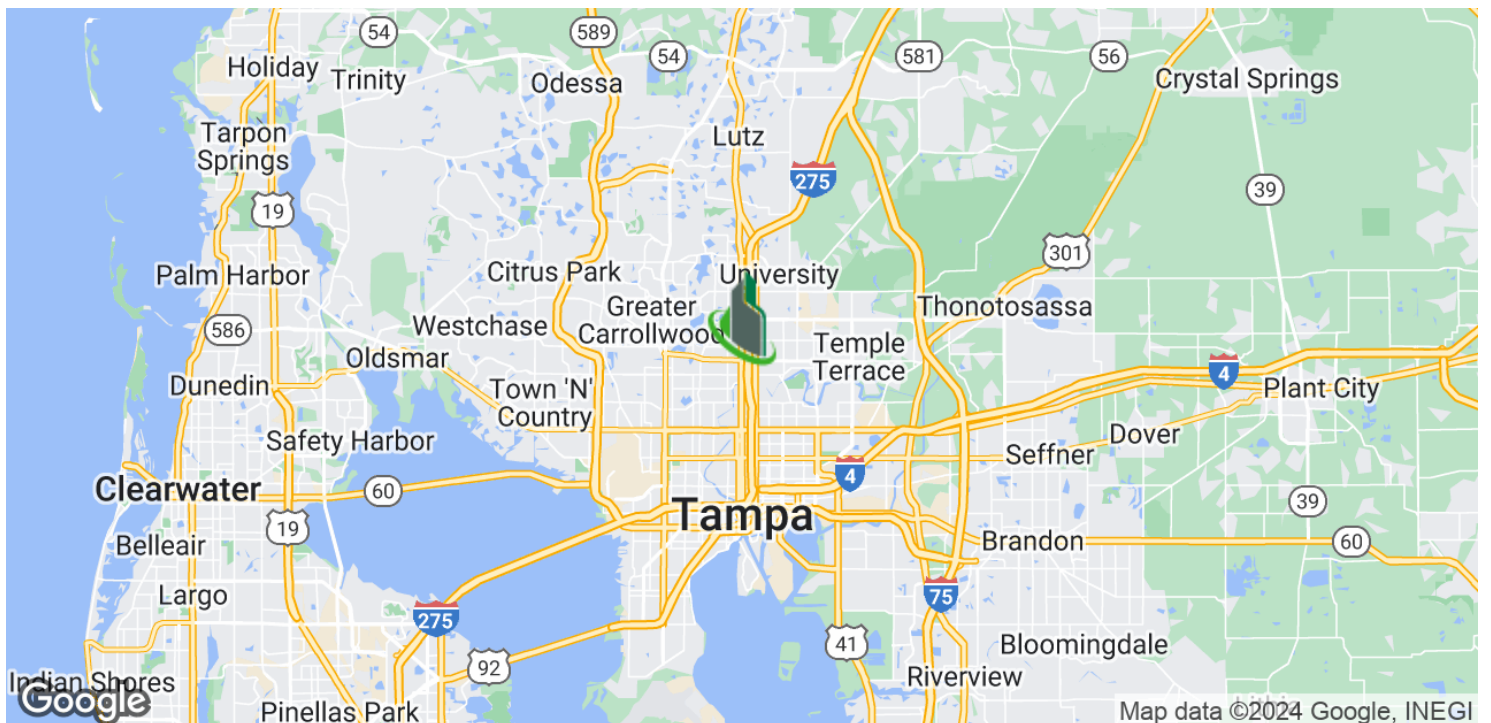
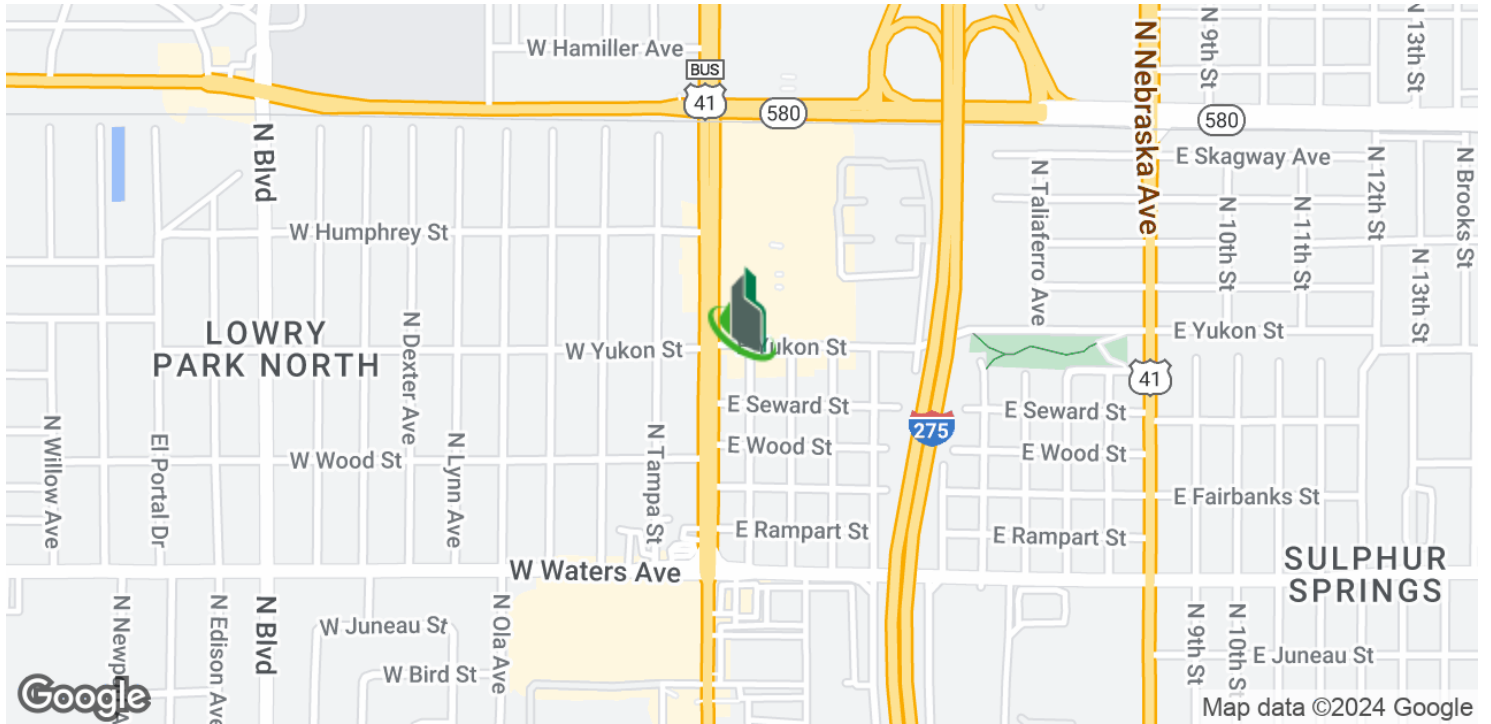
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Location Map



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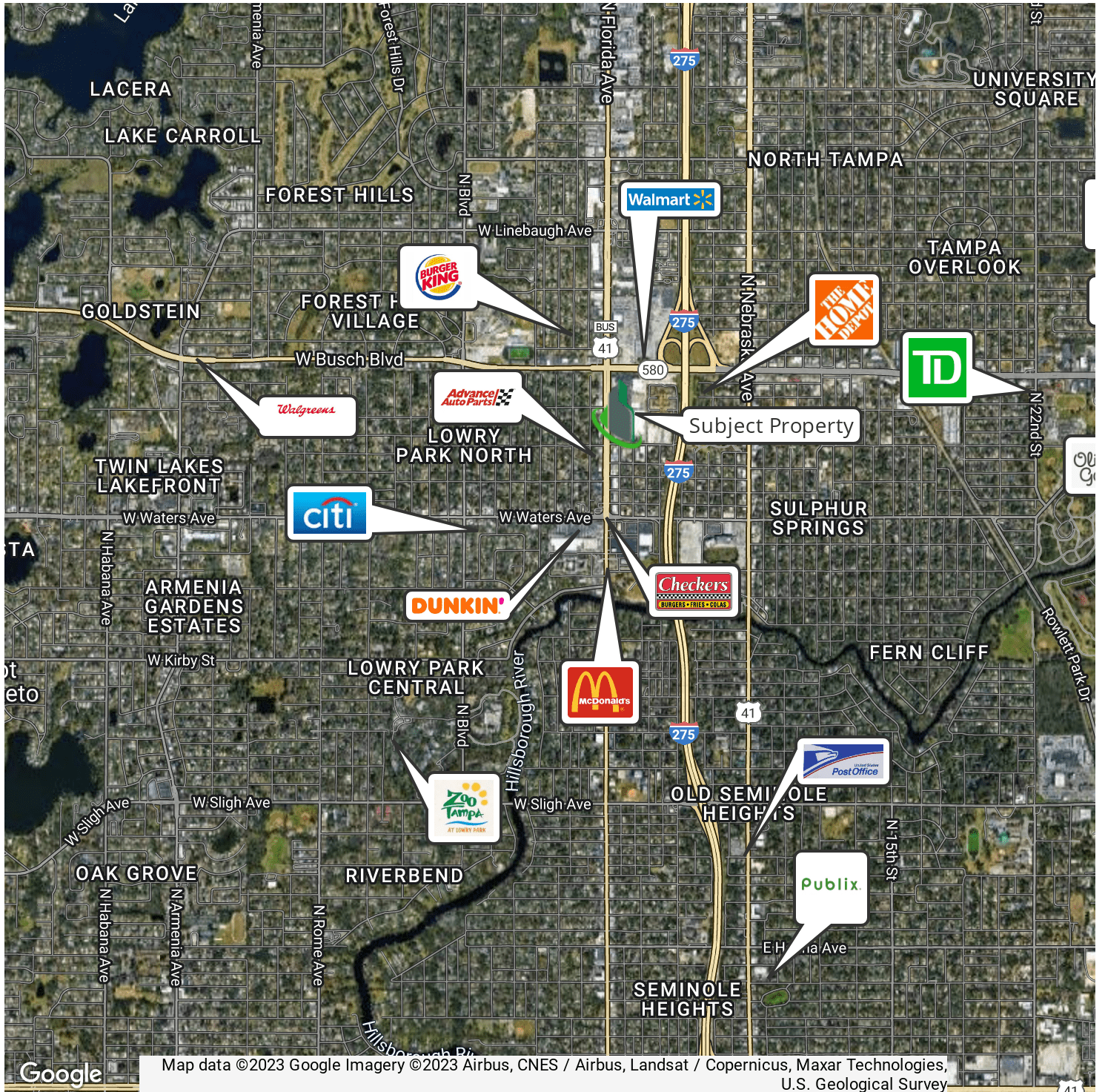




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Retailer Map



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Aerial Map



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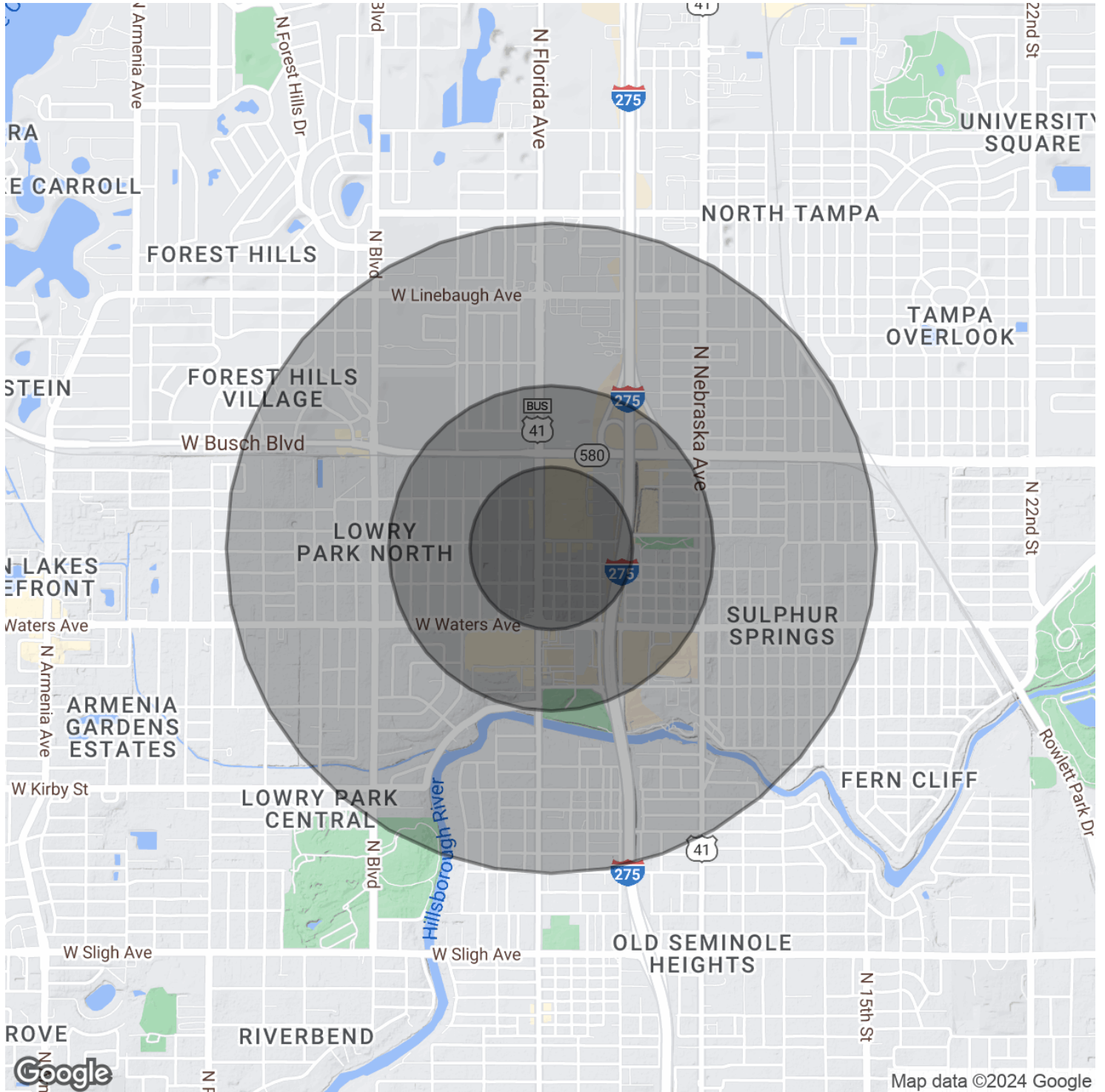




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,019	3,932	17,840
Average Age	45.9	42.3	38.6
Average Age (Male)	34.0	34.8	34.3
Average Age (Female)	55.4	49.9	42.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	370	1,542	6,824
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$42,436	\$43,751	\$44,420
Average House Value	\$74,097	\$107,551	\$118,760

ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	61.1%	54.6%	39.7%

RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	574	2,185	9,055
% White	56.3%	55.6%	50.8%
Total Population - Black	210	739	5,136
% Black	20.6%	18.8%	28.8%
Total Population - Asian	25	101	271
% Asian	2.5%	2.6%	1.5%
Total Population - Hawaiian	0	0	15
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	0	5	121
% American Indian	0.0%	0.1%	0.7%
Total Population - Other	180	460	1,383
% Other	17.7%	11.7%	7.8%

TRAFFIC COUNTS

N Suwanee Ave & N Florida Ave 25,000/day

2020 American Community Survey (ACS)

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