



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 6514-6516 North 40th Street, Tampa, FL. This property boasts a 5,384 SF building with 5 units, ideal for Retail/Strip Center investors. Originally constructed in 1958 and tastefully renovated in 2023. Zoned for Commercial General (CG) and turnkey, this property presents a prime opportunity for investors looking to capitalize on the Tampa market.

PROPERTY HIGHLIGHTS

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- Corner Lot
- Ample Parking
- Block Construction
- Double Outdoor Billboard

OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$23.00 SF/yr (NNN)
CAM	\$2.49
Number of Units:	5
Available SF:	1,056
Lot Size:	0.54 Acres
Building Size:	5,384 SF
NOI:	\$95,813.00
Cap Rate:	12.05%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,564	44,385	131,137
Total Population	15,091	118,776	332,175
Average HH Income	\$53,748	\$60,699	\$66,097

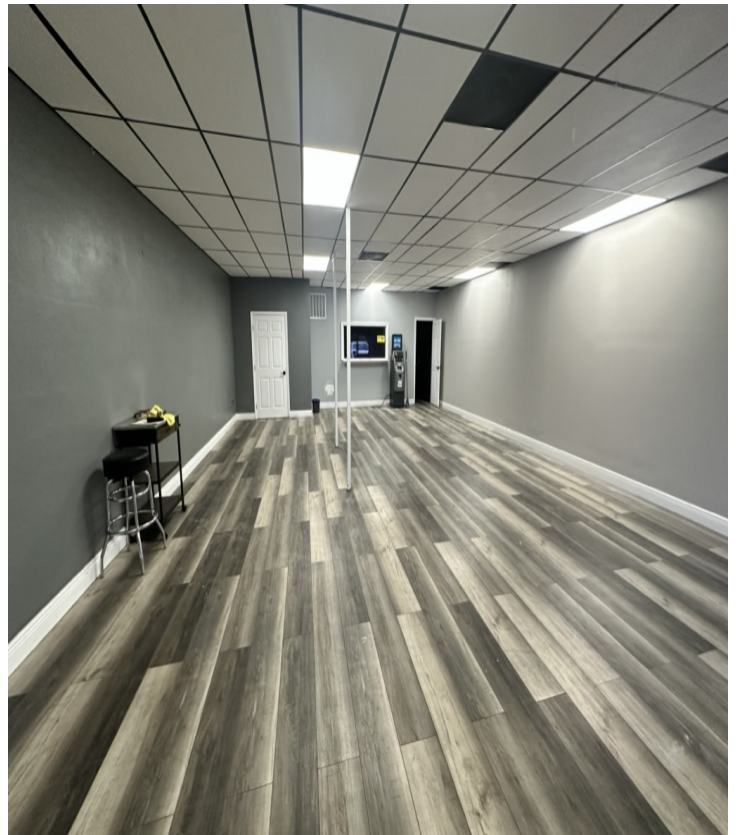
SPACES	LEASE RATE	SPACE SIZE
6516 North 40th Street Suite 1	\$23.00 SF/yr	670 SF

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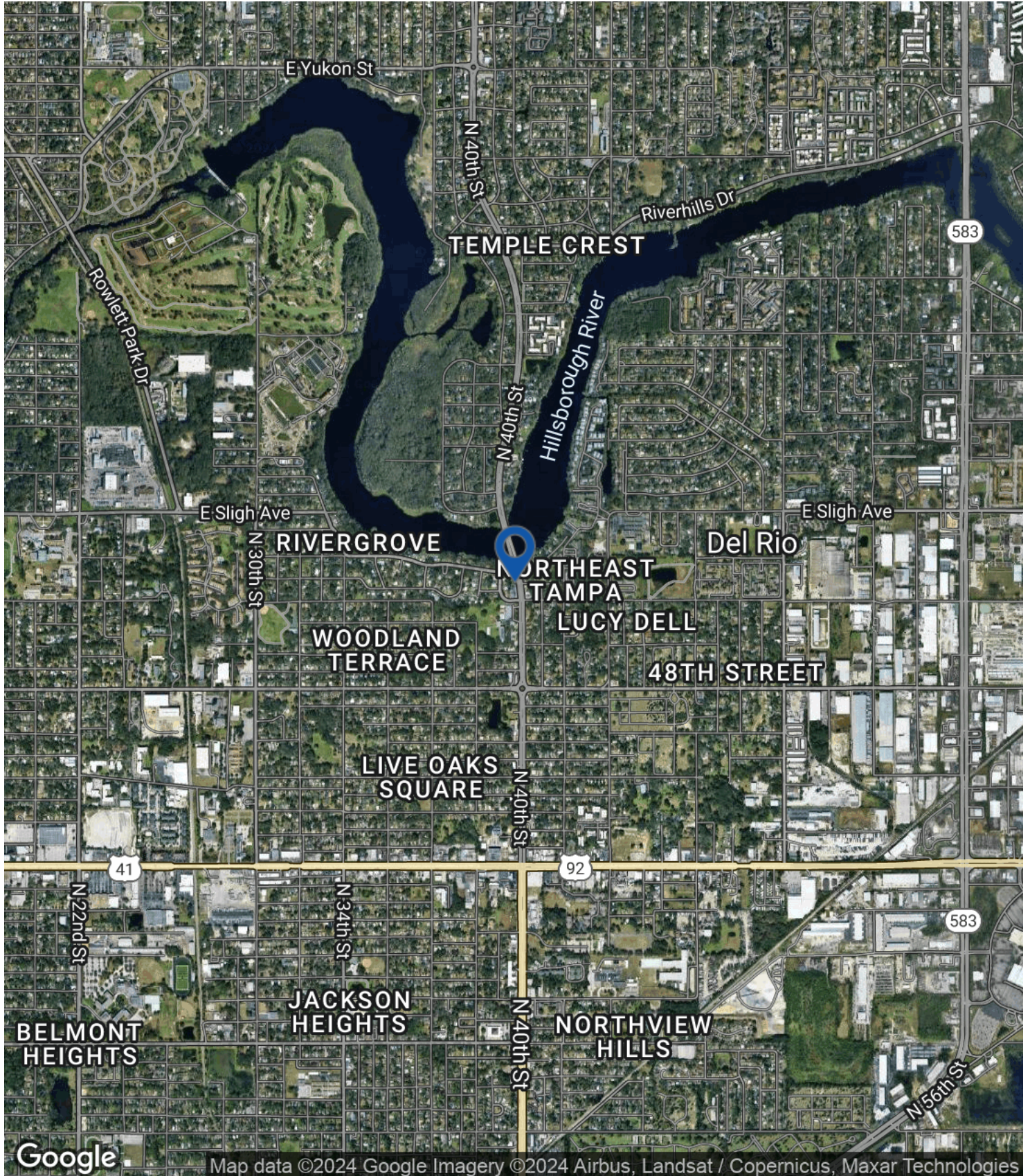


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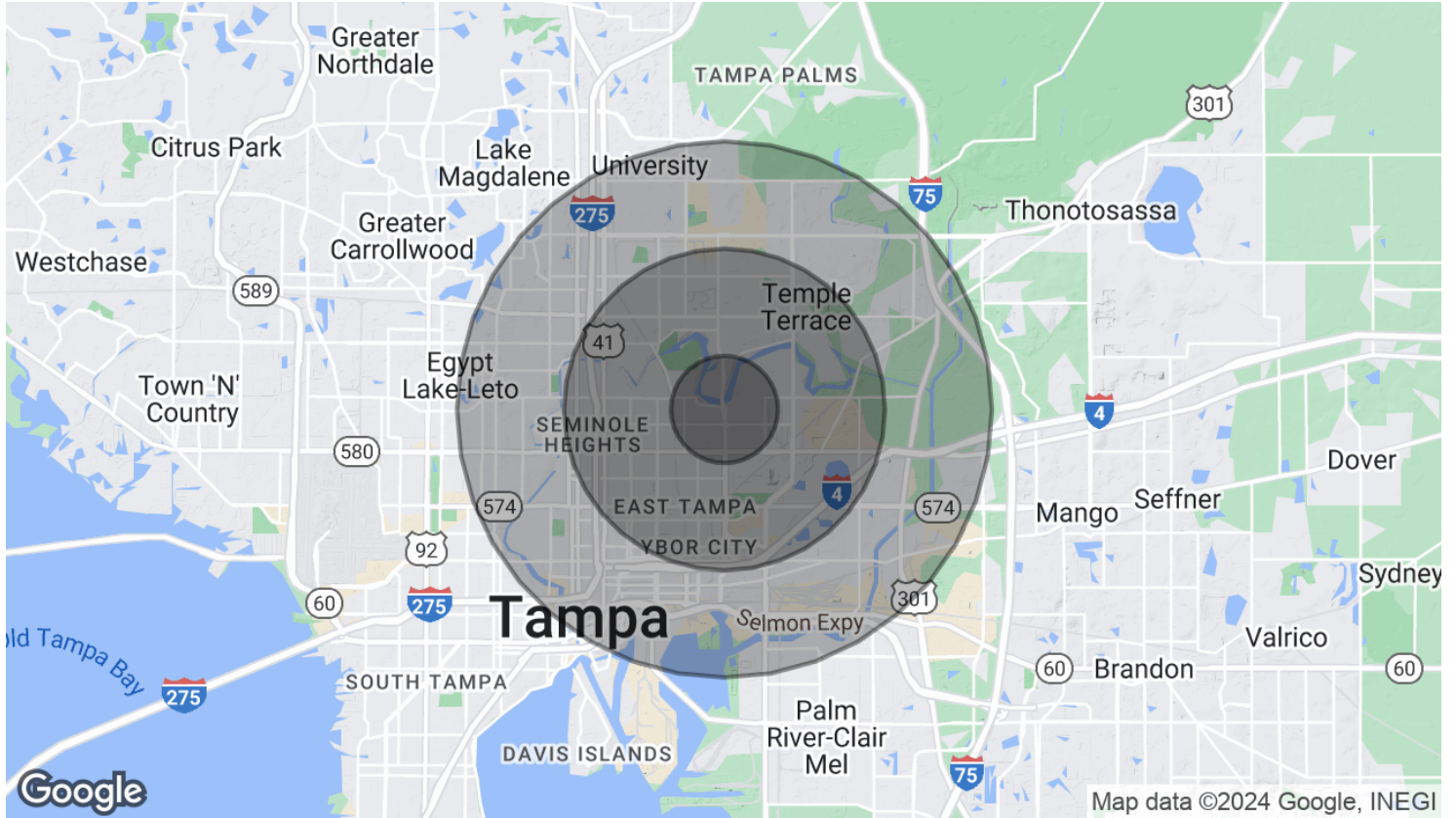


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,091	118,776	332,175
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,564	44,385	131,137
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$53,748	\$60,699	\$66,097
Average House Value	\$238,320	\$256,710	\$296,590

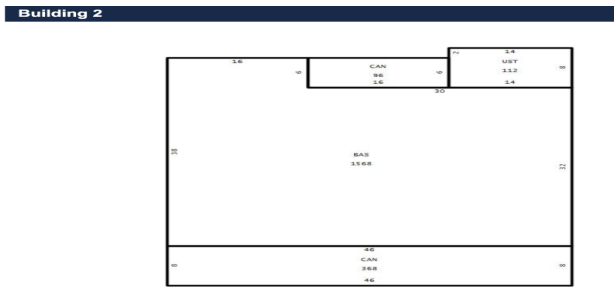
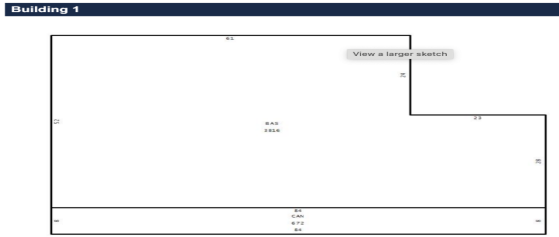
Demographics data derived from AlphaMap

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	670 SF	Lease Rate:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6516 North 40th Street Suite 1	Available	670 SF	NNN	\$23.00 SF/yr	This premium end-unit suite offers a spacious 670 square feet, featuring a convenient restroom. It welcomes you with a double door entrance and includes a storage room at the back for additional utility.



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PROFESSIONAL BACKGROUND

Austin Pennington is the President and Broker of Latitude Commercial Realty, where he leads both the Multi-Family Real Estate Team and the Commercial Real Estate Team. A Florida native, Austin brings over 15 years of experience in real estate, insurance, and finance to his role. His expertise extends across various property classes, including Retail, Industrial, Multifamily, Mobile Home Parks, RV Communities, Hospitality properties, Office space, Storage, Land, and other unique real estate assets.

Austin is renowned for his reliability and commitment to excellence, focusing on expanding Latitude Commercial Realty by building strong relationships with real estate owners and professionals. His extensive skill set enables him to effectively manage and sell commercial properties throughout Florida and the Southeast, making him a key player in the region's real estate landscape.

MEMBERSHIPS

National Association of Realtors.

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