



Land For Sale

FishHawk Professional Office (Pad)

16643 FishHawk Blvd, Lithia, FL 33547

For More Information:

813-254-6756 | EXT 29

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

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$93,500
Price / Acre:	\$288,958
Cap Rate:	0.0%
NOI:	\$0
Lot Size:	14,095 SF
Zoning:	PD
Market:	Tampa-St. Petersburg- Clearwater
Submarket:	Brandon

PROPERTY OVERVIEW

This FishHawk office park includes a total of 54,722 sf of existing and customizable new office construction including “READY TO BUILD PADS” which will accommodate a one story, 1,700 sf professional office building complete with 63 parking spaces. This is a great opportunity to design your space specifically to fit your business needs, whether they are medical, administrative, or general professional office space. The current owner will build-to-suit or will sell the pad outright if someone wishes to utilize their own design and build contractors. Land only: \$93,500. With building shell: \$204,000.

LOCATION OVERVIEW

Located just south of Lithia Pinecrest Road in the FishHawk Ranch community just off FishHawk Boulevard and surrounded by various banks, schools, restaurants, and retail, as well as a host of other professional office uses.

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Property Webpage: www.properties.baystreetcommercial.com/186667-sale

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Additional Photos

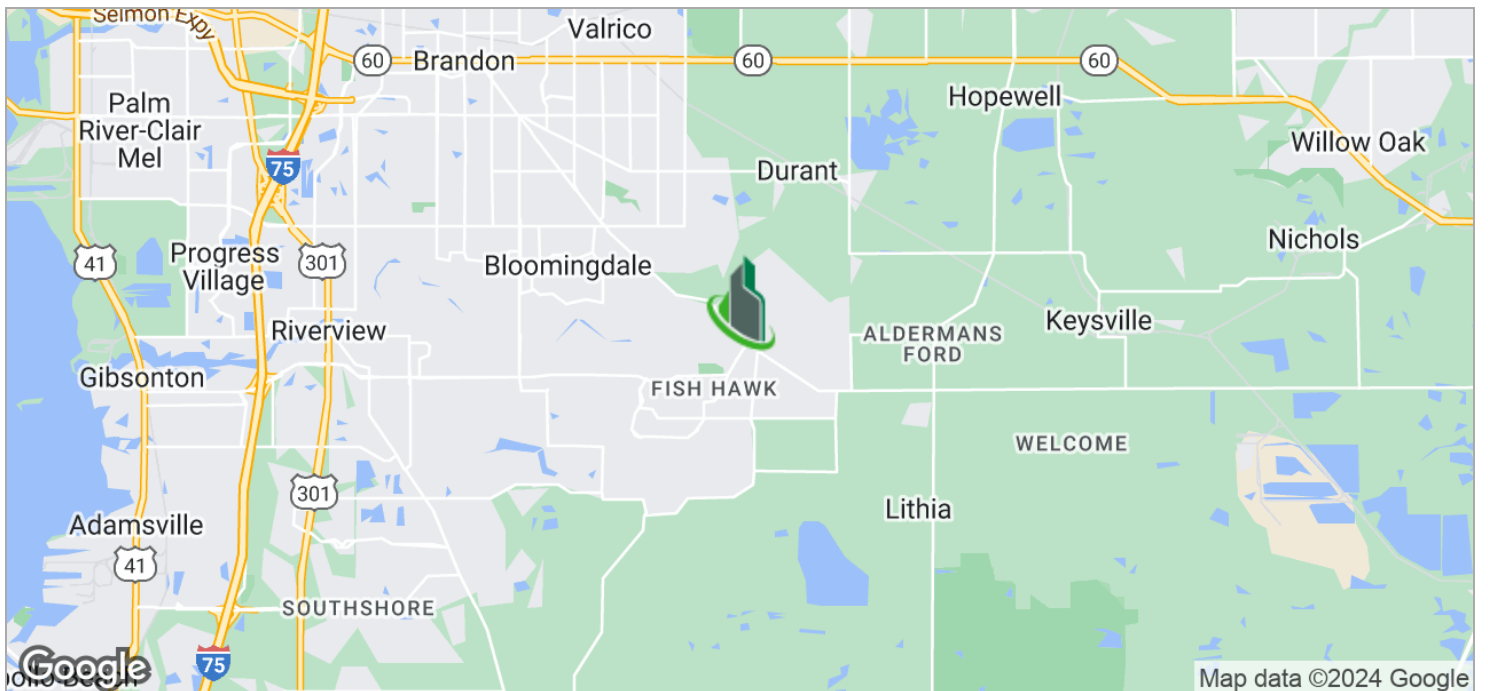
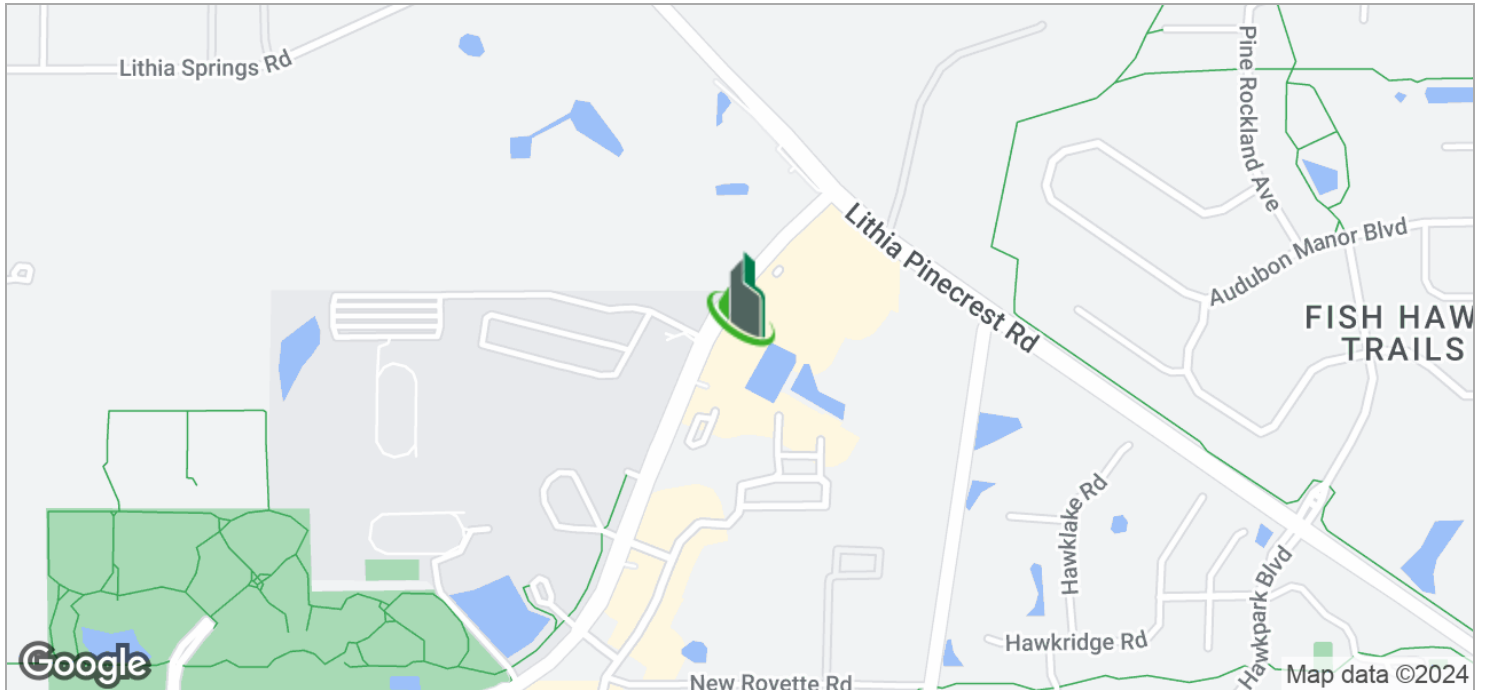




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Location Maps

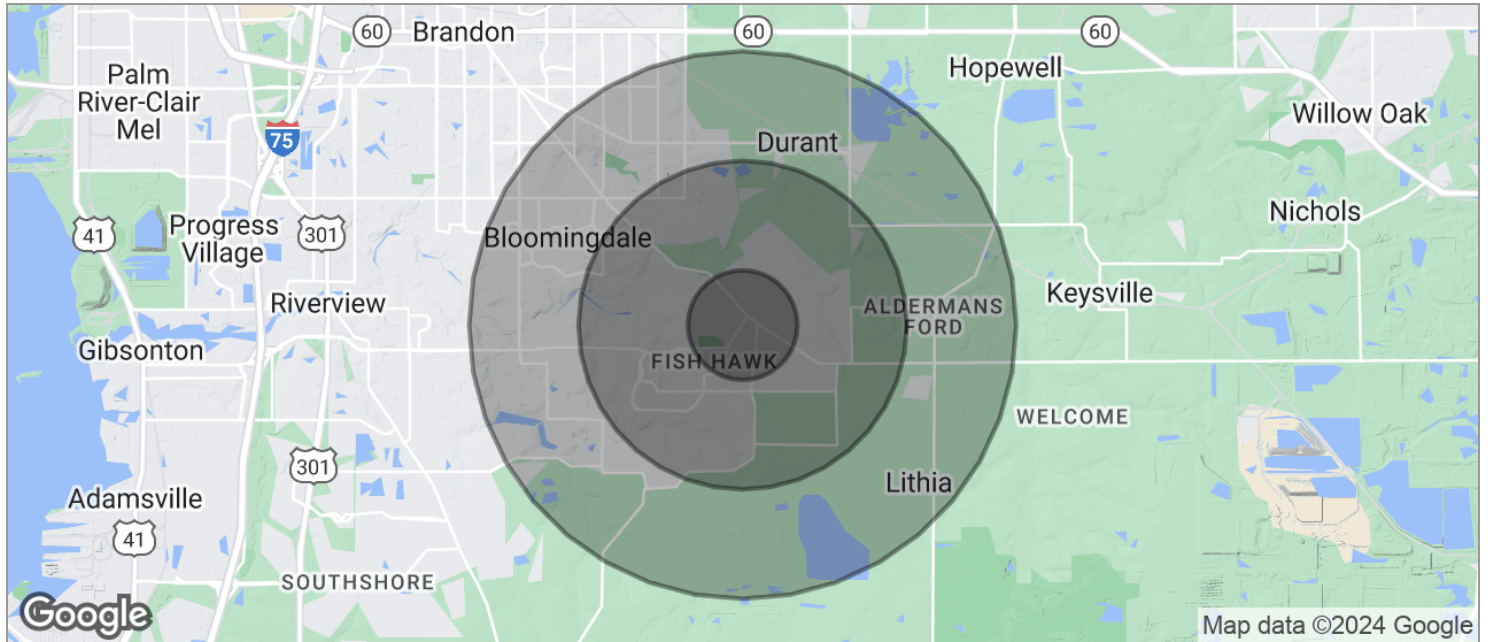




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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,149	22,880	63,407
MEDIAN AGE	34.6	37.0	38.0
MEDIAN AGE (MALE)	32.5	36.2	37.6
MEDIAN AGE (FEMALE)	35.8	36.8	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	719	7,241	20,553
# OF PERSONS PER HH	3.0	3.2	3.1
AVERAGE HH INCOME	\$122,686	\$119,871	\$106,601
AVERAGE HOUSE VALUE	\$368,740	\$354,142	\$306,974

* Demographic data derived from 2020 ACS - US Census

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