



Retail Property For Lease

Former "Heights" Walgreens Retail Site (Nebraska & MLK)
3917 N Nebraska Ave, Tampa, FL 33603

For More Information:

813-254-6756 | EXT 25

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

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Executive Summary



OFFERING SUMMARY

Available SF:	7,500-15,022 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	84,366 SF
Year Built:	2001
Building Size:	15,022 SF
Zoning:	PD being changed to CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater

PROPERTY OVERVIEW

This former 15,022 SF freestanding drug store (Walgreens) is situated on a 84,366 SF (1.94 Acre) lot at the lighted intersection of Nebraska Ave and Dr Martin Luther King Jr Blvd which enjoys a combined traffic count of 35,000 VPD (both streets). The interior of the structure features high ceilings of approximately 20 ft and column spacing of 35 ft and has a covered drive through lane and ample 3-phase power. The building as also fully fire sprinklered. The site features excellent access from both Dr Martin Luther King and Nebraska Ave and boasts 67 parking spaces. The owner is currently in the process of changing the zoning from Planned Development to CG (Commercial General) and the site will be "Retail Pharmacy" restricted although most other retail commercial uses will be allowable.

Estimated CAM: \$6.33

Initial estimated monthly rent: 7,500 SF: \$20,756/month - 15,022 SF: \$41,573 (includes base rate + CAM + sales tax)

** This offering is co-listed with Andretta Properties (William Besselieu)

LOCATION OVERVIEW

Located on N. Nebraska Avenue and E. Martin Luther King, Jr. Blvd. and close to I-275 and I-4, offering easy access to surrounding areas, including downtown.



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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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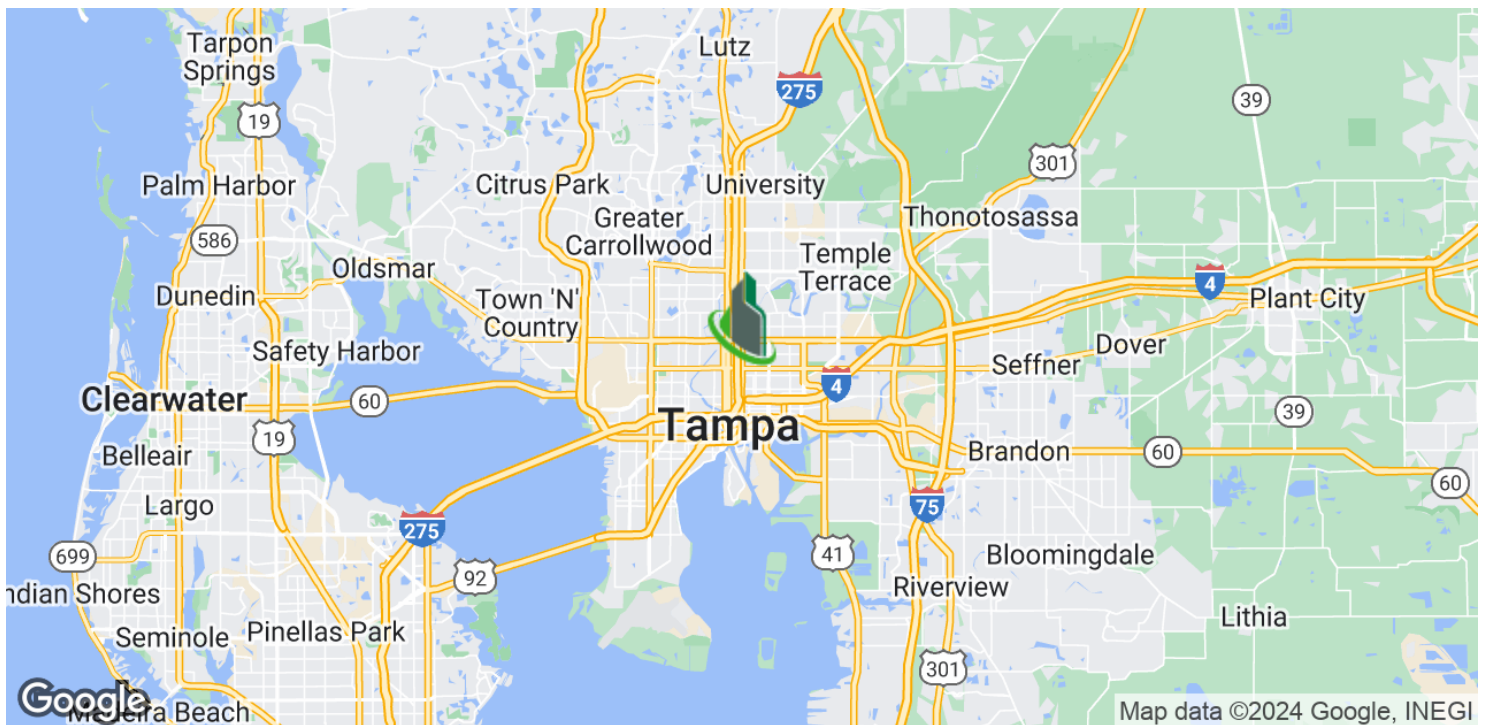
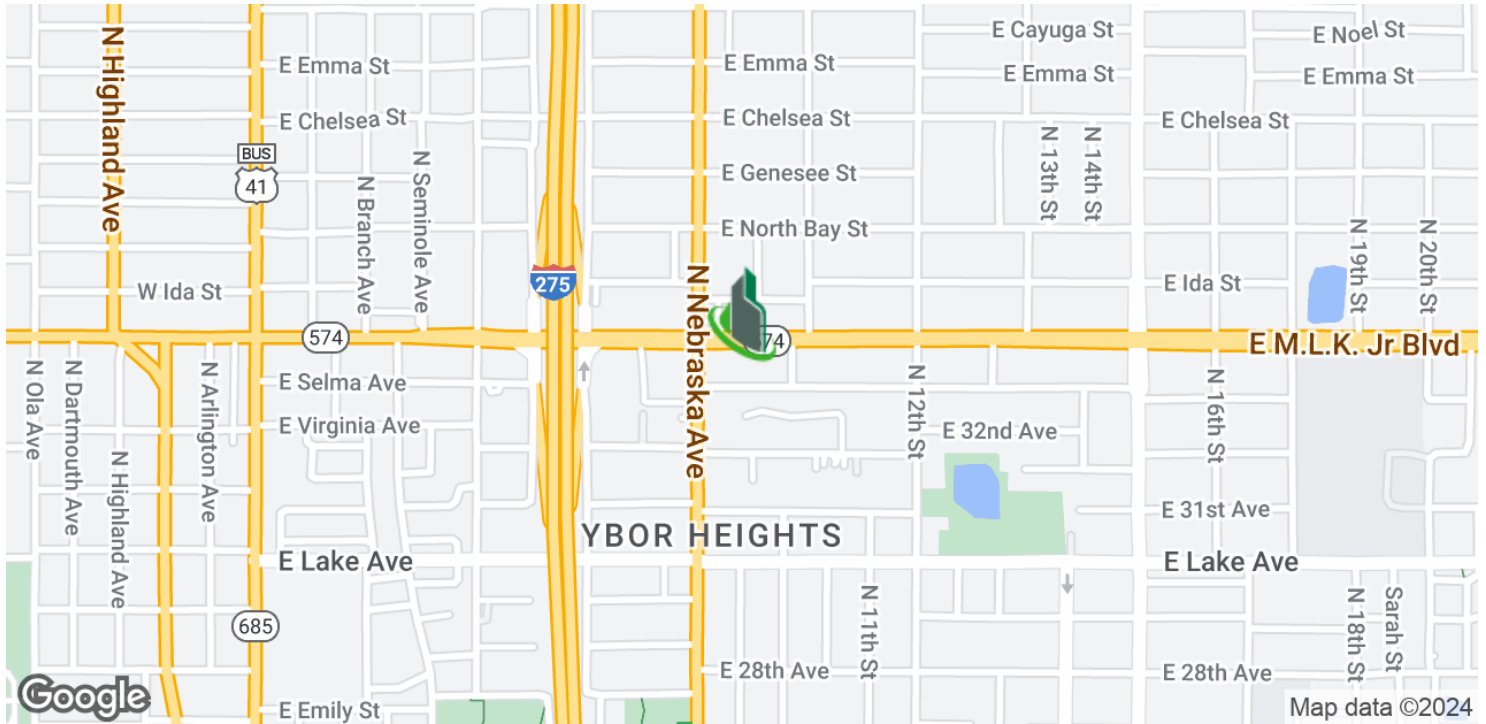




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Location Map



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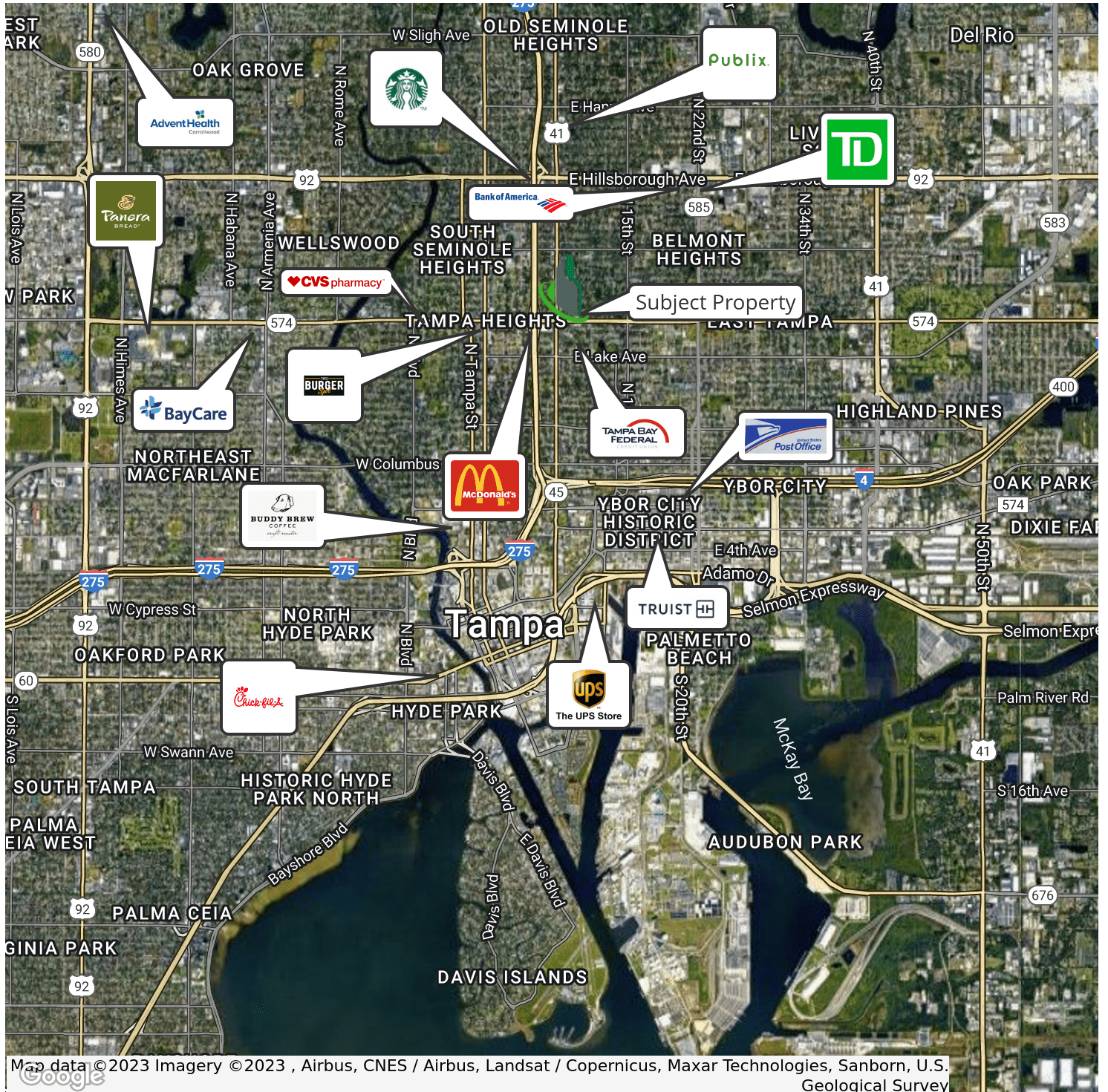




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Retailer Map



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Aerial Map



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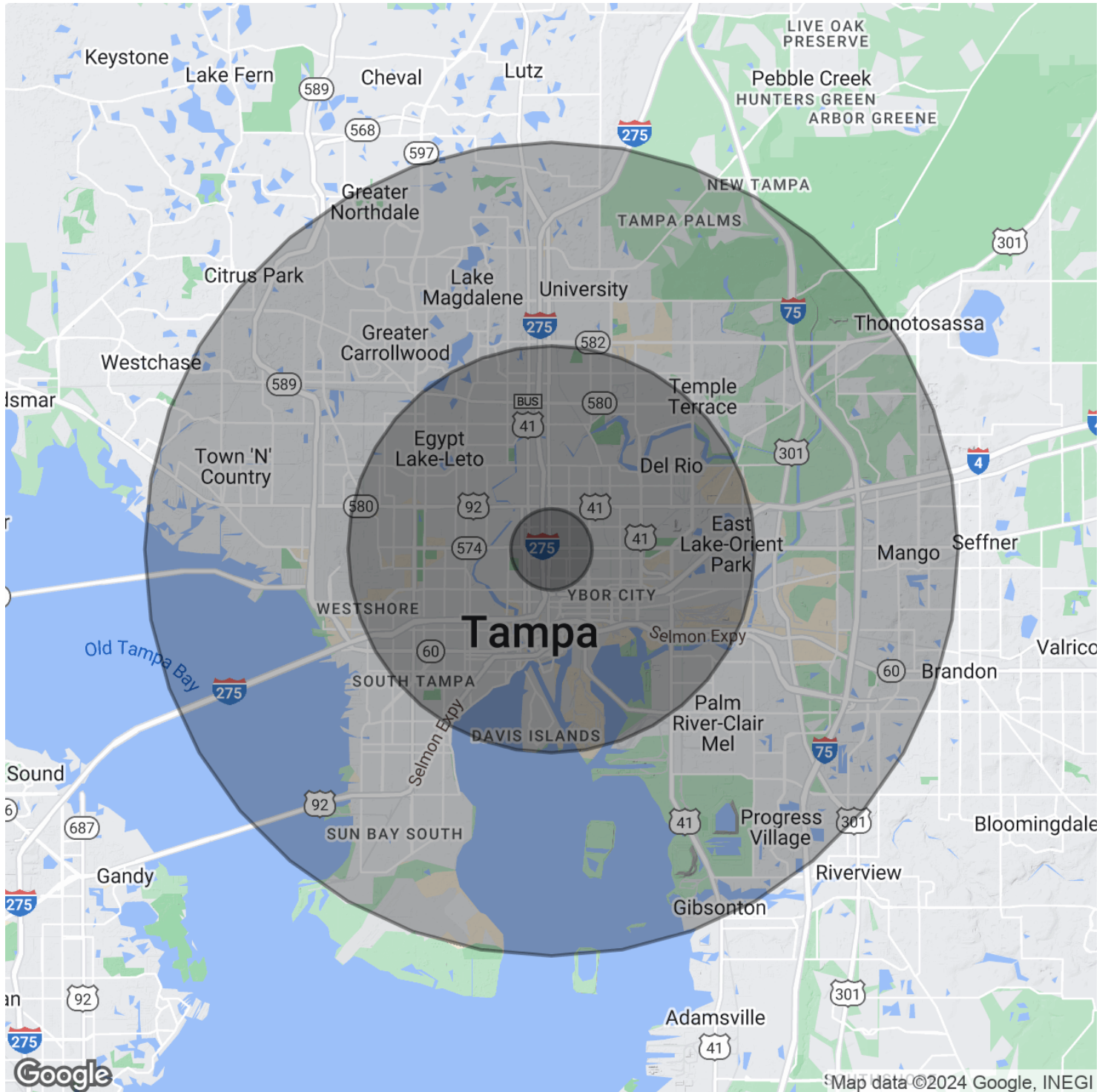




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Demographics Map & Report



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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,682	298,354	832,048
Average Age	35.4	36.8	37.1
Average Age (Male)	34.8	35.9	36.0
Average Age (Female)	35.3	38.2	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,212	131,774	355,193
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$48,073	\$64,371	\$71,018
Average House Value	\$179,074	\$228,361	\$224,512
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	23.5%	35.7%	33.2%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	7,816	167,911	527,066
% White	41.8%	56.3%	63.3%
Total Population - Black	8,853	87,386	169,680
% Black	47.4%	29.3%	20.4%
Total Population - Asian	106	6,198	32,124
% Asian	0.6%	2.1%	3.9%
Total Population - Hawaiian	24	280	557
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	24	827	2,122
% American Indian	0.1%	0.3%	0.3%
Total Population - Other	365	11,017	32,039
% Other	2.0%	3.7%	3.9%

2020 American Community Survey (ACS)

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