

AVAILABLE COMMERCIAL SPACE
3918 N BLVD.
TAMPA, FL 33606

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3918 N BLVD

Offered as a vanilla shell, this freestanding commercial building presents a rare opportunity to customize the space to your vision. With its own parking lot and a spacious outdoor patio area, *features that are increasingly hard to find* the property delivers flexibility, presence, and long-term value in a high-demand market.

RIVERHEIGHTS
CLEANERS

NEW TENANT

PRIME LOCATION

Minutes to I-275, Downtown Tampa, Armature Works, and under 10 minutes to Raymond James Stadium and the proposed Rays stadium.

EASY CUSTOMER PARKING

13 total parking spaces with 9- dedicated to new tenant

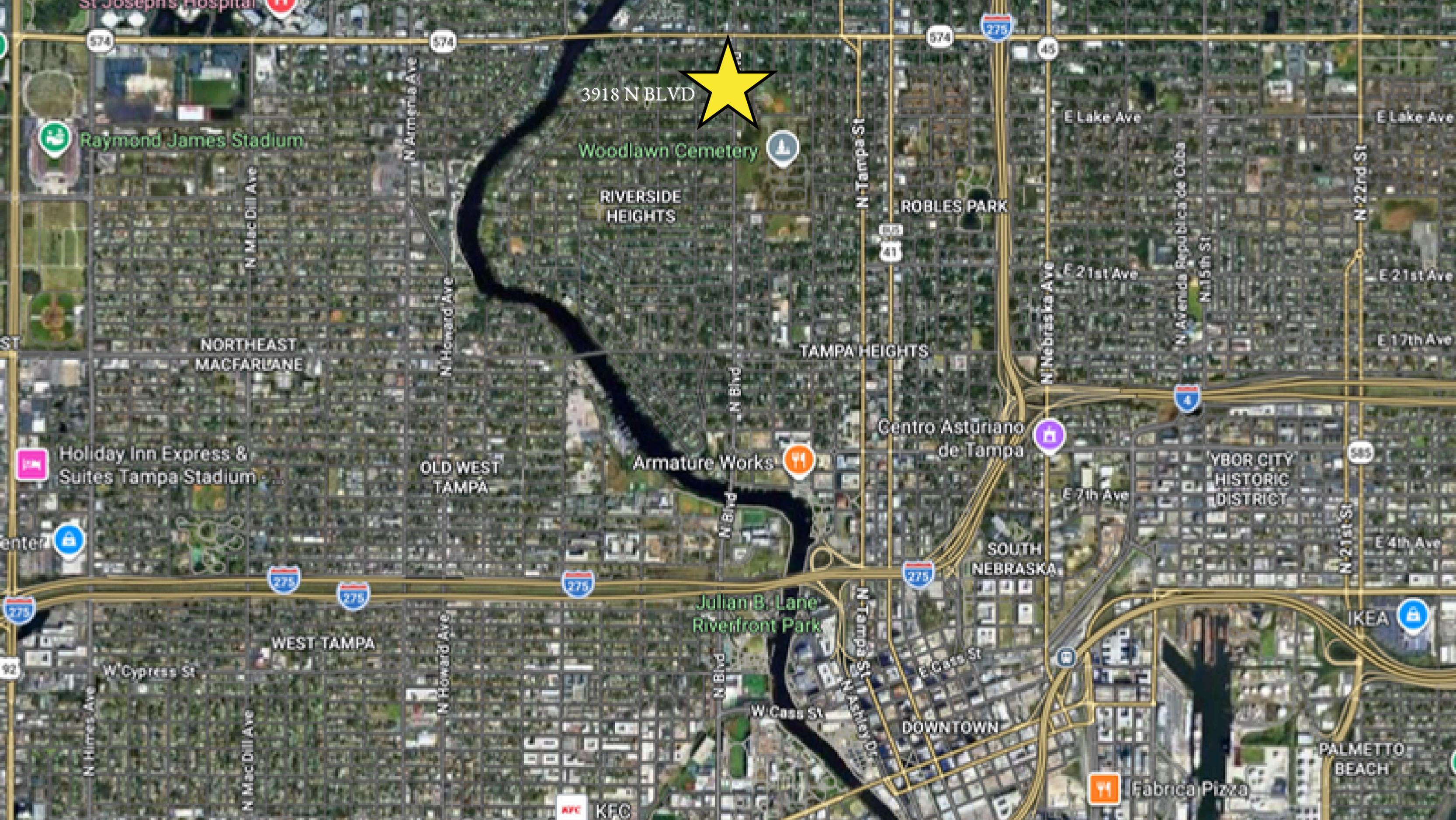
STRONG VISIBILITY

Situated along a heavily traveled roadway with consistent commuter flow and neighborhood activity, the site benefits from excellent exposure and brand visibility.

Raymond James Stadium

St Joseph's Hospital





3918 N BLVD



Woodlawn Cemetery

RIVERSIDE HEIGHTS

TAMPA HEIGHTS

Armature Works

Centro Asturiano de Tampa

YBOR CITY HISTORIC DISTRICT

Julian B. Lane Riverfront Park

SOUTH NEBRASKA

DOWNTOWN

PALMETTO BEACH

Raymond James Stadium

Holiday Inn Express & Suites Tampa Stadium

IKEA

Fabrica Pizza

KFC

NORTHEAST MACFARLANE

WEST TAMPA

ROBLES PARK

E Lake Ave

E 21st Ave

E 7th Ave

E Lake Ave

E 21st Ave

E 17th Ave

E 4th Ave

574

574

574

275

45

N Mac Dill Ave

N Armenia Ave

N Howard Ave

N Blvd

N Tampa St

N Nebraska Ave

N Avenida Republica de Cuba

N 22nd St

N Mac Dill Ave

N Howard Ave

N Blvd

N Tampa St

N Ashley St

W Cypress St

W Cass St

E Gato St

N 21st St

92

275

275

275

275

989

275

N Himes Ave

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N 273rd St

N 0° 30' 44" E
130.00'

Leased

RIVERHEIGHTS CLEANERS
938 SF

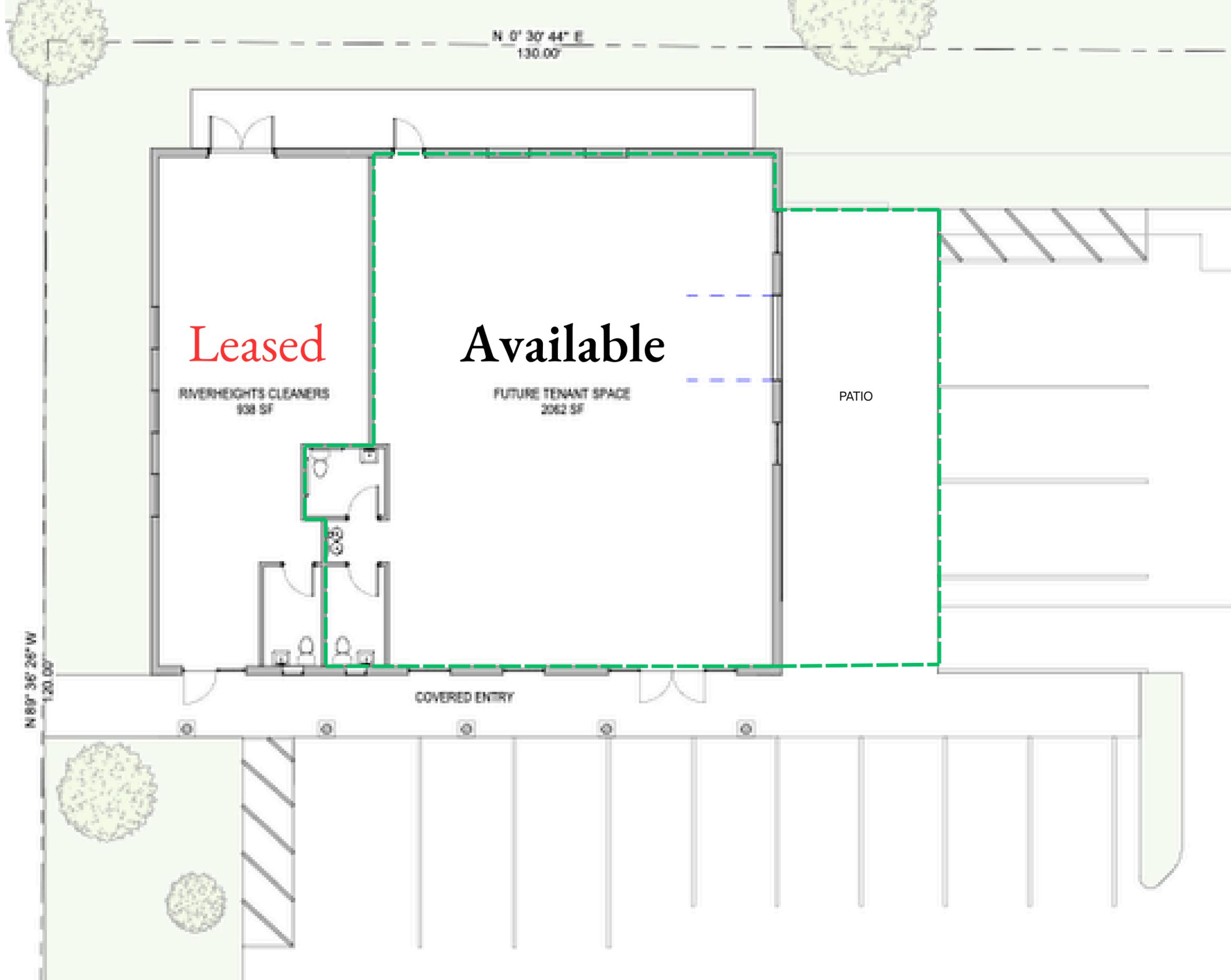
Available

FUTURE TENANT SPACE
2062 SF

PATIO

COVERED ENTRY

N 89° 36' 28" W
120.00'



HIGHLIGHTS

3918 N BLVD



EXPANSIVE PATIO

STRONG TRAFFIC COUNTS:
N BLVD - 11,900 VPD
MLK BLVD - 32,000 VPD

129 FT OF FRONTAGE
ON N BLVD





CURRENT ELEVATION



CONCEPTUAL RENDERING



3918 N BLVD
CONCEPTUAL RENDERING