



Office Building For Lease

Hyde Park Medical Office

905 W Platt St, Tampa, FL 33606

For More Information:

813-254-6756 | EXT 29

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	2,063 SF
Lease Rate:	\$42.00 SF/yr (NNN)
Lot Size:	7,424 SF
Year Built:	2002
Building Size:	2,063 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	14,000

PROPERTY OVERVIEW

This 2,063 SF free-standing medical office is located in the heart of South Tampa blocks from prestigious Hyde Park Village in the center of the most desirable demographic markets in the Tampa Bay Area. The private parking lot features 11 spaces leading to the french glass door entryway and a 12 person reception / waiting area. A large glass window greets visitors with an open and inviting feel to a 3 person staff reception station surrounded by two private offices, 4 plumbed exam rooms, and a large central open area. There is a plumbed lab, 2 ADA accessible restrooms, and a staff break room to the rear of the space. This site is a rare find in the market as approved medical with adequate parking is scarce throughout South Tampa.

* Property is occupied by an active medical practice. Tours by appointment only please.

Estimated CAM: \$10.18

Initial estimated monthly rent: \$9,509 (includes base rate + CAM + sales tax)

LOCATION OVERVIEW

Located just west of South Boulevard, minutes to the University of Tampa, Tampa General Hospital with excellent access to the Crosstown Expressway just a block away.



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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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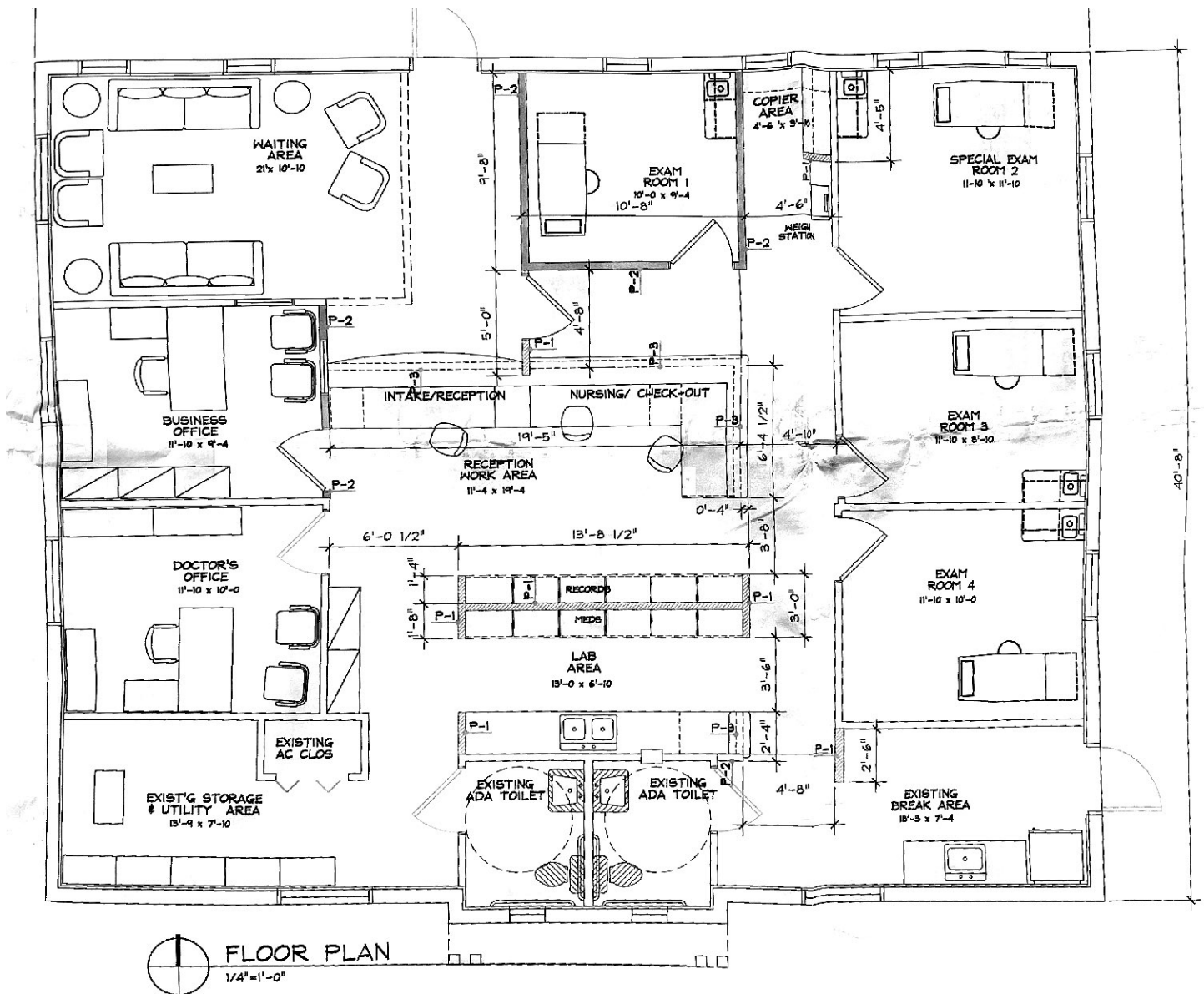




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Floor Plan

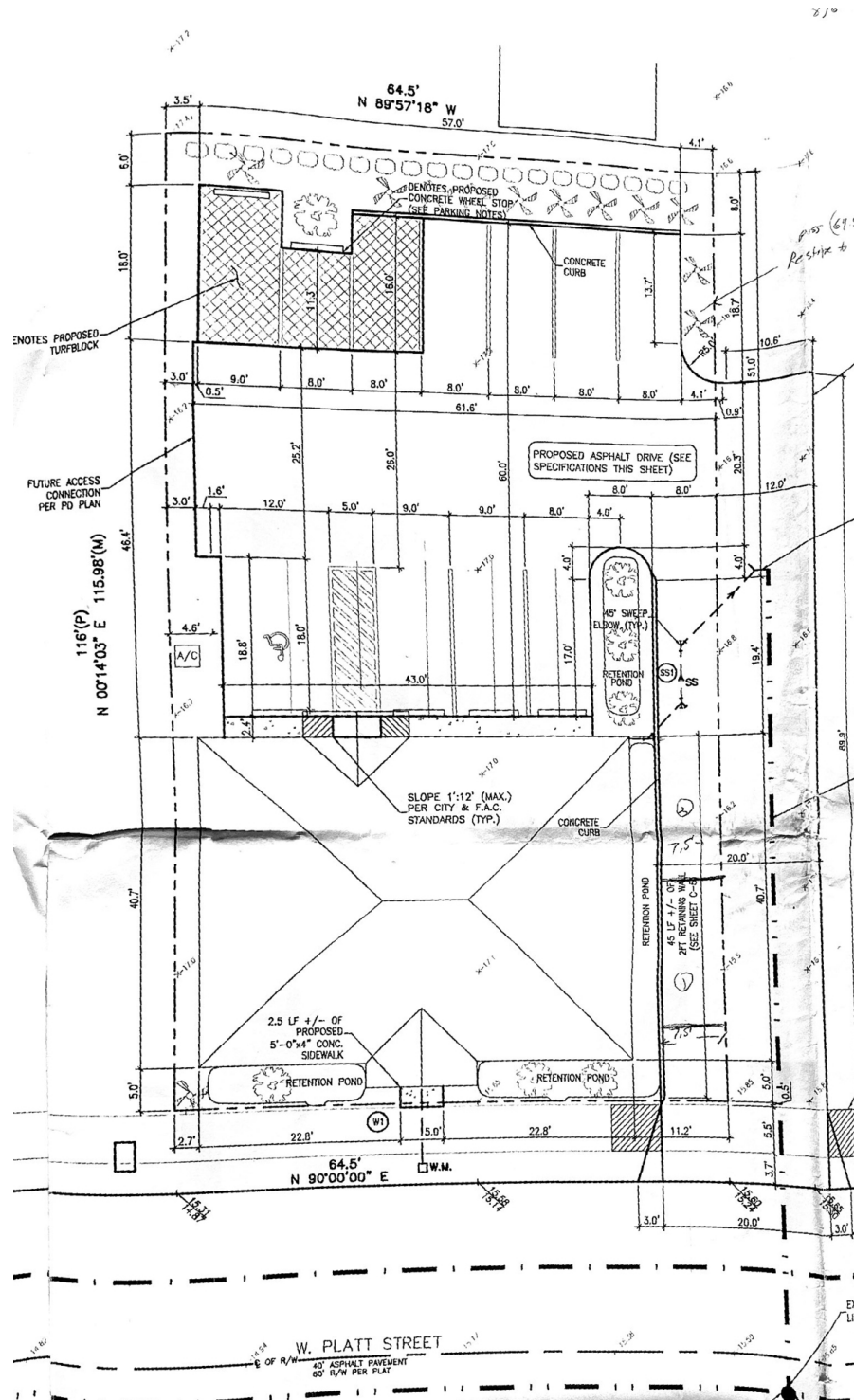




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Site Plan

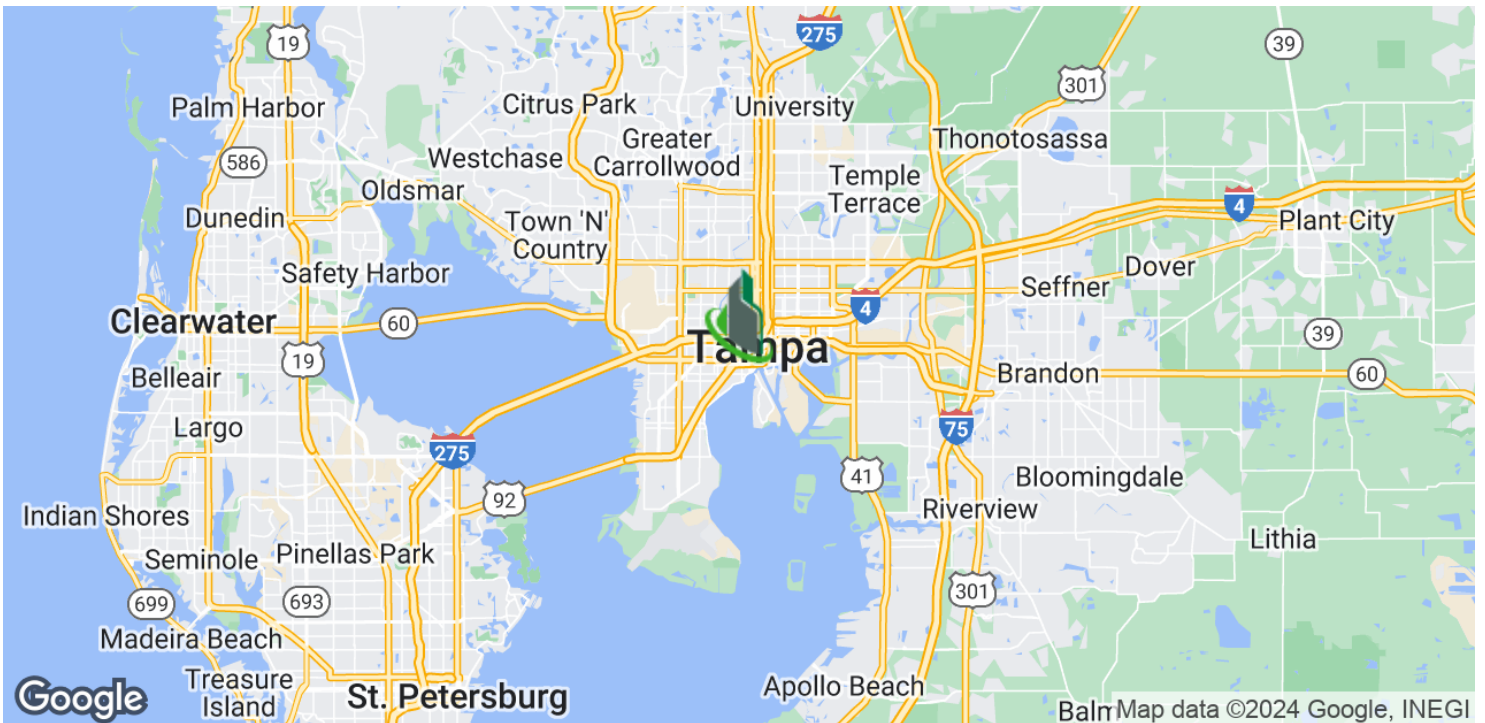
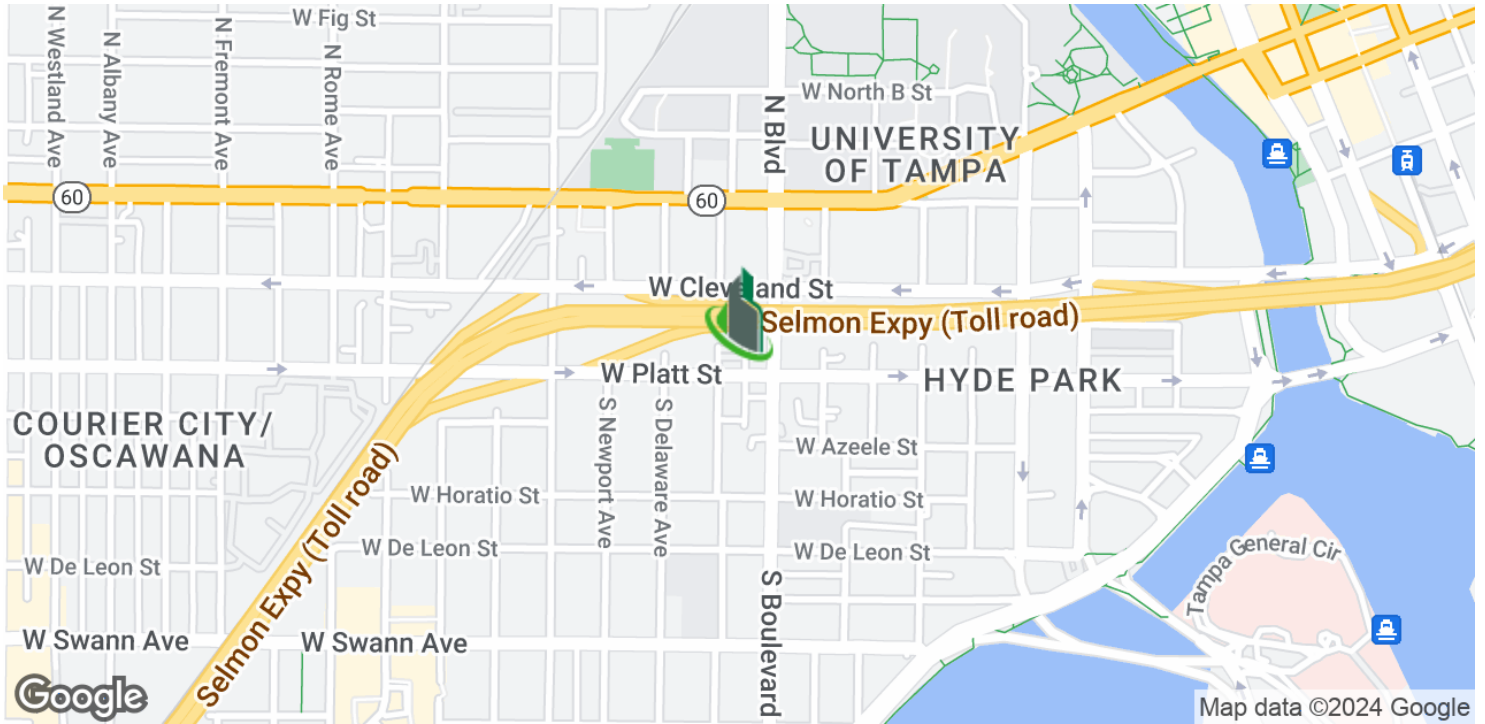




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Location Map



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Retailer Map



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Aerial Map



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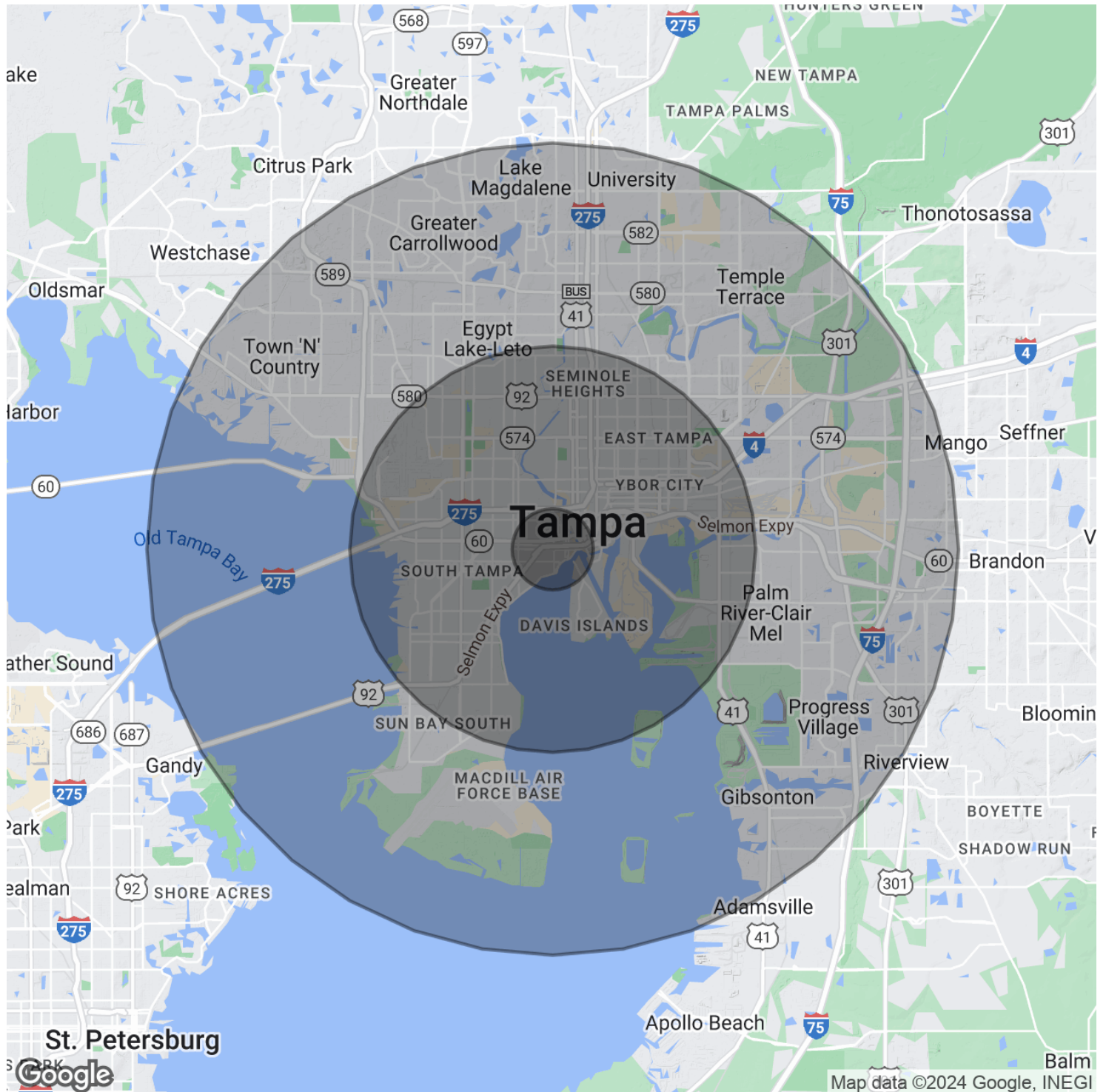




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	19,597	231,756	729,311
Average Age	32.3	38.4	36.7
Average Age (Male)	33.6	37.7	35.6
Average Age (Female)	34.0	39.4	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	9,640	108,964	311,924
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$108,639	\$87,568	\$69,615
Average House Value	\$392,924	\$330,135	\$221,688

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	17.1%	28.3%	34.3%

RACE

	1 MILE	5 MILES	10 MILES
Total Population - White	15,512	156,155	454,028
% White	79.2%	67.4%	62.3%
Total Population - Black	2,249	45,819	156,980
% Black	11.5%	19.8%	21.5%
Total Population - Asian	791	6,353	24,140
% Asian	4.0%	2.7%	3.3%
Total Population - Hawaiian	0	94	526
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	0	383	1,961
% American Indian	0.0%	0.2%	0.3%
Total Population - Other	200	6,364	29,167
% Other	1.0%	2.7%	4.0%

TRAFFIC COUNTS

W Platt St & S Blvd 14,000/day

2020 American Community Survey (ACS)

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