



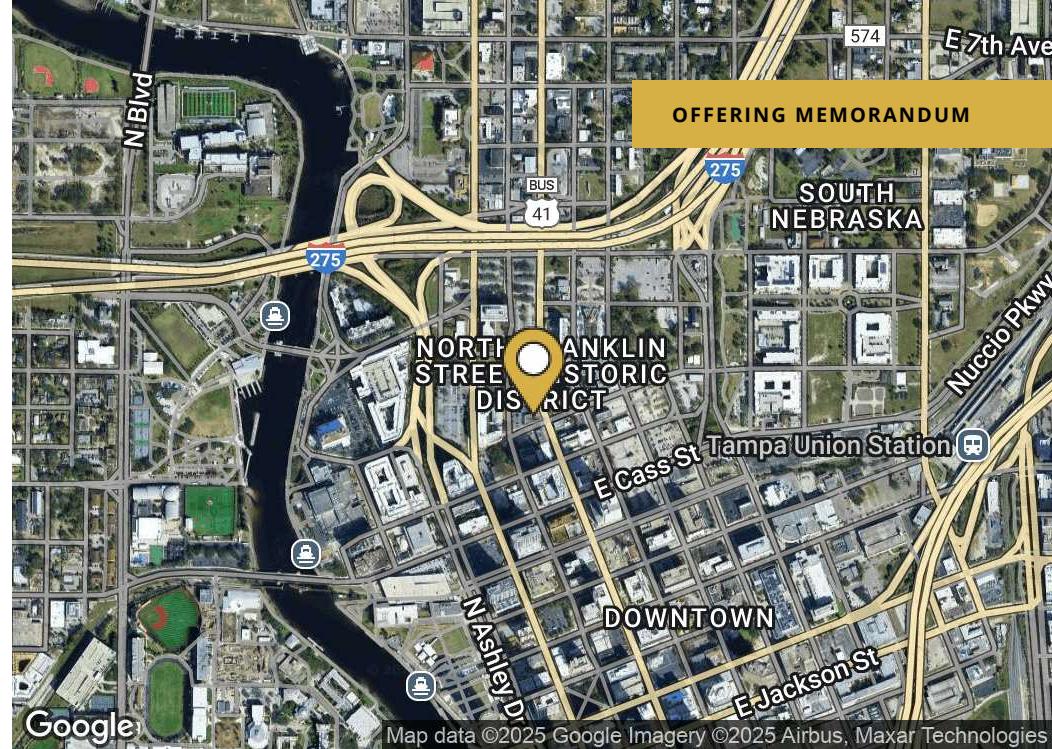
# 312 EAST HARRISON STREET

312 East Harrison Street, Tampa, FL 33602

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## Property Summary



## PROPERTY DESCRIPTION

Elevate your business at 312 East Harrison Street, a premier destination for office and retail leasing in the vibrant core of downtown Tampa.

This versatile property is perfectly suited for professionals such as lawyers, architects, and engineers, as well as retailers like health studios, salons, and wellness businesses. Located in a high-traffic area with seamless access to I-275 and major highways, this property is surrounded by a thriving mix of residential high-rises, corporate offices, and downtown amenities.

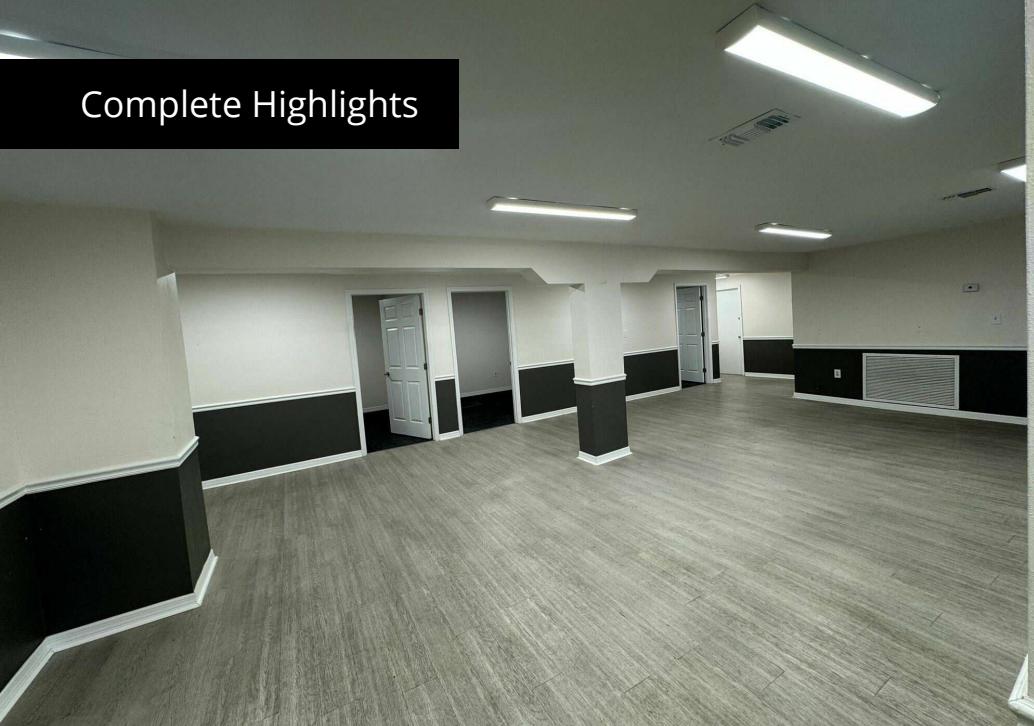
With a built-in customer base, modern facilities, and proximity to the Tampa Riverwalk, Amalie Arena, and an array of dining and shopping options, 312 East Harrison Street offers the ideal environment for businesses to grow and flourish. Don't miss the opportunity to secure a prestigious address in Tampa's dynamic downtown district.

## OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	50 - 5000 SF
Lot Size:	0.18 Acres
Building Size:	11,890 SF

SPACES	LEASE RATE	SPACE SIZE
Studio	Negotiable	50 - 500 SF
Florida Ave Space	Negotiable	100 - 1,000 SF
Salon Suite Space	Negotiable	50 - 100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,788	3,166	11,584
Total Population	2,975	5,695	25,769
Average HH Income	\$104,398	\$95,140	\$95,691



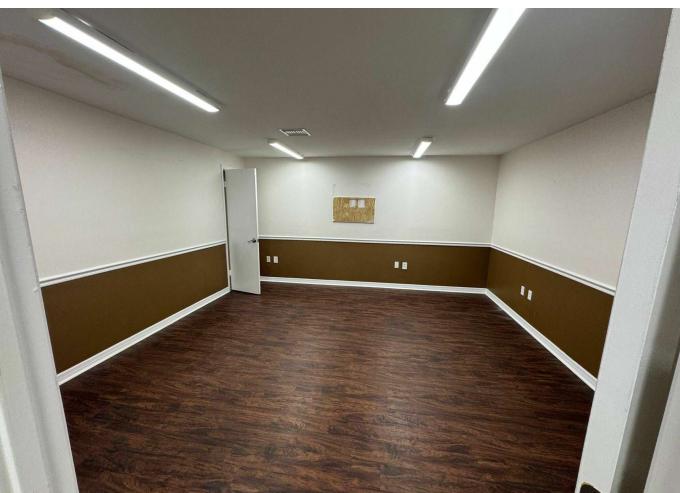
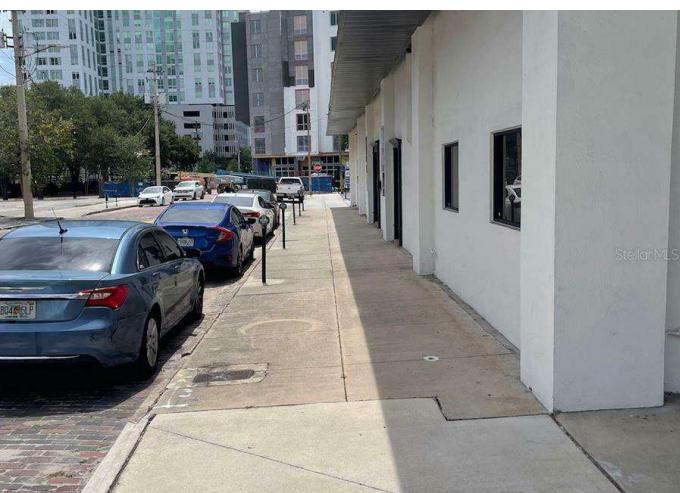
## BUILDING INFORMATION

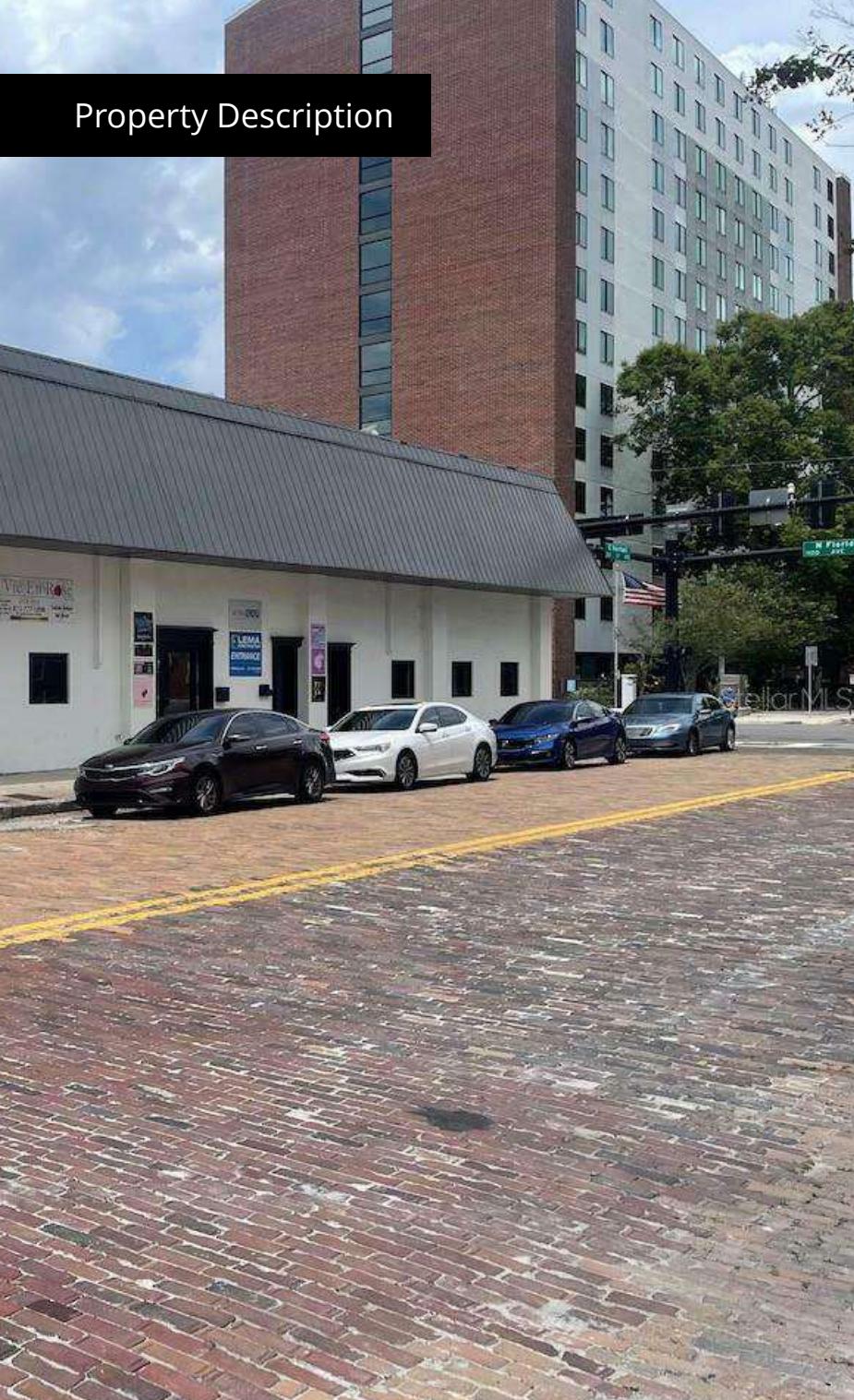
Building Class	A
Tenancy	Multiple
Number of Floors	2
Average Floor Size	5,800 SF
Year Built	1920
Year Last Renovated	2019

## PROPERTY HIGHLIGHTS

- Flexible Layouts: Tailored to accommodate a wide range of businesses, from professional offices to retail storefronts.
- Modern Interiors: High ceilings, ample natural light, and an inviting atmosphere designed for productivity and appeal.
- Onsite Parking: Convenient parking options for tenants, clients, and customers.
- Prime Accessibility: Easy access from major highways, including I-275, for seamless commuting and connectivity.
- Dynamic Surroundings: Located in downtown Tampa's bustling urban core, surrounded by residential high-rises, corporate offices, and entertainment venues.
- Versatile Business Opportunities: Ideal for professionals such as lawyers, architects, engineers, and retail businesses like salons, wellness studios, and health services.
- Proximity to Amenities: Steps away from the Tampa Riverwalk, dining, shopping, and cultural attractions like Amalie Arena and the Tampa Museum of Art.

## Additional Photos





### LOCATION DESCRIPTION

Positioned in the heart of downtown Tampa, 312 East Harrison Street offers unparalleled access to a bustling urban environment designed for both office and retail success. This prime location boasts immediate connectivity to major highways, making it easily accessible for clients, employees, and patrons alike.

Surrounded by a dense and diverse population, the area features a mix of high-rise residential buildings, corporate offices, and a thriving local business community. Downtown Tampa's vibrant amenities, including the Tampa Riverwalk, premier dining options, boutique shops, and cultural attractions such as the Tampa Museum of Art, provide an attractive backdrop for professionals and retailers.

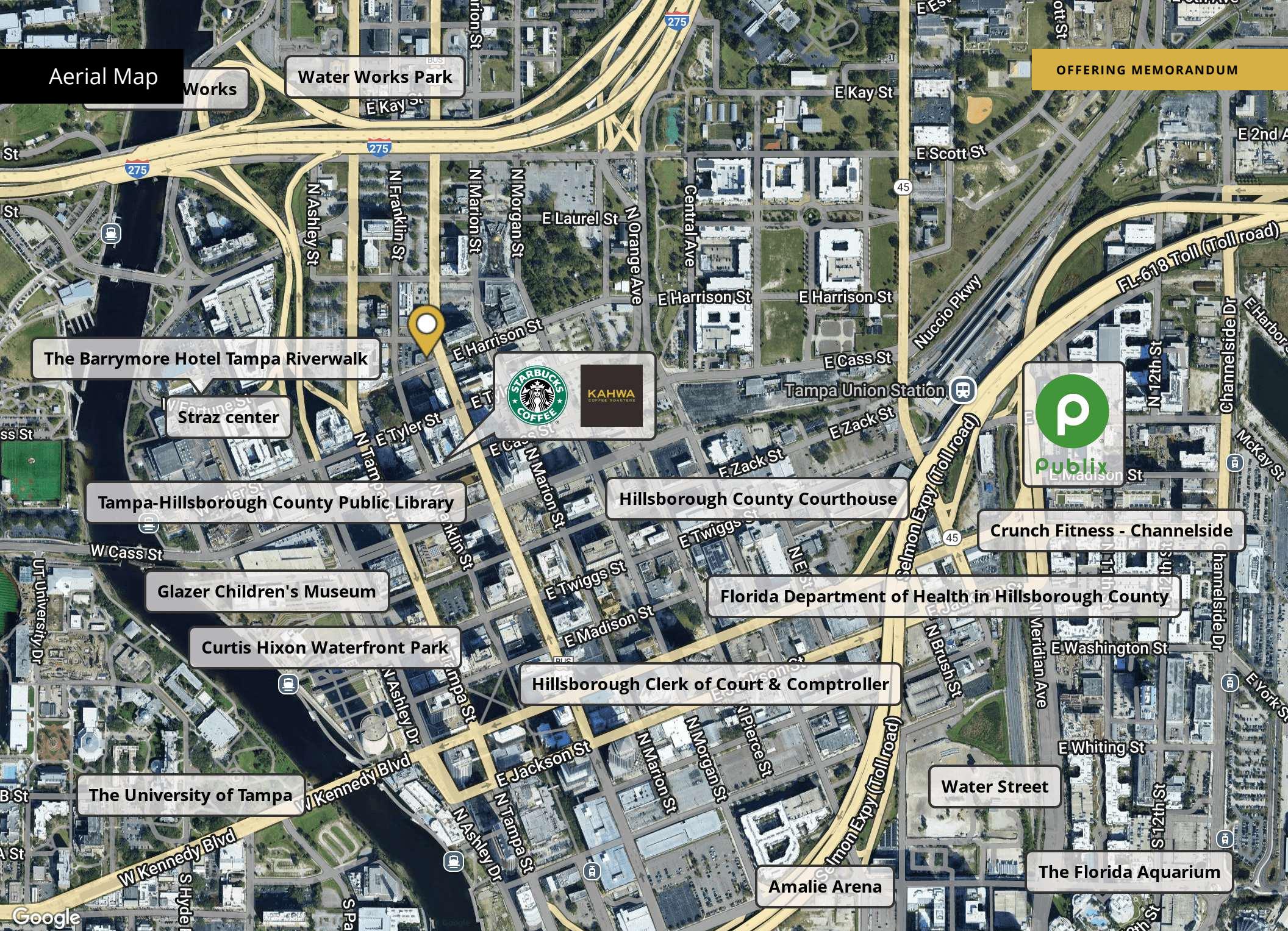
With a growing demand for services in health, wellness, beauty, and professional industries, 312 East Harrison Street is ideally suited for law firms, engineering offices, health studios, salons, and other forward-thinking businesses seeking a central, high-traffic location to grow and thrive.

## Aerial Map

Works

Water Works Park

OFFERING MEMORANDUM



# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,975	5,695	25,769
Average Age	39	40	36
Average Age (Male)	40	39	35
Average Age (Female)	39	40	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,788	3,166	11,584
# of Persons per HH	1.7	1.8	2.2
Average HH Income	\$104,398	\$95,140	\$95,691
Average House Value	\$346,795	\$377,050	\$448,338

## TRAFFIC COUNTS

Intersection	/day
N Florida Ave & E Fortune St N	27,500 AADT
N Florida Ave & E Harrison St N	25,500 AADT
N Florida Ave & E Tyler St E	3,600 AADT
Interstate 275 E	222,000 AADT

