



Office Building For Sale

Lake St. Charles Plaza

10522 Lake St Charles Blvd, Riverview, FL 33578

For More Information:

813-254-6756 | EXT 3

Scott Shimberg | scott@baystreetcommercial.com

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





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Executive Summary



OFFERING SUMMARY

Available SF:	o SF
Lease Rate:	Negotiable
Lot Size:	74,052 SF
Year Built:	2001
Building Size:	16,800 SF
Zoning:	PD - Planned Development
Market:	FL-Tampa/St. Petersburg
Submarket:	Brandon

PROPERTY OVERVIEW

LOCATION OVERVIEW

Located off US Highway 301 north of Riverview Drive. Just minutes from the entrance to Interstate 75.

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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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Additional Photos

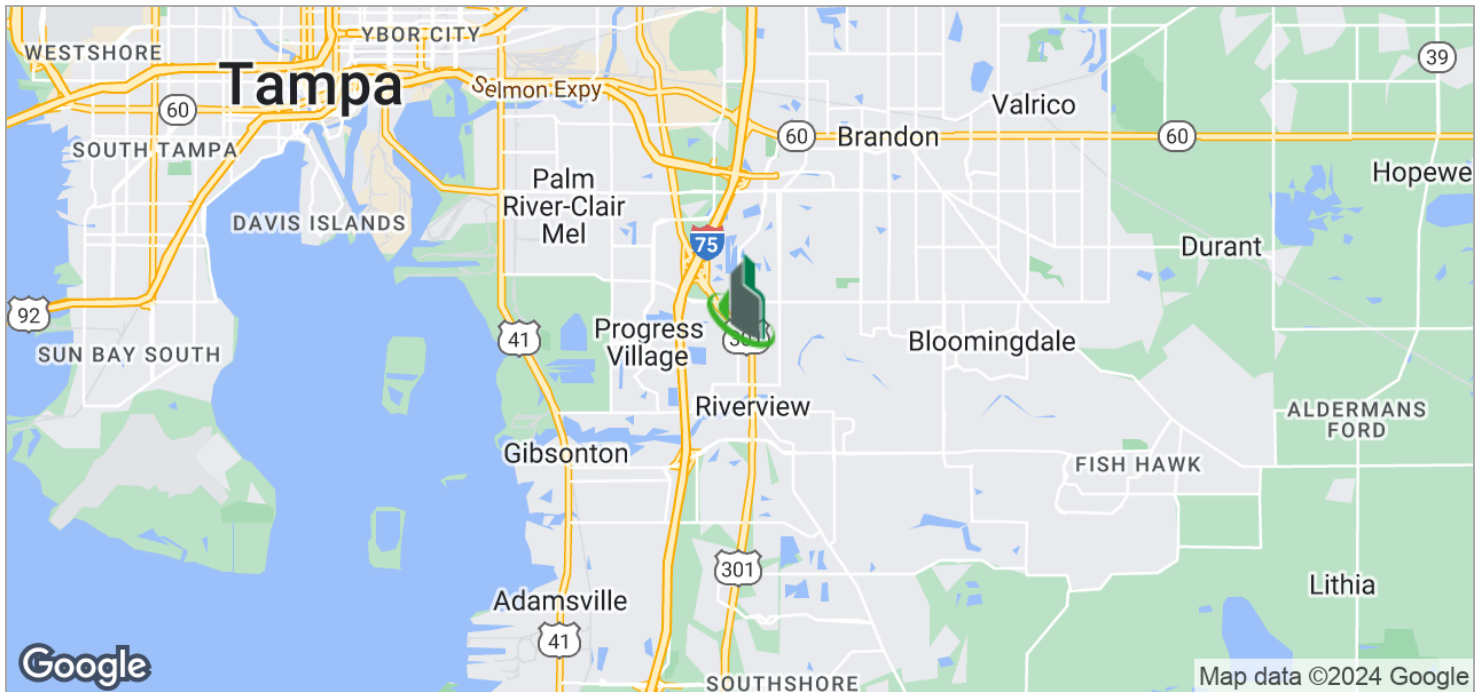




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Location Maps



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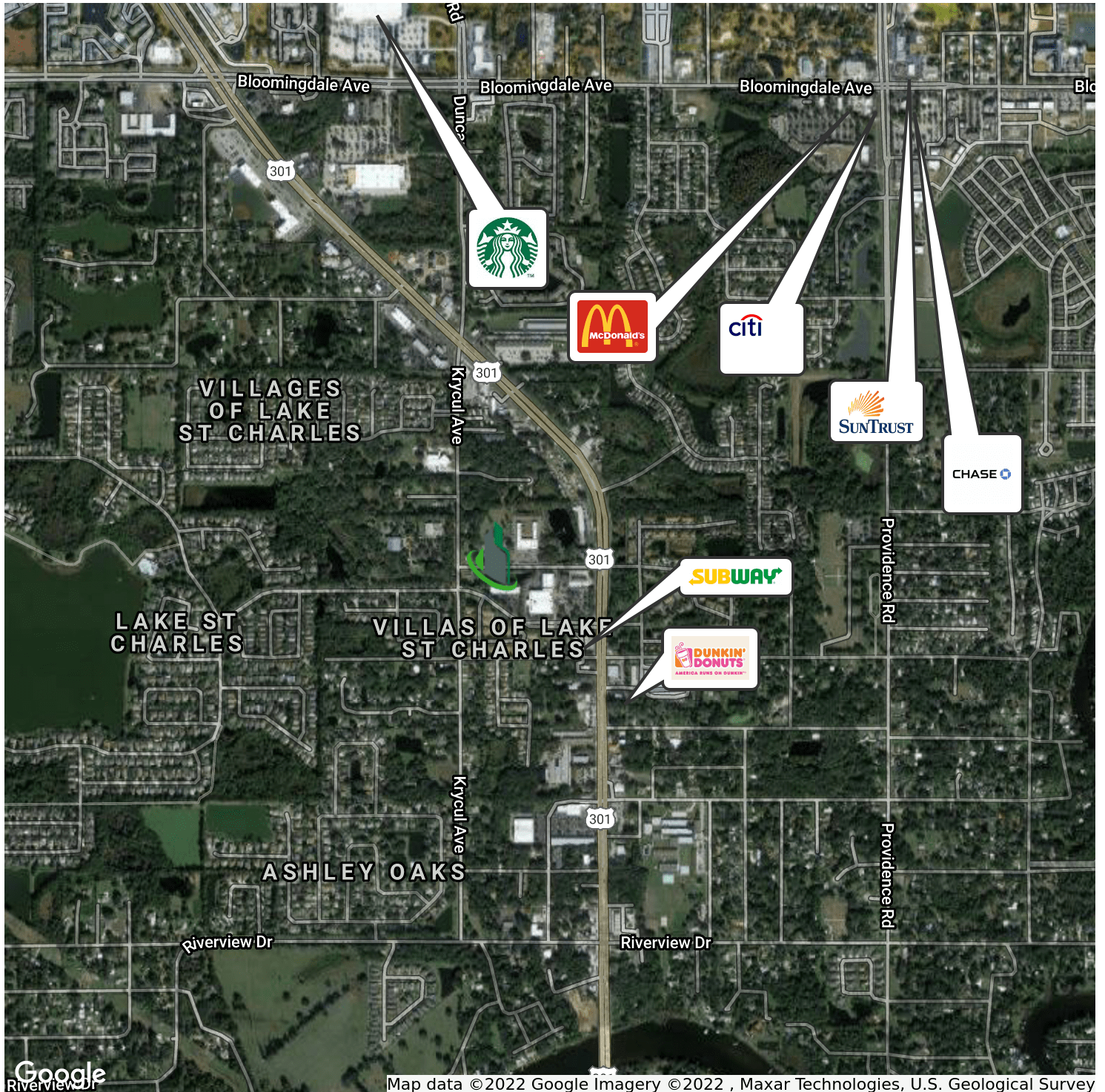




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Retailer Map



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Aerial Map



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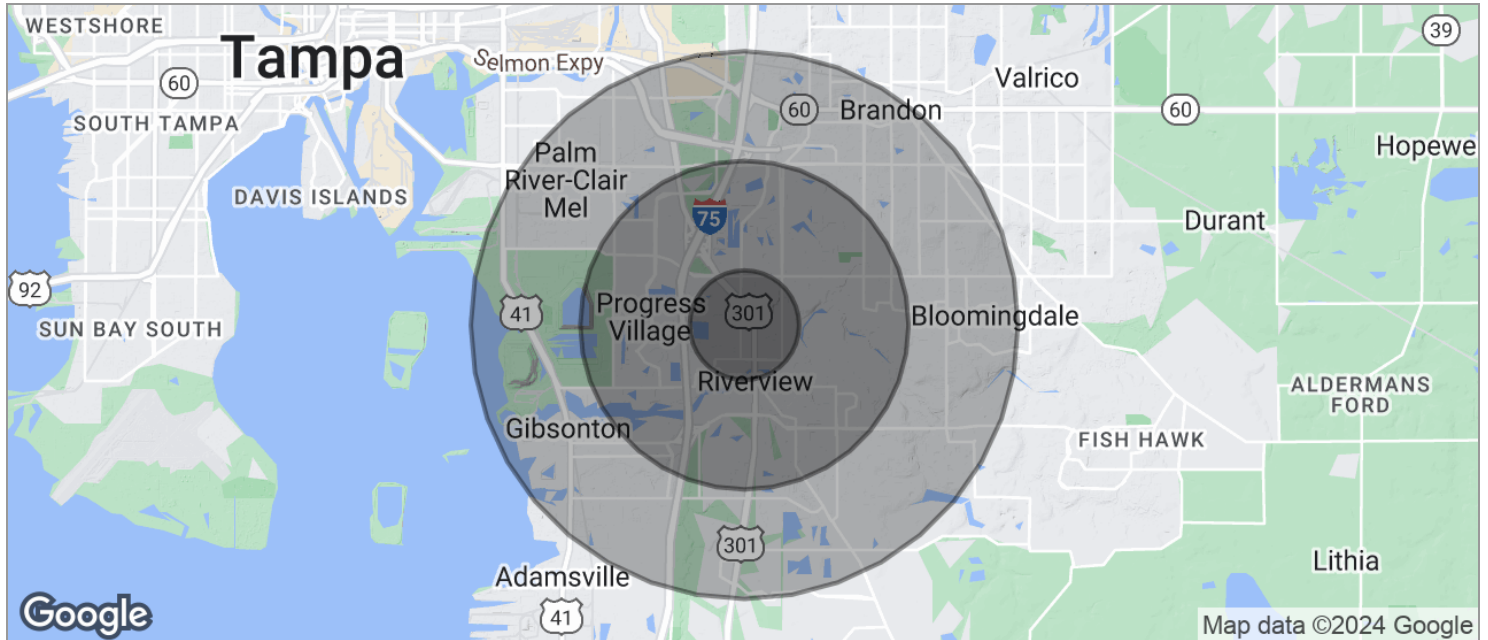




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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,692	69,763	154,466
MEDIAN AGE	32.8	33.8	34.8
MEDIAN AGE (MALE)	32.5	33.7	34.4
MEDIAN AGE (FEMALE)	33.0	34.2	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,573	27,450	58,227
# OF PERSONS PER HH	2.7	2.5	2.7
AVERAGE HH INCOME	\$64,941	\$64,831	\$66,891
AVERAGE HOUSE VALUE	\$189,492	\$224,616	\$233,944
RACE	1 MILE	3 MILES	5 MILES
% WHITE	67.2%	69.3%	72.1%
% BLACK	20.6%	21.0%	19.1%
% ASIAN	3.1%	4.1%	3.1%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.6%	0.3%	0.2%
% OTHER	4.6%	2.3%	2.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	24.8%	19.7%	21.1%

* Demographic data derived from 2020 ACS - US Census

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Floor Plans - 1200 SF Shell Space

