



Office Building For Sale

Airport Area Office Building

4701 W Hillsborough Ave, Tampa, FL 33614

For More Information:

813-254-6756 | EXT 31

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	72,310 SF
Year Built:	1958
Building Size:	14,708 SF
Zoning:	CI - Commercial Intensive
Market:	Tampa-St. Petersburg- Clearwater
Submarket:	Westshore/Airport Area

PROPERTY OVERVIEW

This two story, 14,708 sf office building is available for lease and is located just north of Tampa Airport near the intersection of Hillsborough Avenue and Anderson Road. Owner will subdivide and can accommodate users from 144 sf (Executive Suites) up to 14,708 sf. The building may be rented in its entirety or in part and consists of several demised offices, open floor areas and has furniture available. The owner would consider installing an elevator for longer term leases and larger users. The site boasts well over 100 parking spaces (4.5 per 1000 sf) and is centrally located near the Veterans Expressway, making it the ideal destination for call centers or even high-traffic medical users. Electric is included.

LOCATION OVERVIEW

Located in the Northwest area of Tampa just north of Tampa International Airport, Veterans Highway (589), I-275, and I-4.



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Additional Photos



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Additional Photos



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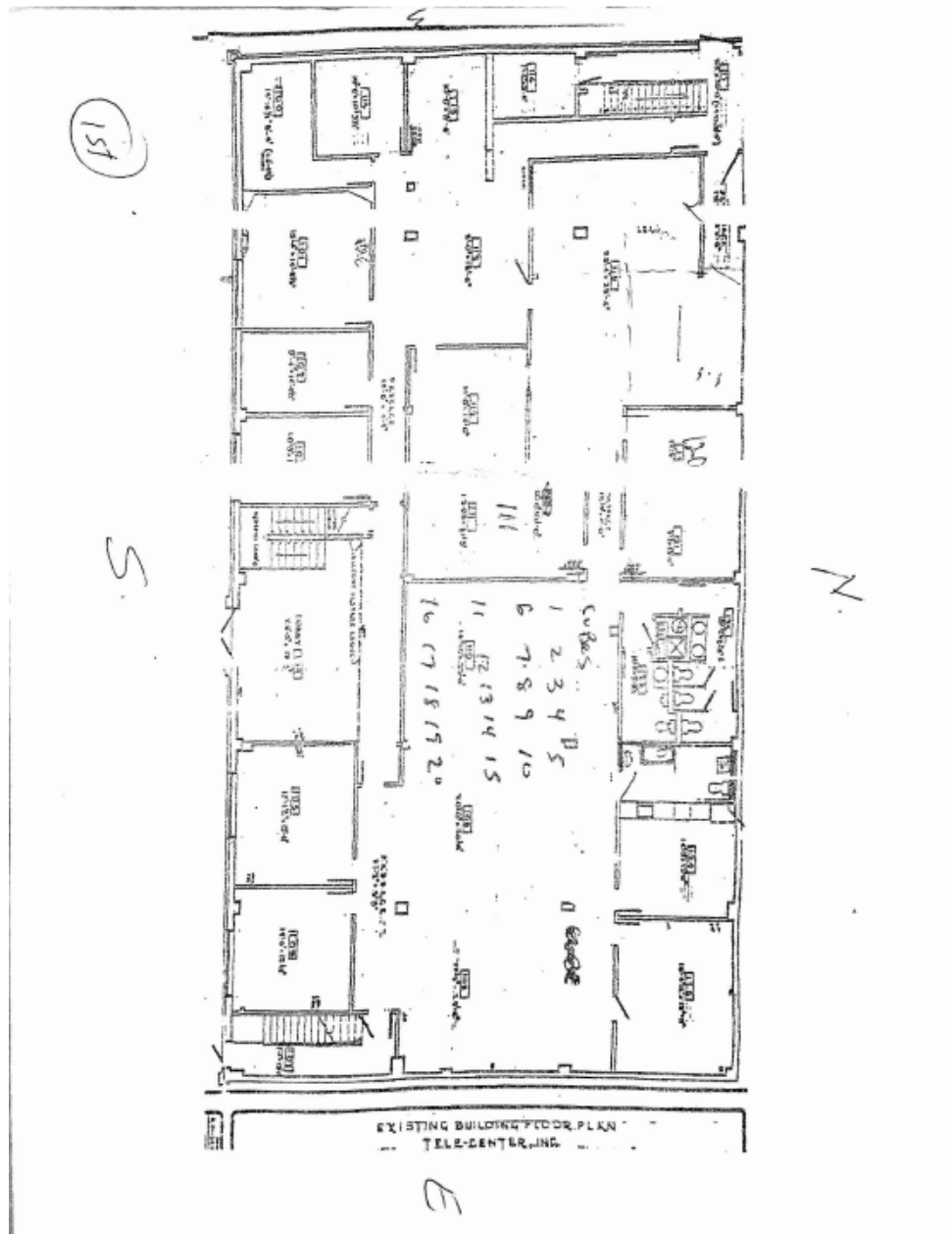
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1st Floor Space Plan



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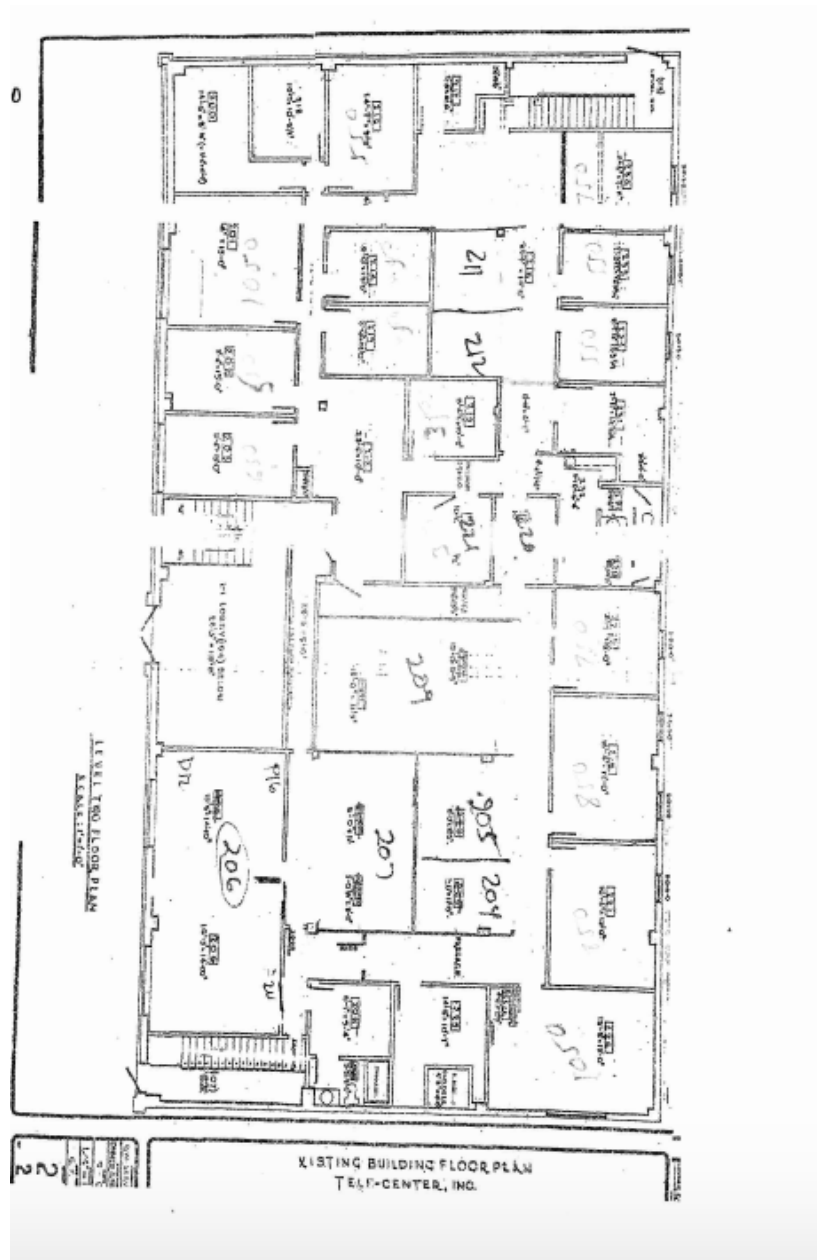
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2nd Floor Space Plan



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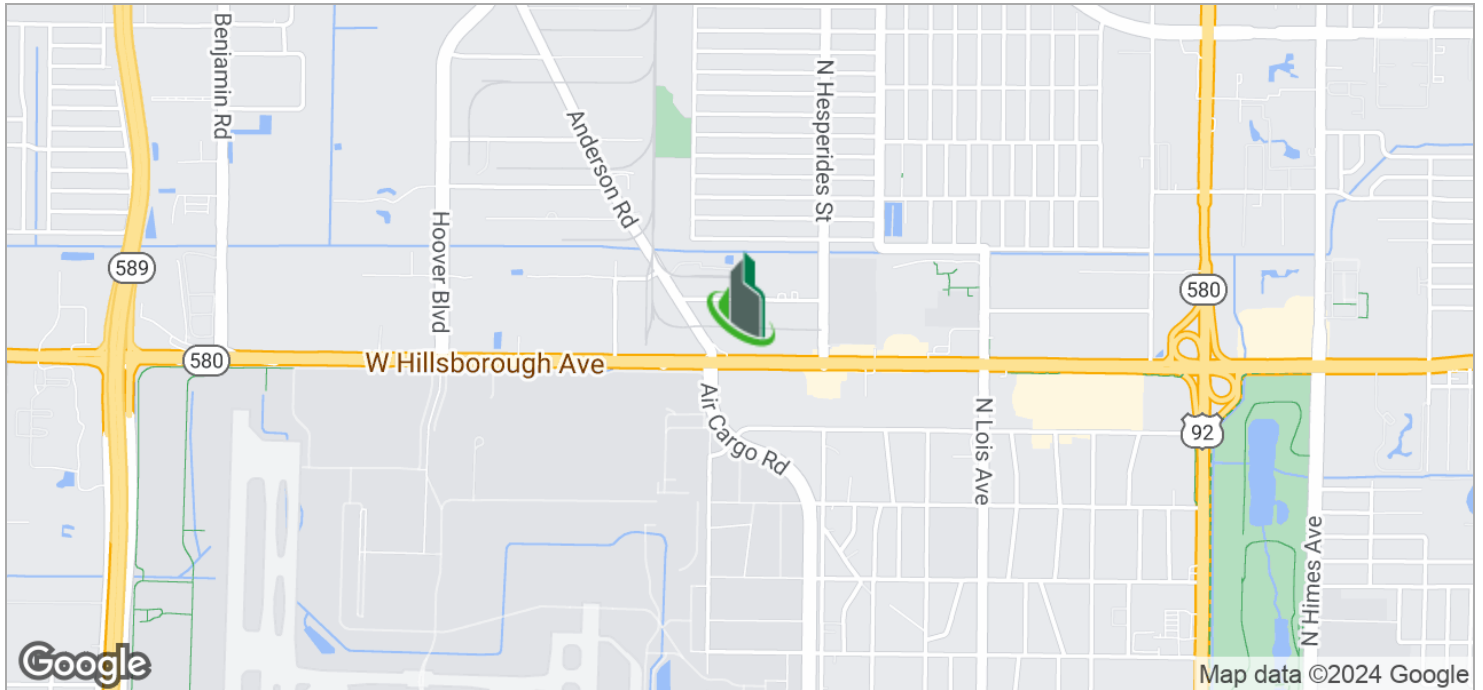
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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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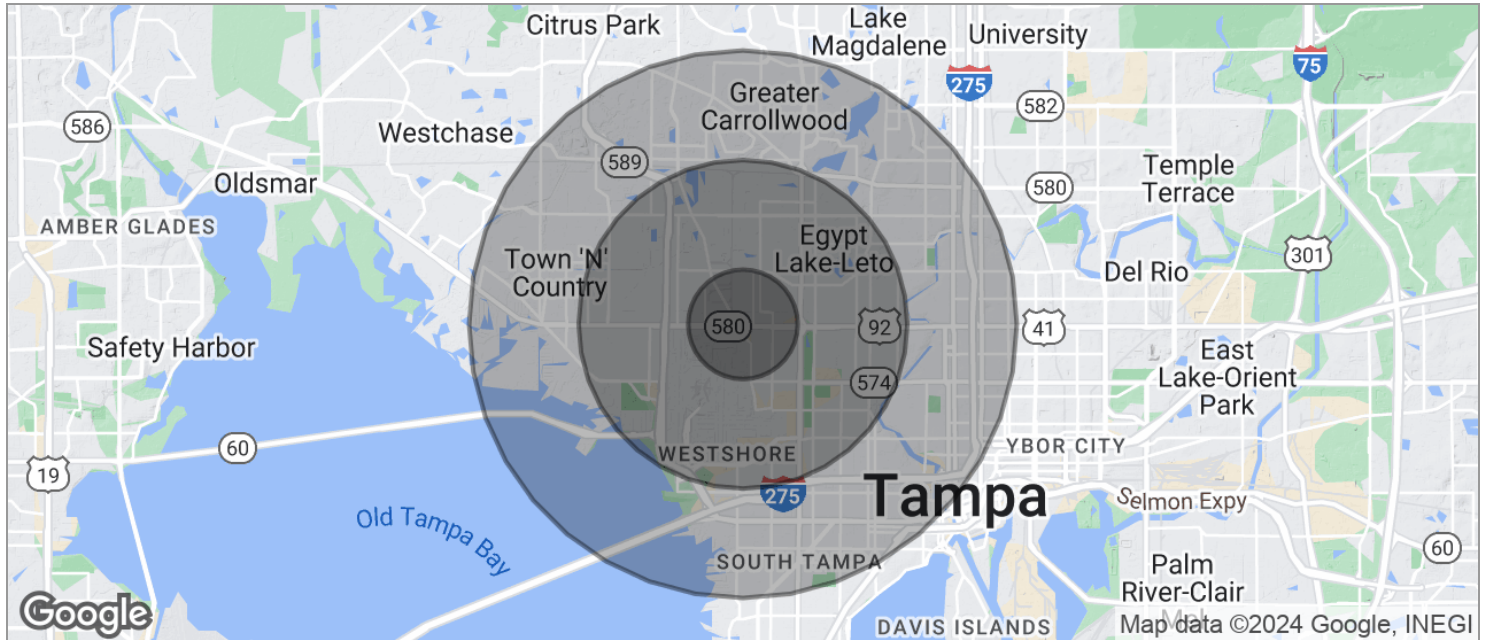




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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,810	83,496	255,767
MEDIAN AGE	41.5	35.7	36.1
MEDIAN AGE (MALE)	40.3	33.8	34.7
MEDIAN AGE (FEMALE)	41.9	37.6	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,380	33,048	103,494
# OF PERSONS PER HH	2.9	2.5	2.5
AVERAGE HH INCOME	\$43,249	\$47,343	\$59,272
AVERAGE HOUSE VALUE	\$156,683	\$182,304	\$241,191
RACE	1 MILE	3 MILES	5 MILES
% WHITE	85.6%	76.8%	75.6%
% BLACK	5.9%	11.8%	14.7%
% ASIAN	1.2%	3.5%	2.9%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	1.0%	0.7%
% OTHER	5.2%	4.3%	3.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	69.9%	55.7%	39.7%

* Demographic data derived from 2020 ACS - US Census

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