



Office Building and Outparcel For Sale

VA Leased Investment & Office/Retail/Student Housing Outparcel  
**14020 N 46th St, Tampa, FL 33613**

For More Information:

813-254-6756 | EXT 30

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$3,800,000
Price / SF:	\$150.47
Lot Size:	2.43 Acres
Year Built:	2009
Building Size:	25,254 SF
Zoning:	PD - Planned Development
Market:	Tampa-St. Petersburg-Clearwater

### PROPERTY OVERVIEW

This University Area Veteran's Administration Modified Net Leased Investment consists of a 11,254 sf, two story building and an additional office pad which can accommodate an additional 14,000 sf building, situated on approximately 2.43 acres with ample parking (150 spaces) already in place for current and future structures. Currently, the property is used for the Veterans Administration's (VA) Audiology Center, which is a very specialized and extensive build-out of heavily wired audiology booths (not easily replicated) on the ground floor while the second floor houses the VA Compensation and Benefits Department. For financial information and lease data, please visit [www.baystreetcommercial.com](http://www.baystreetcommercial.com) to sign the Confidentiality Agreement and access the document vault.

### LOCATION OVERVIEW

Located along N. 46th Street directly across from The Claw Golf Course and less than one mile north of E. Fletcher Avenue in the University of South Florida area, minutes from Moffitt Cancer Center, Florida Hospital, the Shriners' Hospital, and a host of other medical and professional office uses.



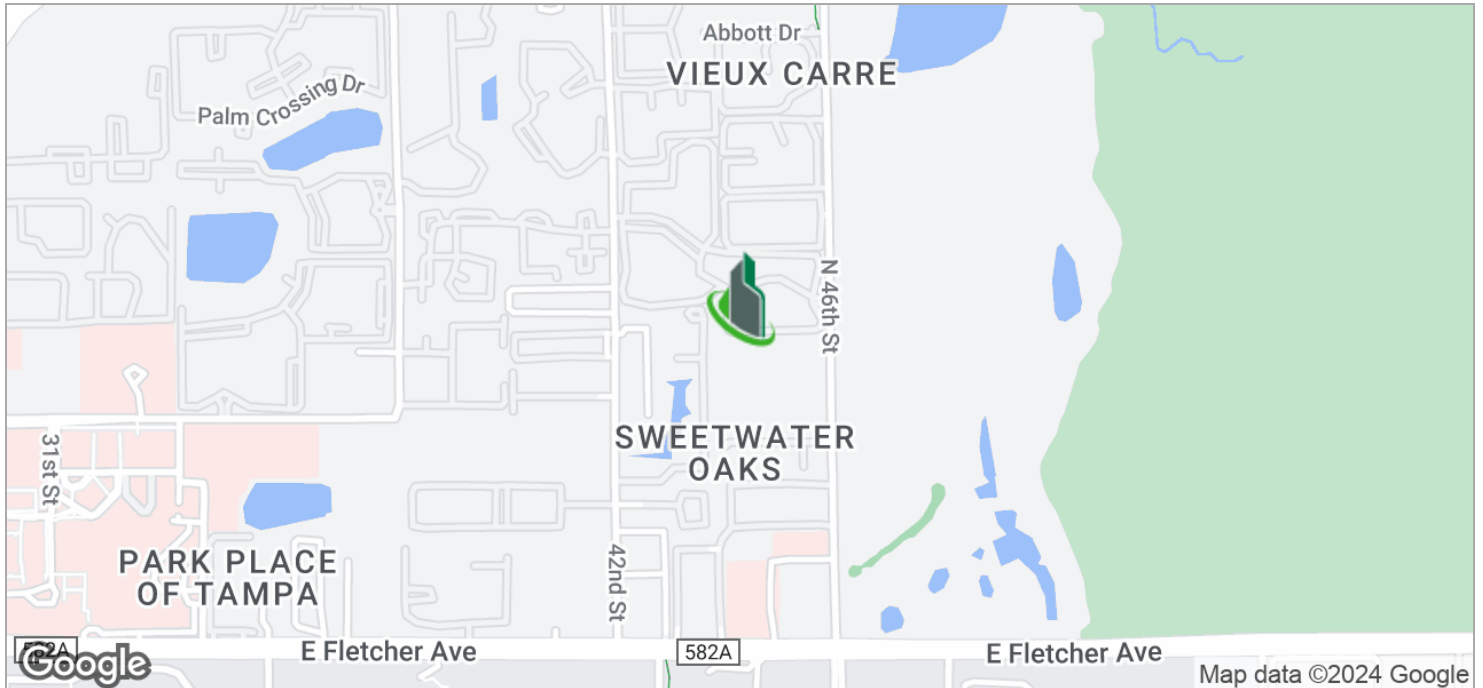




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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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Property Webpage: [www.properties.baystreetcommercial.com/179378-sale](http://www.properties.baystreetcommercial.com/179378-sale)

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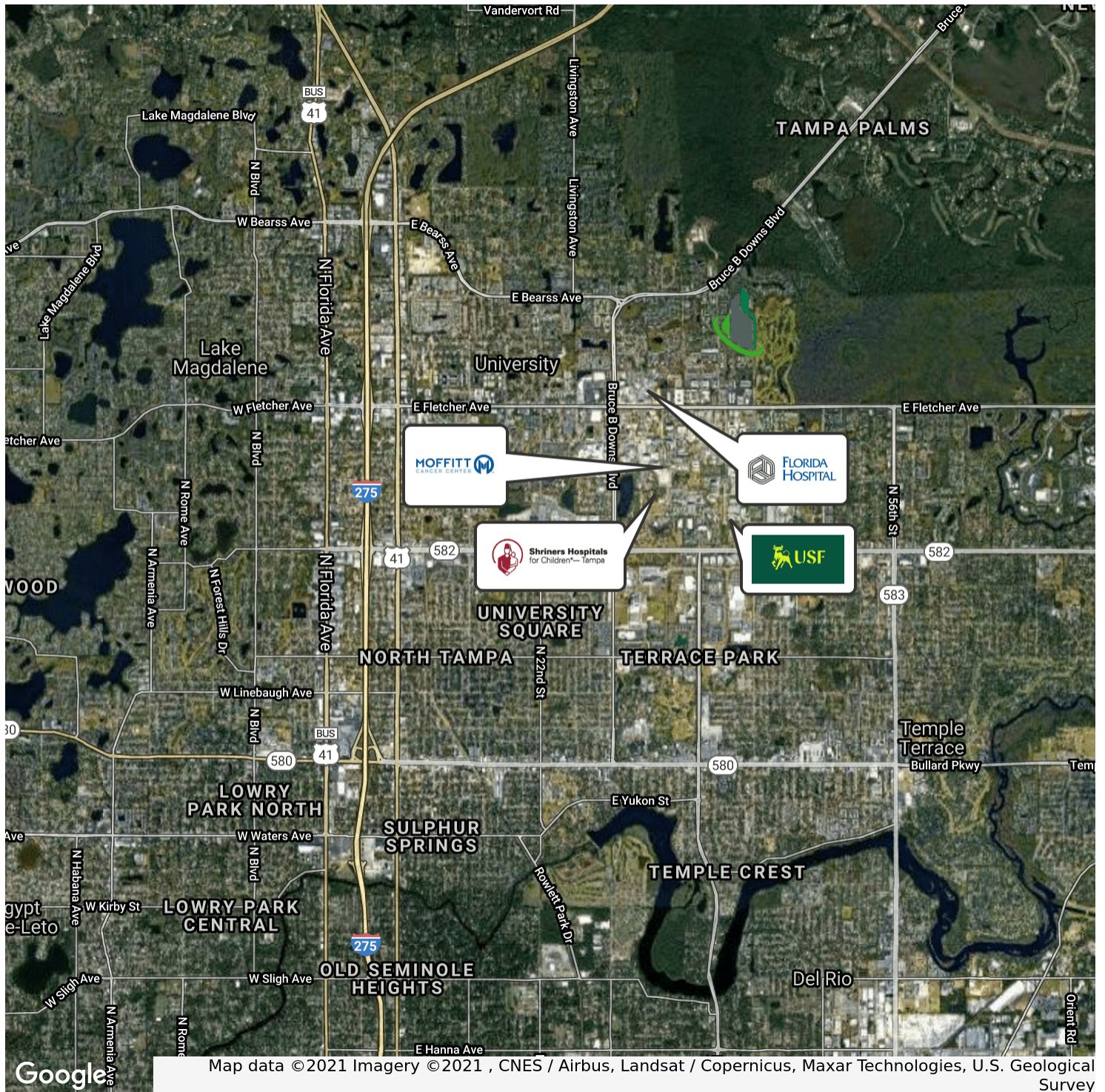




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### Retailer Map



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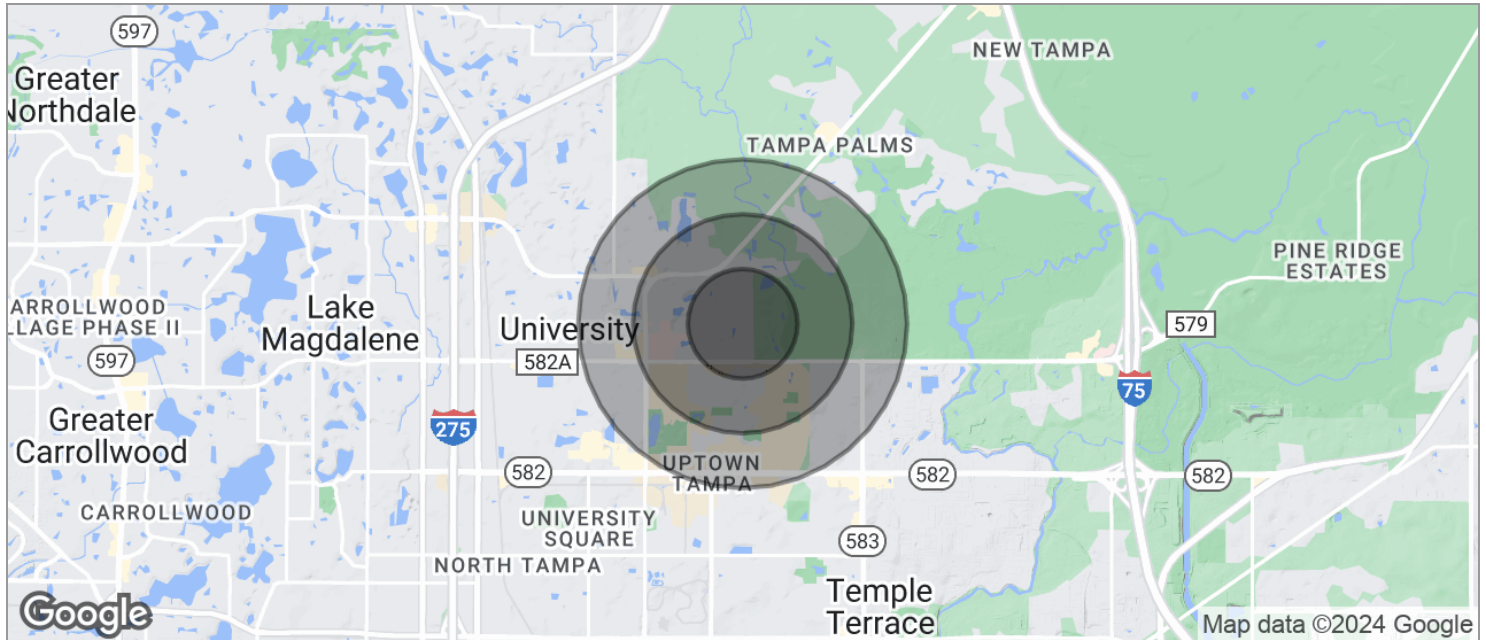




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### Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	6,934	14,995	26,480
MEDIAN AGE	24.7	24.0	25.3
MEDIAN AGE (MALE)	24.7	24.1	25.3
MEDIAN AGE (FEMALE)	24.5	23.8	25.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	2,960	5,735	9,909
# OF PERSONS PER HH	2.3	2.6	2.7
AVERAGE HH INCOME	\$32,919	\$37,120	\$40,947
AVERAGE HOUSE VALUE	\$188,192	\$176,898	\$177,553
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	57.0%	62.1%	63.8%
% BLACK	24.0%	21.4%	20.7%
% ASIAN	13.1%	9.1%	7.5%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.2%	0.1%	0.2%
% OTHER	1.7%	3.4%	3.7%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	12.0%	13.4%	17.2%

\* Demographic data derived from 2020 ACS - US Census

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