

## RETAIL SPACE AVAILABLE

# MIDTOWN EAST

3221-3233 W CYPRESS STREET

TAMPA | FLORIDA

**±800 SF**

FOR LEASE



**RIPCO**  
REAL ESTATE

### CONTACTS

**ARI RAVI** aravi@ripcofl.com • 727.452.6864

**NATHAN TIMMONS** ntimmons@ripcofl.com • 407.304.7119

### SPACE DETAILS

#### SIZE

±800 SF

#### LEASE TYPE

NNN

#### LEASE RATE

\$29.00 PSF + \$4.00 NNN Est.

#### COMMENTS

- ±800 SF commercial space for rent, with direct visibility from Cypress Street, in between Macdill and Dale Mabry. Just 3 blocks from the \$500 Million Midtown Development
- New porcelain tile wood plank floors, fresh paint, updated electrical, central AC, and energy efficient LED Lighting. Formerly a salon, with two shampoo sink connections and hot water heater if needed
- Flexible uses with commercial general zoning. Two guaranteed parking spaces in front, with 25 available at center, and complimentary street parking close by
- Lease includes water, sewer, trash, and high-speed internet

### DEMOGRAPHICS

#### POPULATION

1 Mile	17,195	1 Mile	25,596
3 Mile	125,210	3 Mile	258,843
5 Mile	260,325	5 Mile	415,335

#### DAYTIME POPULATION

1 Mile	7,615	1 Mile	\$115,178
3 Mile	56,890	3 Mile	\$137,908
5 Mile	114,399	5 Mile	\$122,848

#### TOTAL HOUSEHOLDS

#### AVERAGE HH INCOME

1 Mile	7,615	1 Mile	\$115,178
3 Mile	56,890	3 Mile	\$137,908
5 Mile	114,399	5 Mile	\$122,848

#### TOTAL BUSINESSES

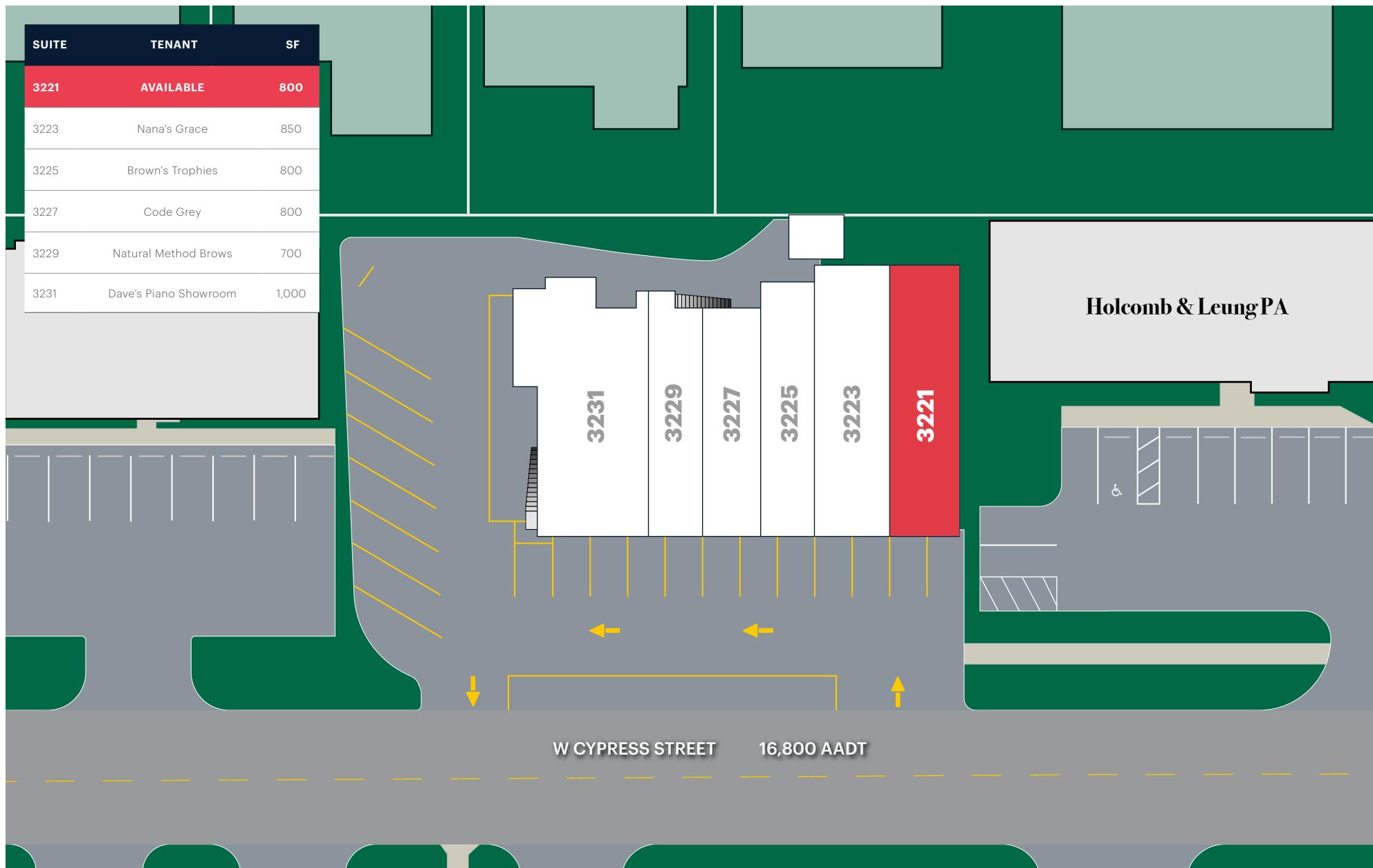
#### TOTAL EMPLOYEES

1 Mile	1,808	1 Mile	18,157
3 Mile	15,285	3 Mile	204,588
5 Mile	23,490	5 Mile	300,645

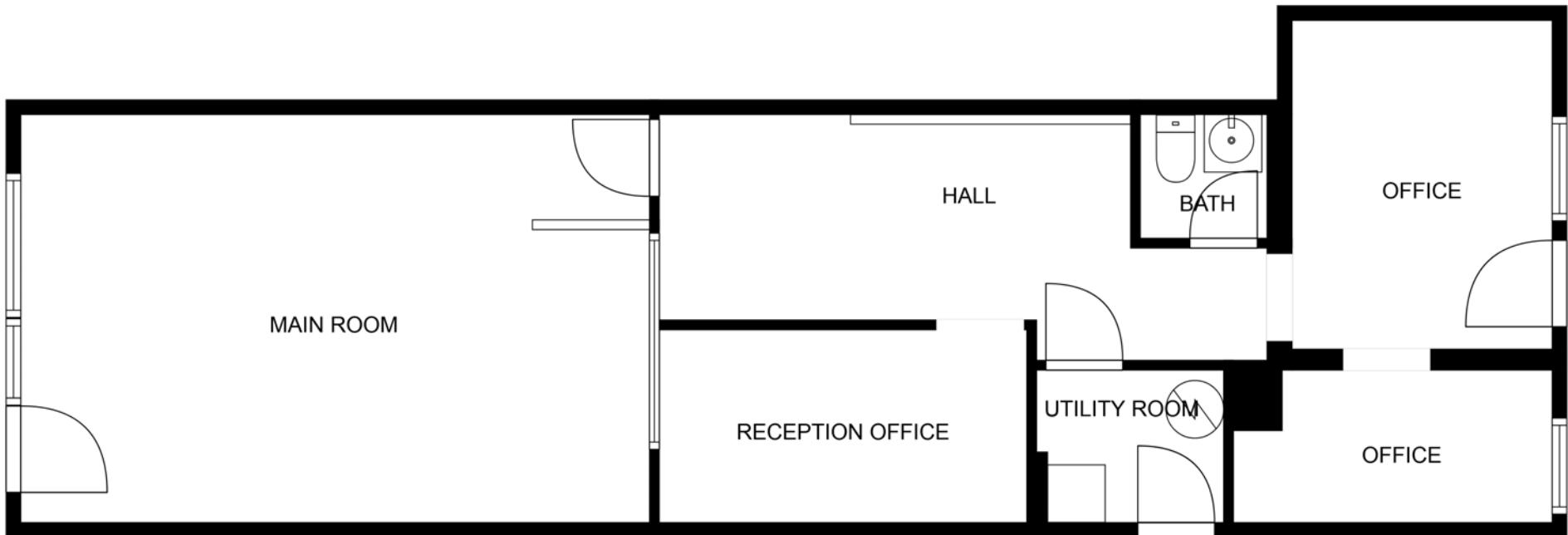
4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • [ripcofl.com](http://ripcofl.com)

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

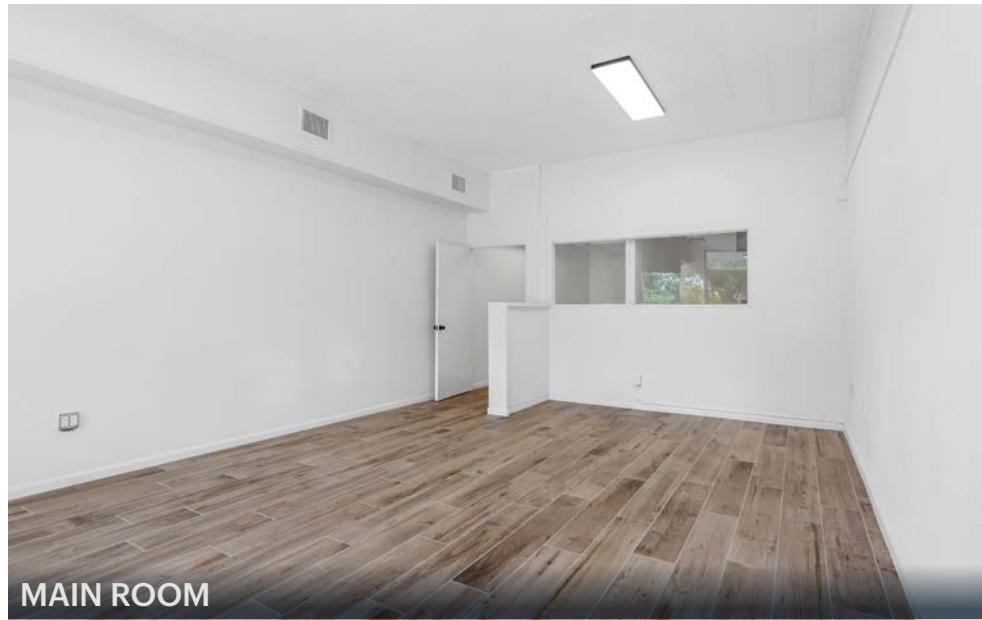
# SITE PLAN



# FLOOR PLAN - SUITE 3221



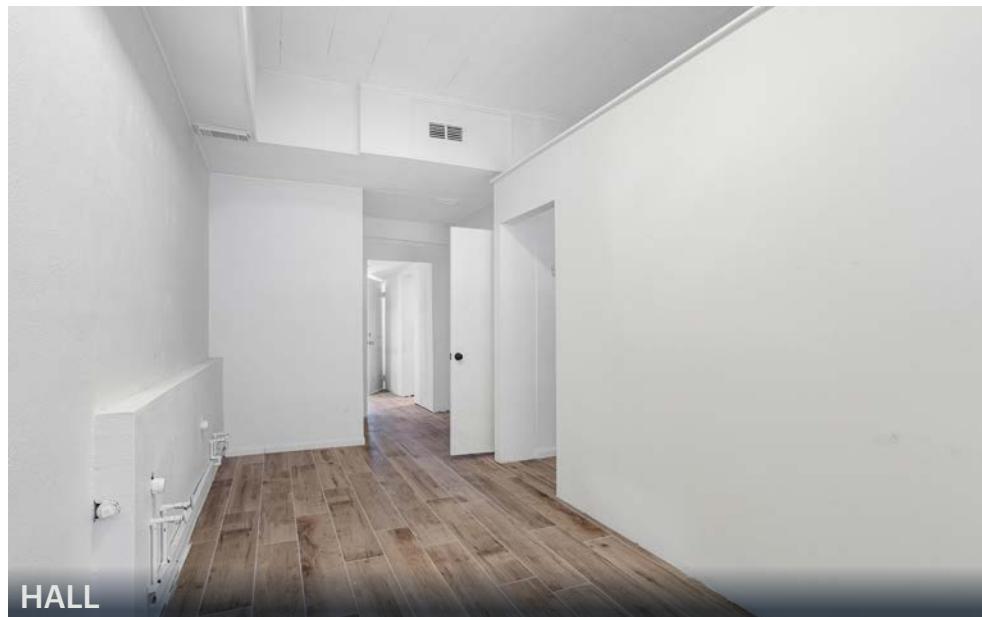
## INTERIOR PHOTOS - SUITE 3221



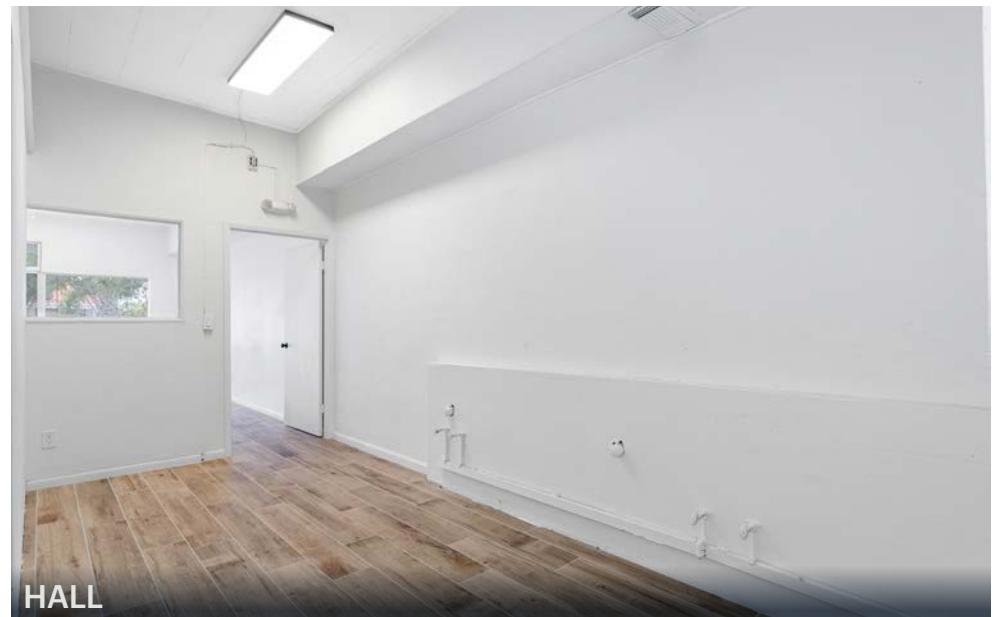
MAIN ROOM



MAIN ROOM

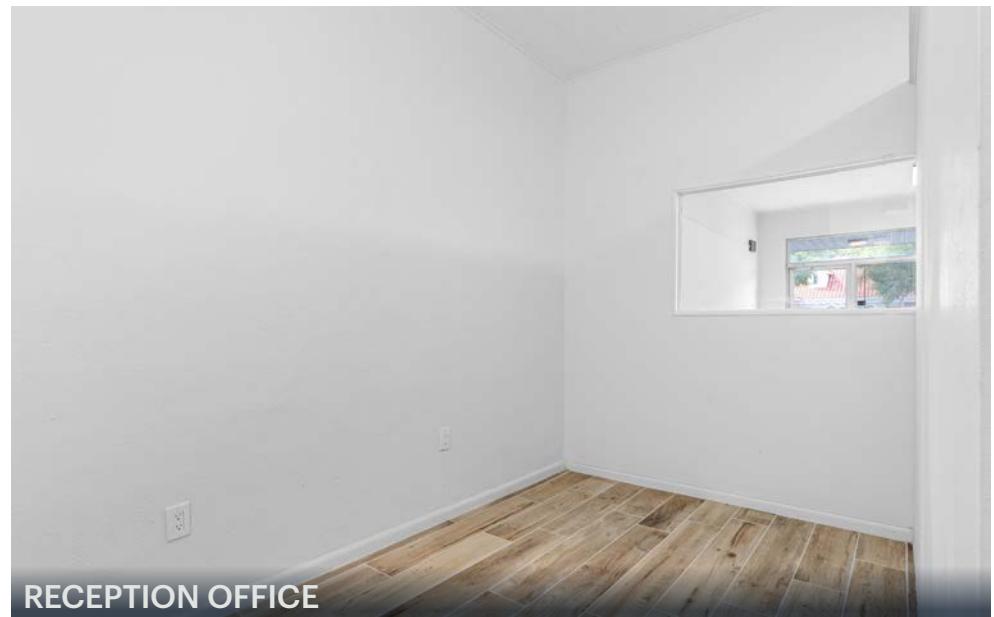
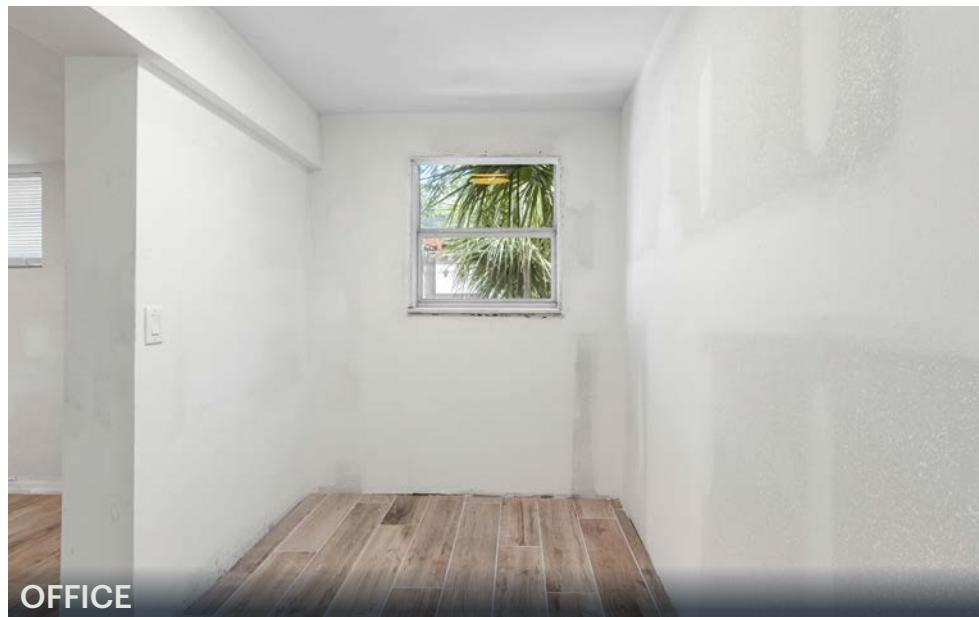
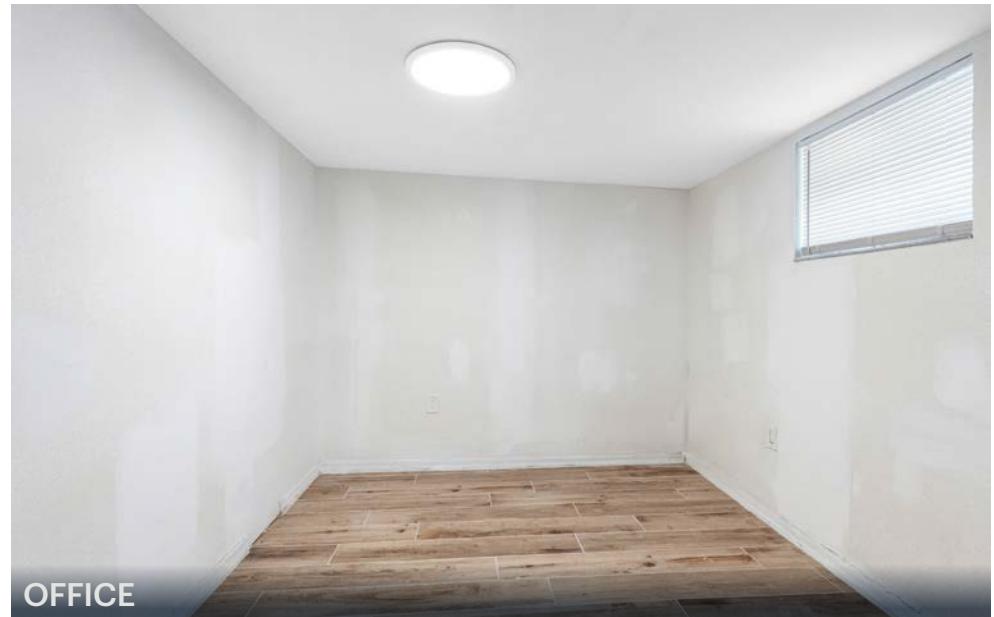
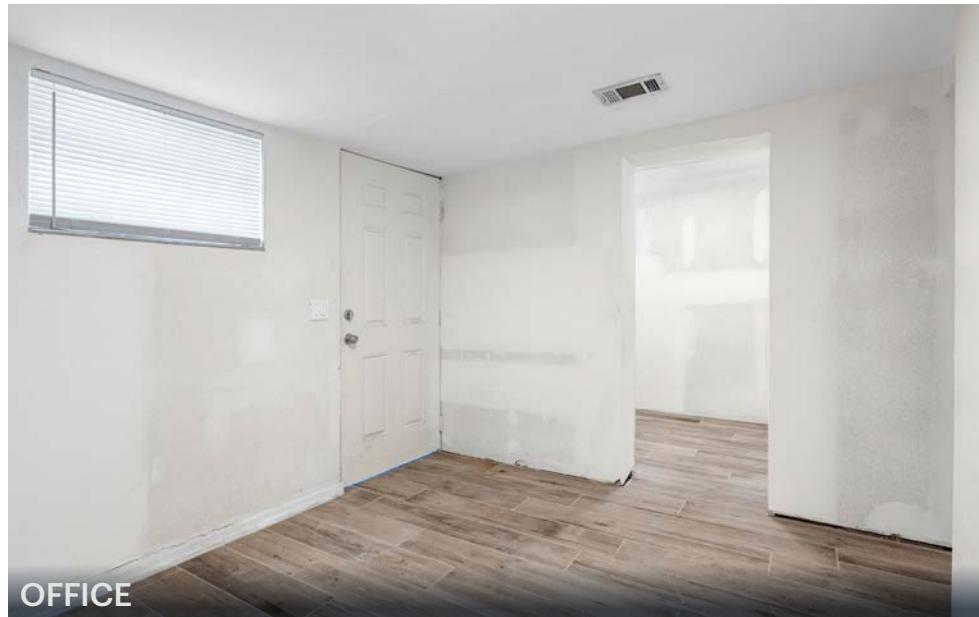


HALL

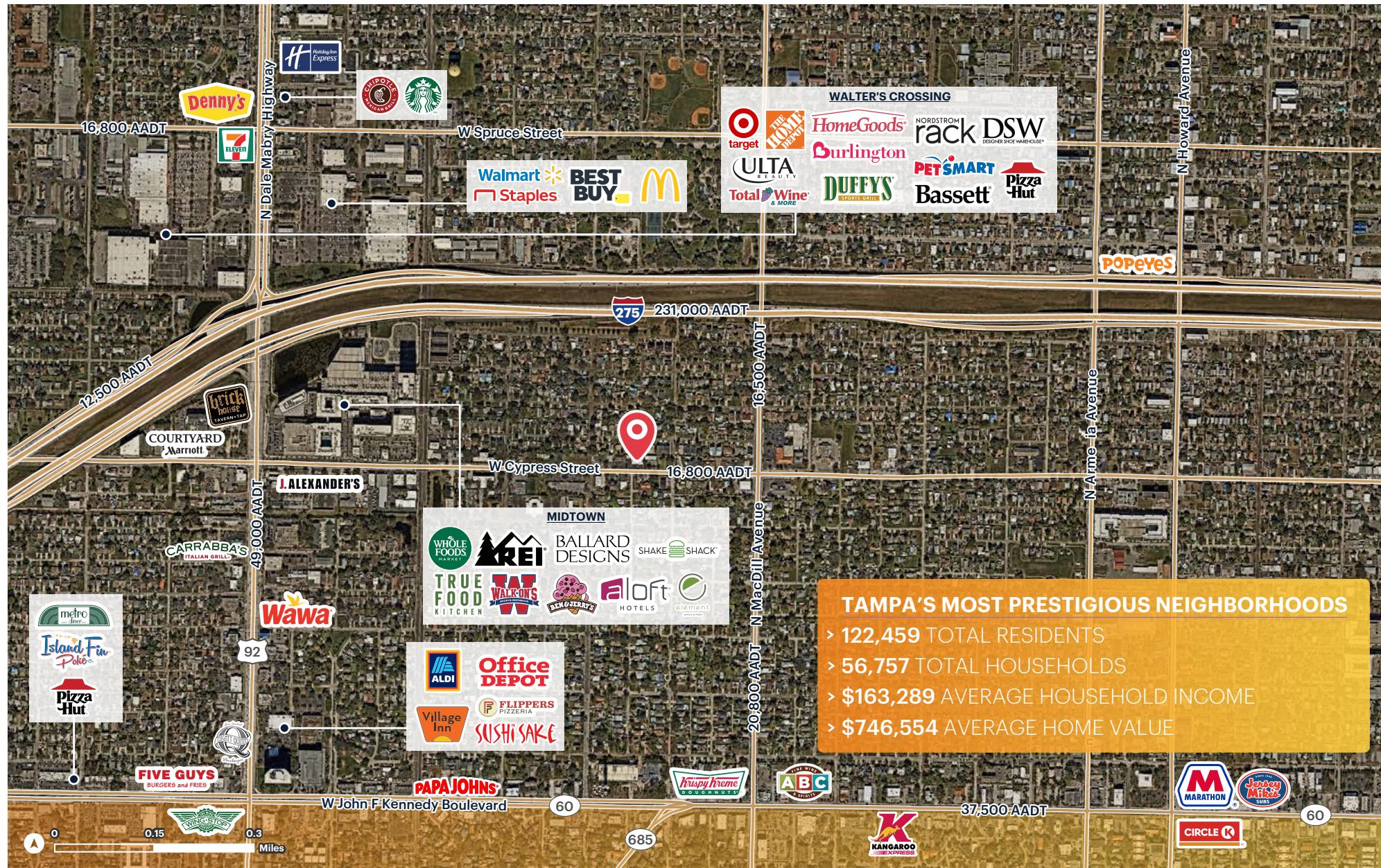


HALL

## INTERIOR PHOTOS - SUITE 3221 (CONT.)



# RETAIL CORRIDOR



# RETAIL AERIAL



# WESTSHORE BUSINESS DISTRICT

12.75M SF OF OFFICE SPACE

40 HOTELS (7,000+ ROOMS)

350 STORES AT WESTSHORE PLAZA AND INTERNATIONAL PLAZA & BAY STREET

## MIDTOWN



## WALTERS CROSSING



(±25,000,000 PASSENGERS ANNUALLY)



J. ALEXANDER'S



16,800 AADT

WEST CYPRESS STREET



THE BOOZY PIG

butchery + kitchen

HAVEN TITLE

NW

**WATER STREET  
TAMPA**  
8,000+ NEW JOBS  
\$3B INVESTED IN WATER STREET TAMPA

**DOWNTOWN  
TAMPA**  
(71,000+ JOBS)



16,800 AADT

WEST CYPRESS STREET

**W**

