



Retail Property For Sale

Shoppes at Osprey - Retail / Office Space

**15258 Fishhawk Blvd, Lithia, FL 33547**

For More Information:

813-254-6756 | EXT 13

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)

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







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### Executive Summary



### OFFERING SUMMARY

**Available SF:**

**Lease Rate:** Negotiable

**Lot Size:** 163,743 SF

**Year Built:** 2007

**Building Size:** 20,887 SF

**Zoning:** PD - Planned Development

**Market:** FL-Tampa/St. Petersburg

**Submarket:** Brandon

**Traffic Count:** 22,182

### PROPERTY OVERVIEW

Retail / office space available at the Shoppes at Osprey, which is located in the heart of the thriving Fishhawk area market and is surrounded by many retail shops, restaurants, offices, and sprawling residential communities. Current tenants of the center include a breakfast / lunch restaurant, a pizza restaurant, a veterinary clinic, a martial arts studio, a nail salon, and an Italian Ice shop.

The available 1,500 SF space formally served as a real estate office and opens to a reception and waiting area with a built-in reception desk. There are several private offices and a large open workspace capable of accommodating additional workstations.

Estimated CAM: \$6.30

### LOCATION OVERVIEW

Located on Fishhawk Boulevard, just east of the Fishhawk Ranch west entrance, south of I-4 and east of I-75 and 301, offering easy access to all areas of Tampa.



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### Available Spaces

Lease Rate: NEGOTIABLE Total Space  
Lease Type: Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
15268 FishHawk Blvd	Street Retail	\$18.00 SF/YR	NNN	1,500 SF	Negotiable	Initial estimated monthly rent: \$3,281 (includes base rate + CAM + sales tax)

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Additional Photos



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

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Suite 15268 - 1,500 SF



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Suite 15268 - 1,500 SF



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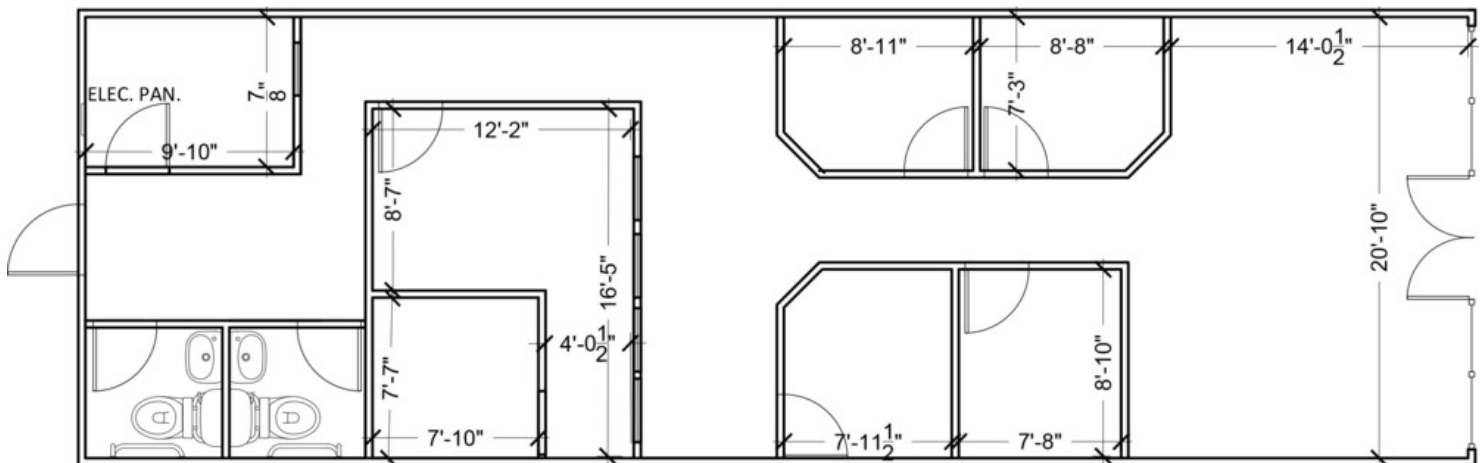




Shoppes at Osprey - Retail / Office Space

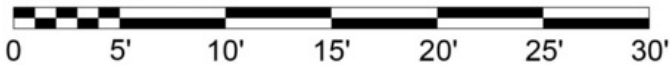
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Floor Plan - 15268 Fishhawk Blvd - 1,500 SF



## 1 15268 FISHHAWK BLVD - AS BUILT

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

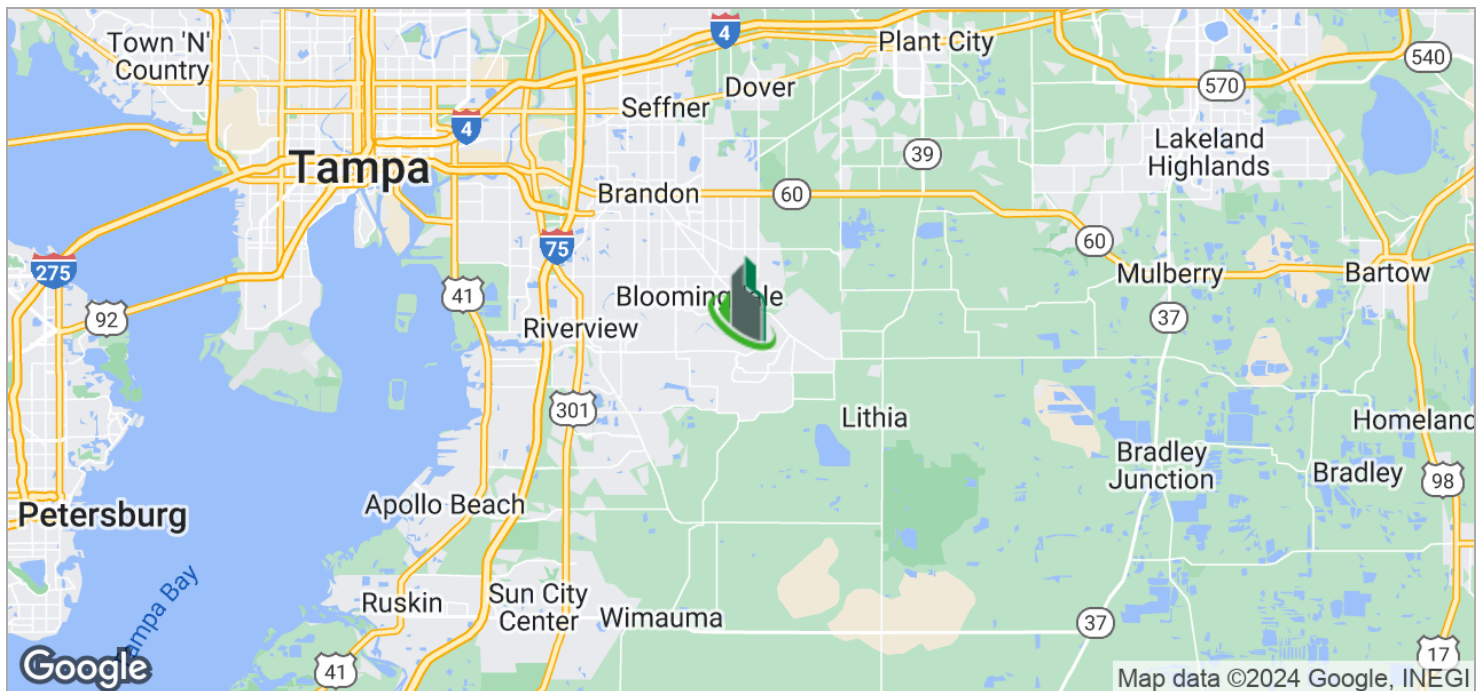
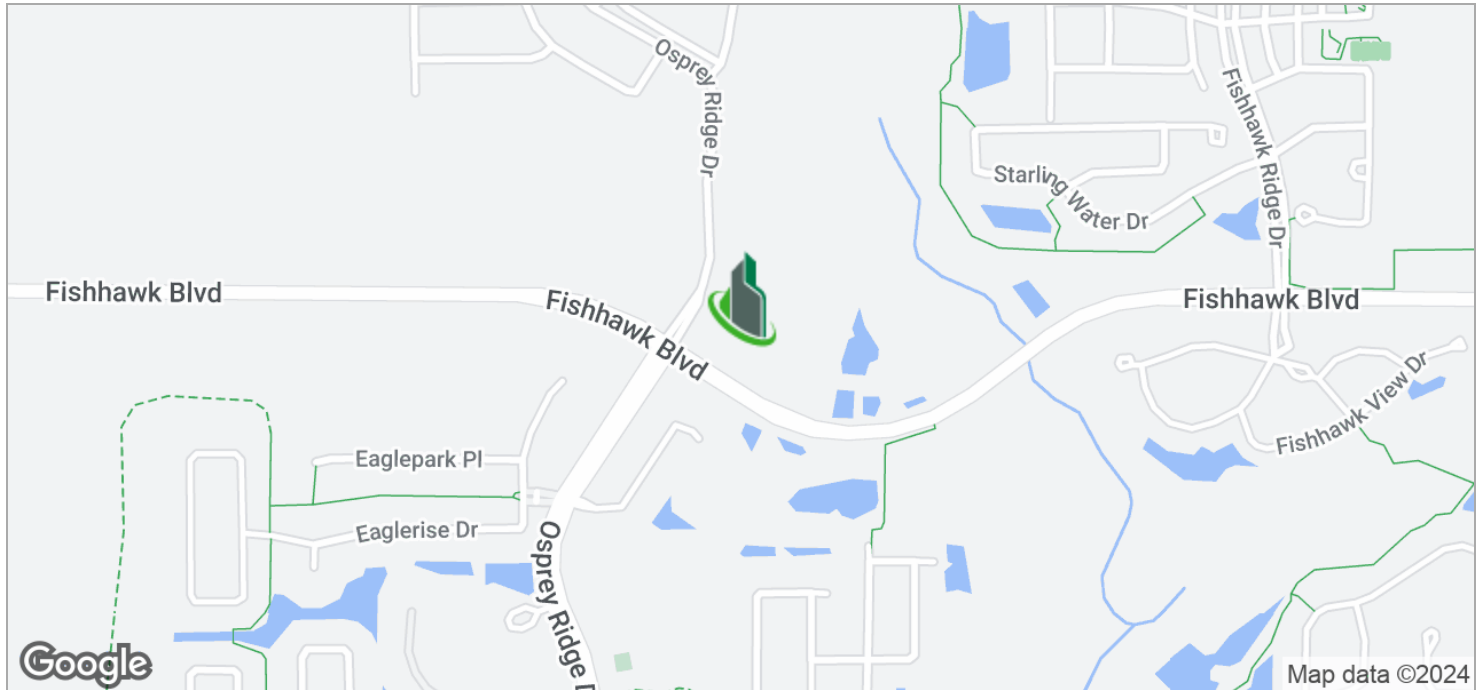




Shoppes at Osprey - Retail / Office Space

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Location Maps



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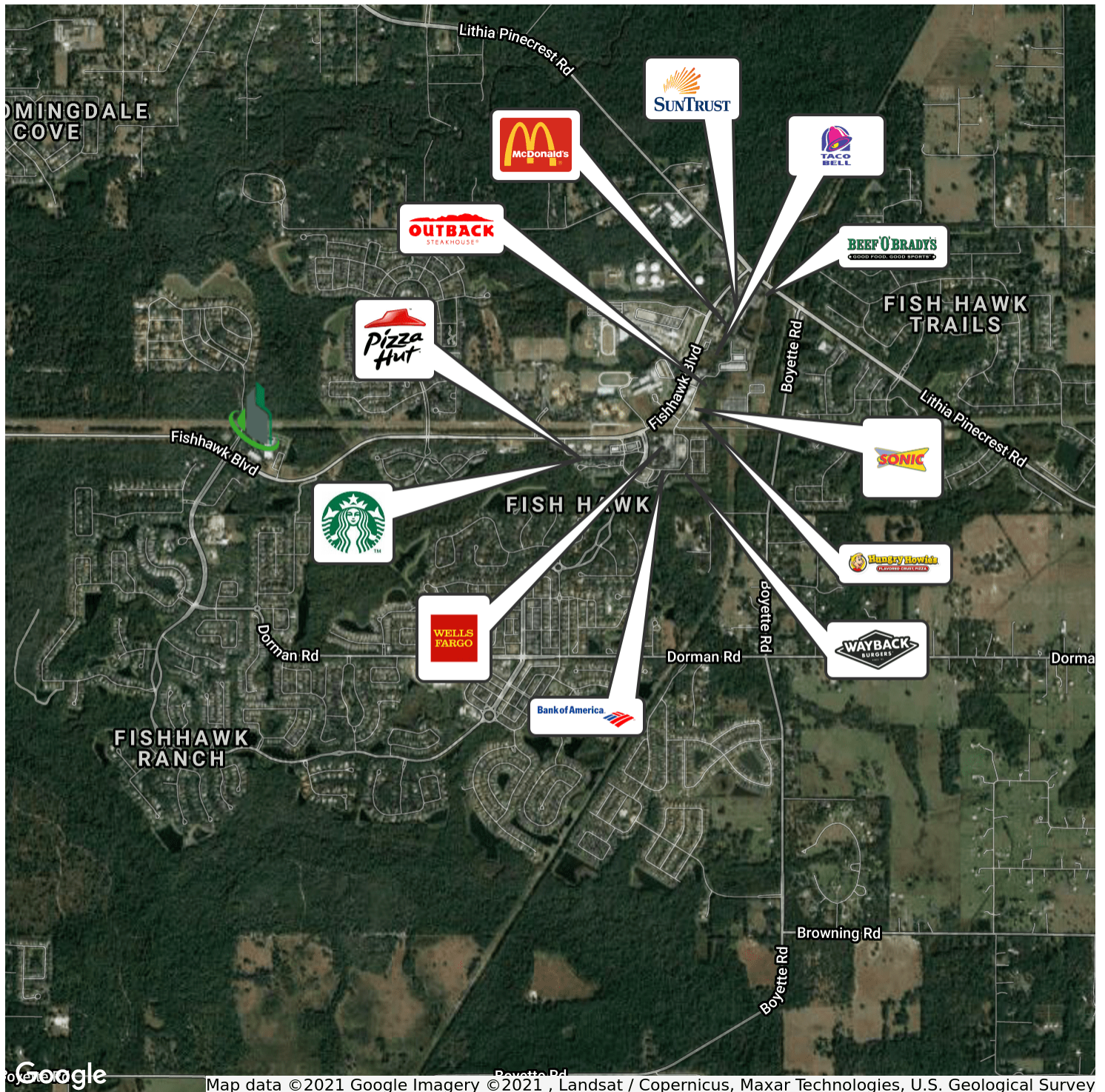




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Retailer Map



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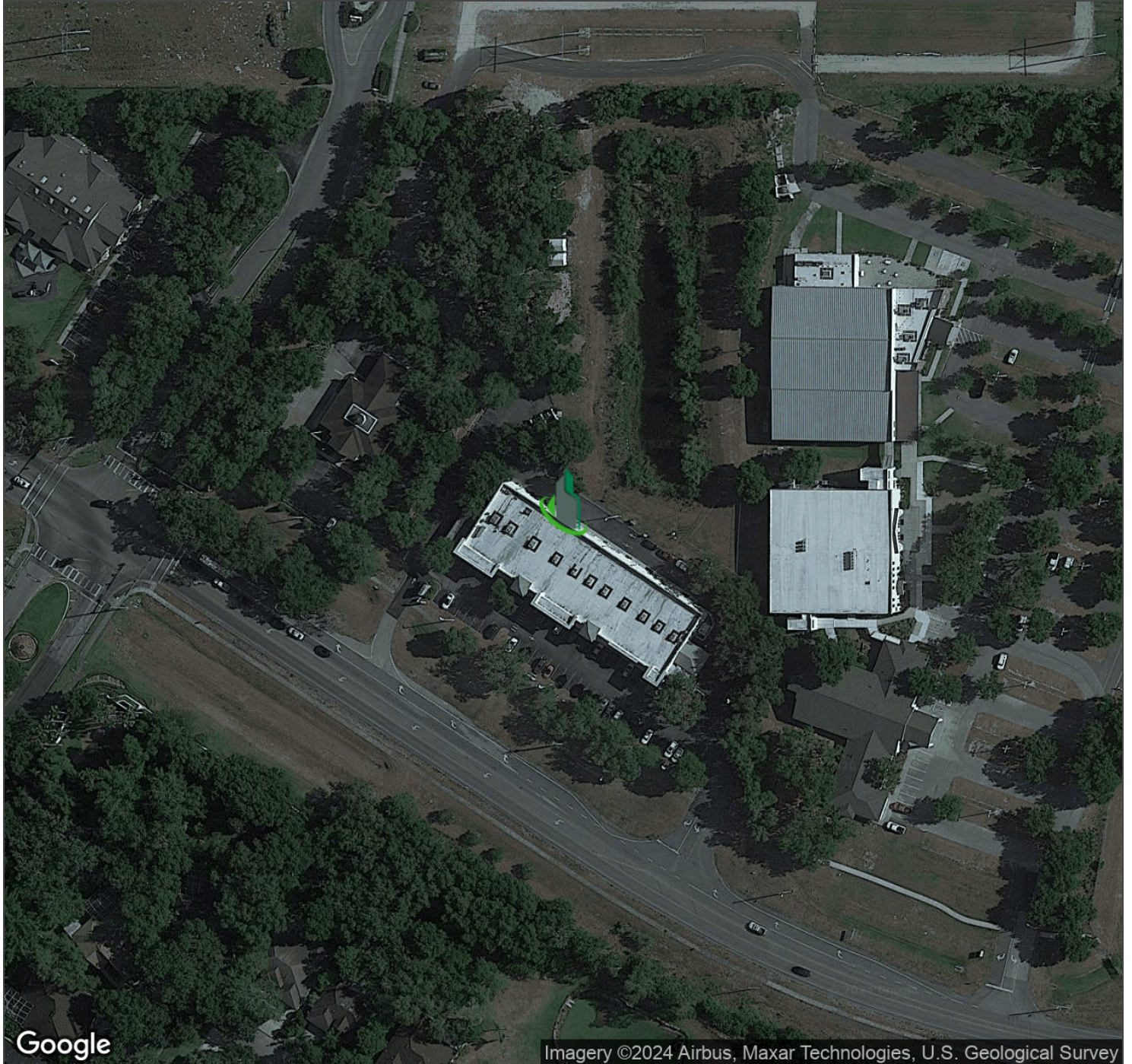




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Aerial Map



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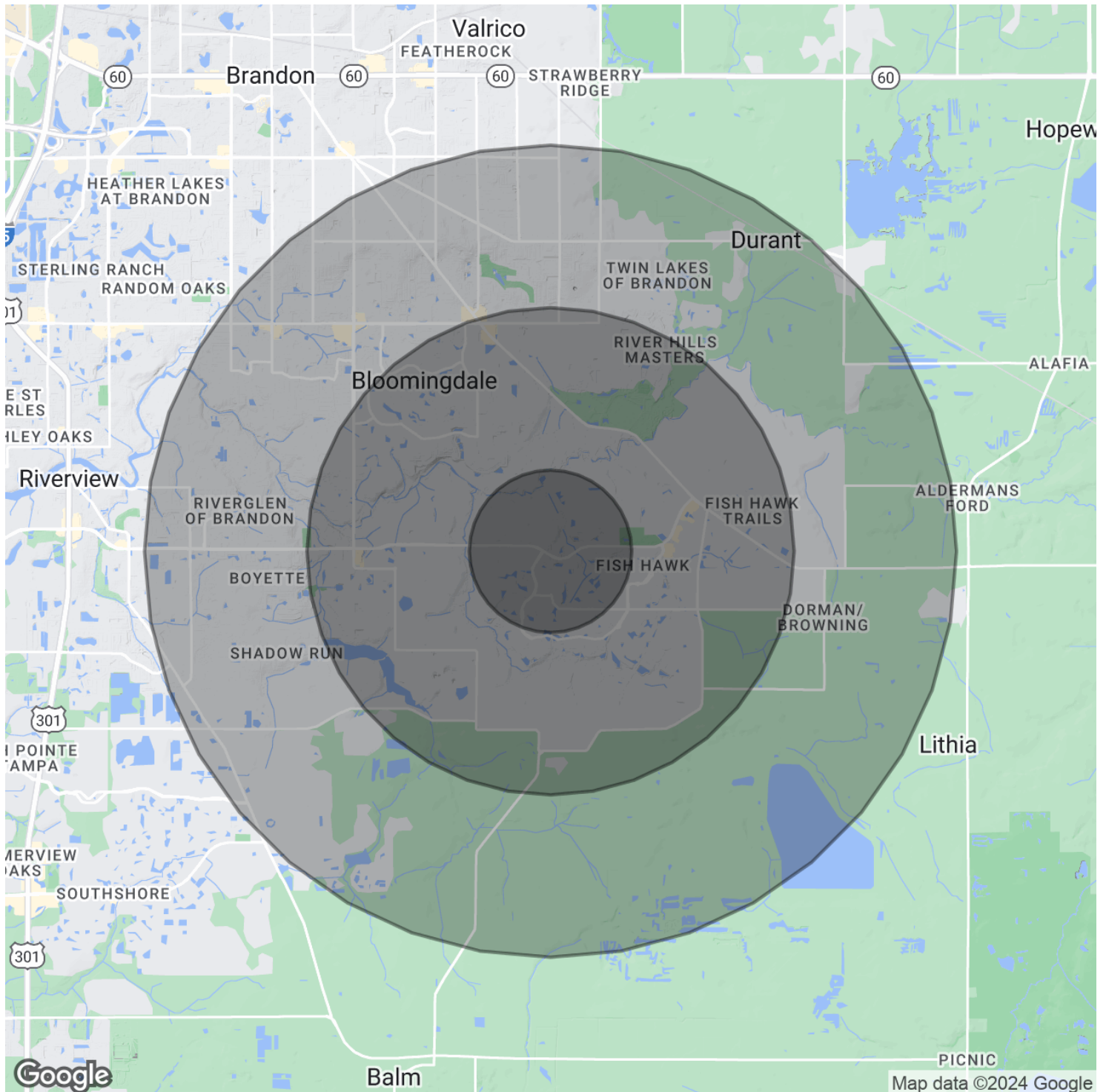




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Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,410	33,952	82,864
Average age	33.4	36.9	38.4
Average age (Male)	30.8	35.6	38.0
Average age (Female)	34.5	37.1	38.1

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,106	10,721	26,914
# of persons per HH	3.1	3.2	3.1
Average HH income	\$116,512	\$116,615	\$103,739
Average house value	\$410,518	\$328,716	\$294,953

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	11.8%	11.6%	13.9%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,926	29,155	70,211
% White	85.8%	85.9%	84.7%
Total Population - Black	256	2,113	6,276
% Black	7.5%	6.2%	7.6%
Total Population - Asian	52	987	2,319
% Asian	1.5%	2.9%	2.8%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	3	64	192
% American Indian	0.1%	0.2%	0.2%
Total Population - Other	112	758	1,721
% Other	3.3%	2.2%	2.1%

#### TRAFFIC COUNTS

Fishhawk Blvd & Osprey Ridge Dr	22,182/day
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*\* Demographic data derived from 2020 ACS - US Census*

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