



Retail Property For Lease

West Tampa Freestanding Building

2323 W Aileen St , Tampa, FL 33607

For More Information:

813-254-6756 | EXT

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





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Executive Summary



OFFERING SUMMARY

Available SF:	768 SF
Lease Rate:	\$28.00 SF/yr (NNN)
Lot Size:	10,712 SF
Year Built:	1948
Building Size:	768 SF
Renovated:	1987
Zoning:	CI - Commercial Intensive
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	8,150

PROPERTY OVERVIEW

This West Tampa Commercial Site located on a 10,712 SF fenced and CI (Commercial Intensive) zoned lot at the corner of W. Aileen Street and N. Armenia Avenue has one freestanding building available for lease. Building 2 (2323 1/2 Aileen) is a 768 SF space previously utilized as a salon. Perfect for small professional office. Open support staff reception office in reception area. Has a large reception area / open workspace. Separate adjoining room/private office, kitchenette with granite tops, and full restroom with shower. Polished concrete floors. The site is loaded with parking offering 10+ private parking spaces. There is a large covered patio with access to a common outdoor area with a picnic table which would be a nice area for staff breaks. The property is fully fenced and has direct visibility on Armenia Avenue.

Estimated CAM: \$6.00

Initial estimated monthly rent: \$2,176 (includes base rate + CAM) plus applicable sales tax

LOCATION OVERVIEW

Located in Tampa east of Dale Mabry Highway and north of W. Columbus Drive and I-275, offering easy access to surrounding areas.

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Available Spaces



LEASE RATE:	-	TOTAL SPACE:	768 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2323 1/2 (Building 2)	Creative/Loft	\$28.00 SF/yr	NNN	768 SF	Negotiable	768 SF space previously utilized as a salon. Perfect for small professional office/open support staff reception office in reception area. Has a large reception area / open workspace. Separate adjoining room/private office, kitchenette with granite tops, and full restroom with shower. Polished concrete floors. Initial estimated monthly rent: \$2.176 (includes base rate + CAM)

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Building 2 - 768 SF



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Building 2 - 768 SF



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Additional Photos



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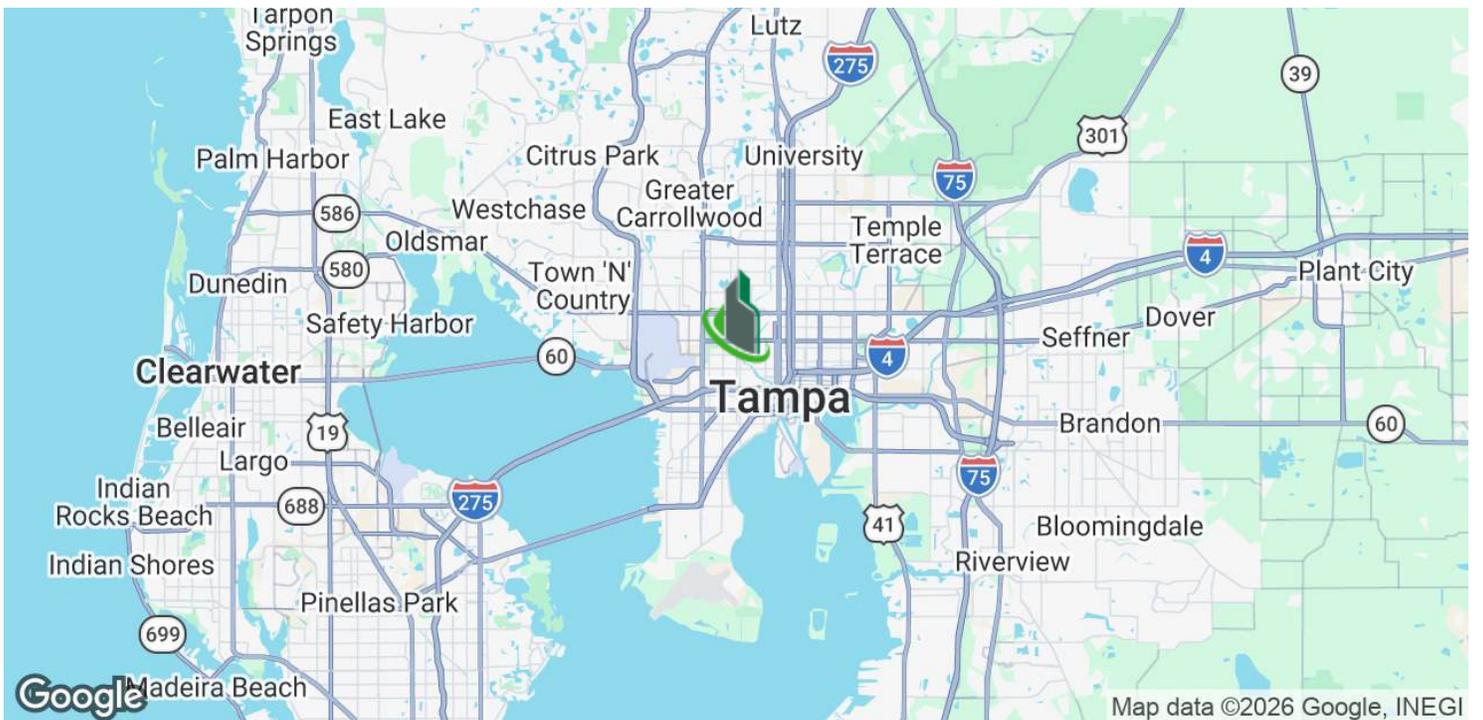
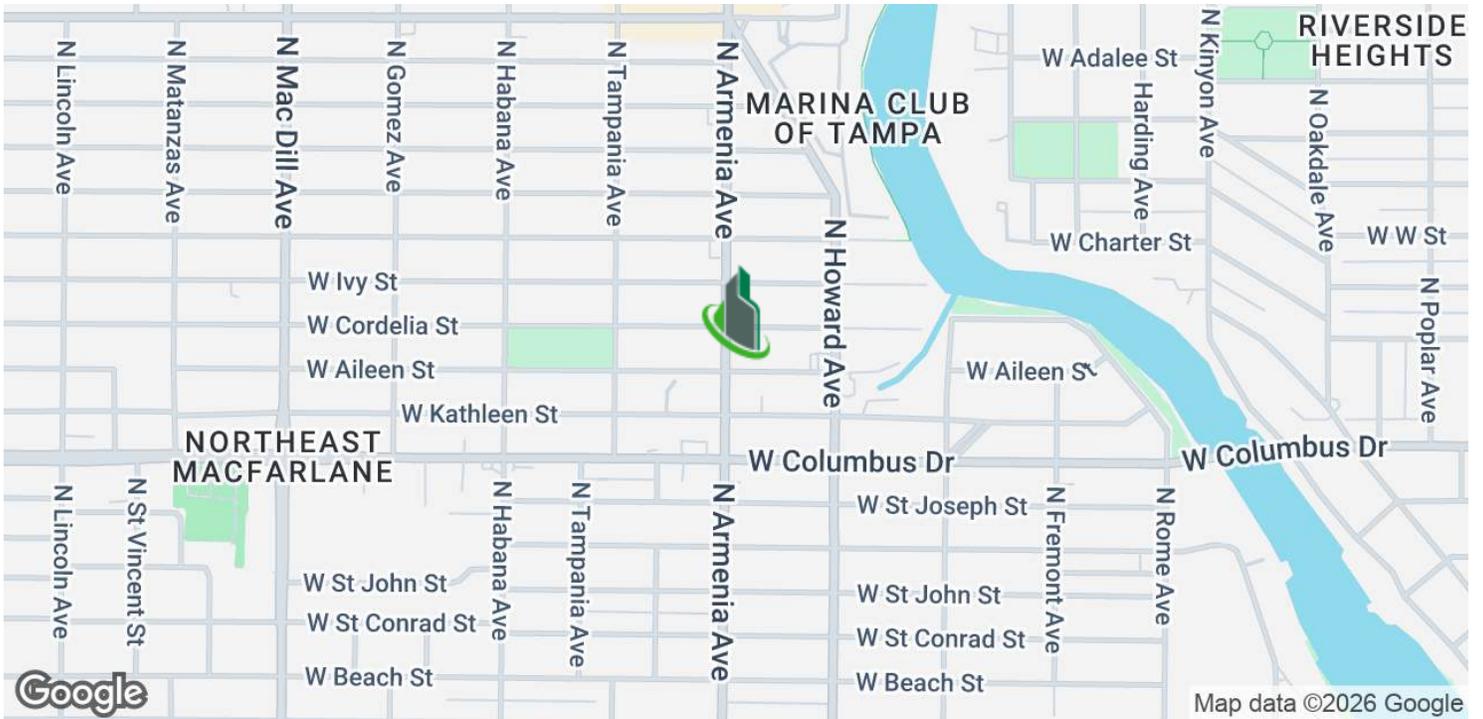
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Location Map



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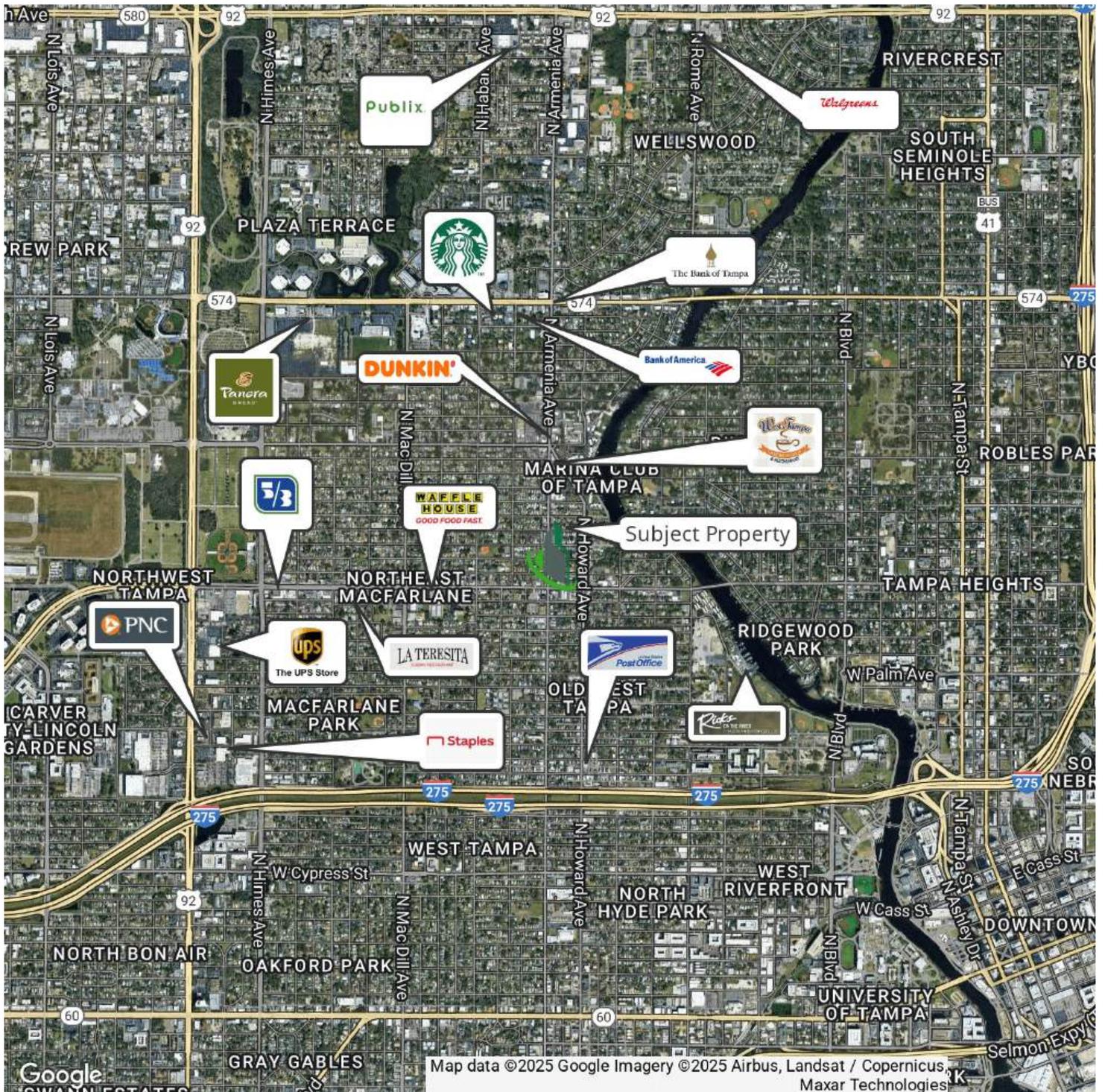




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Retailer Map



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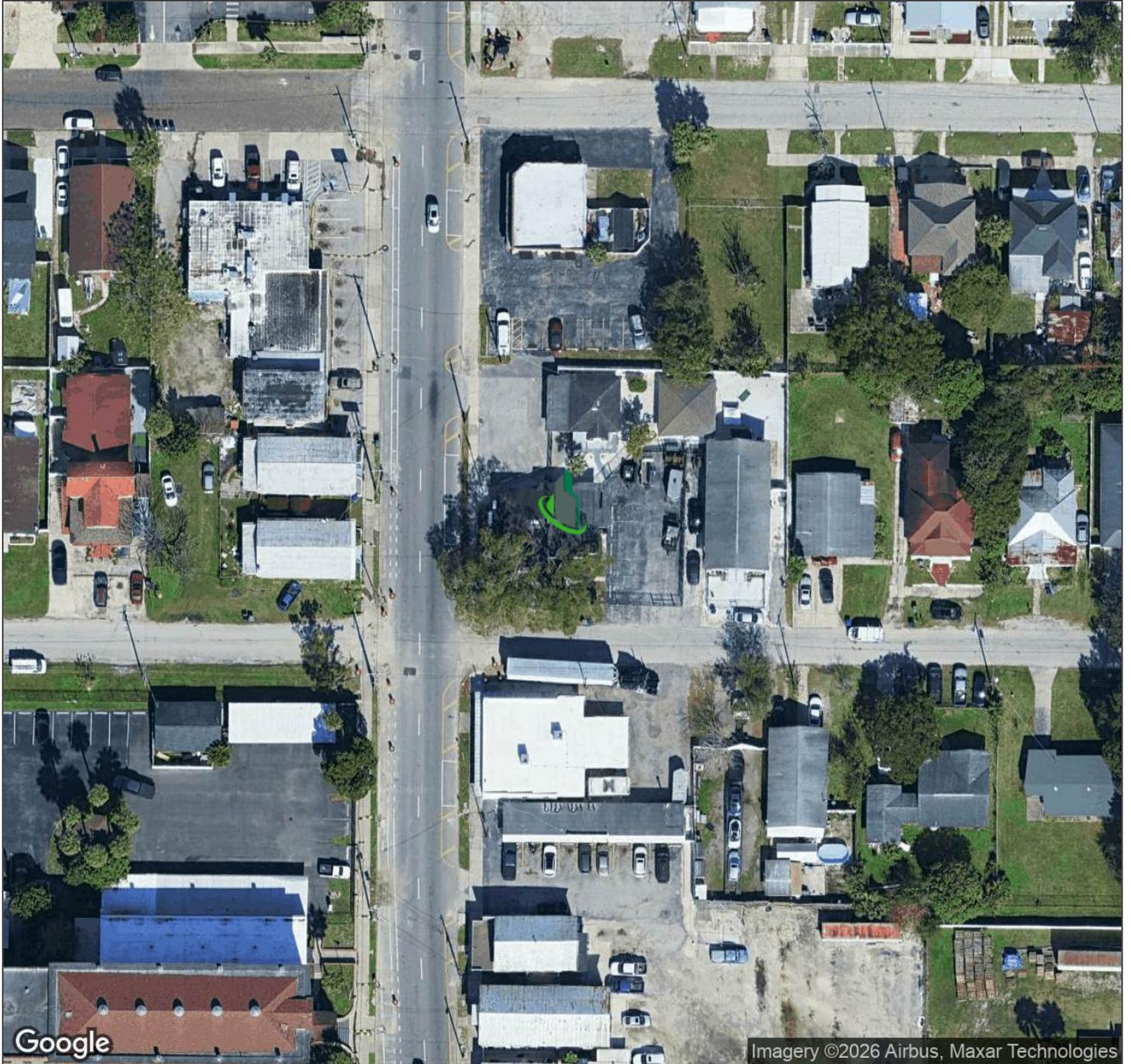




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Aerial Map



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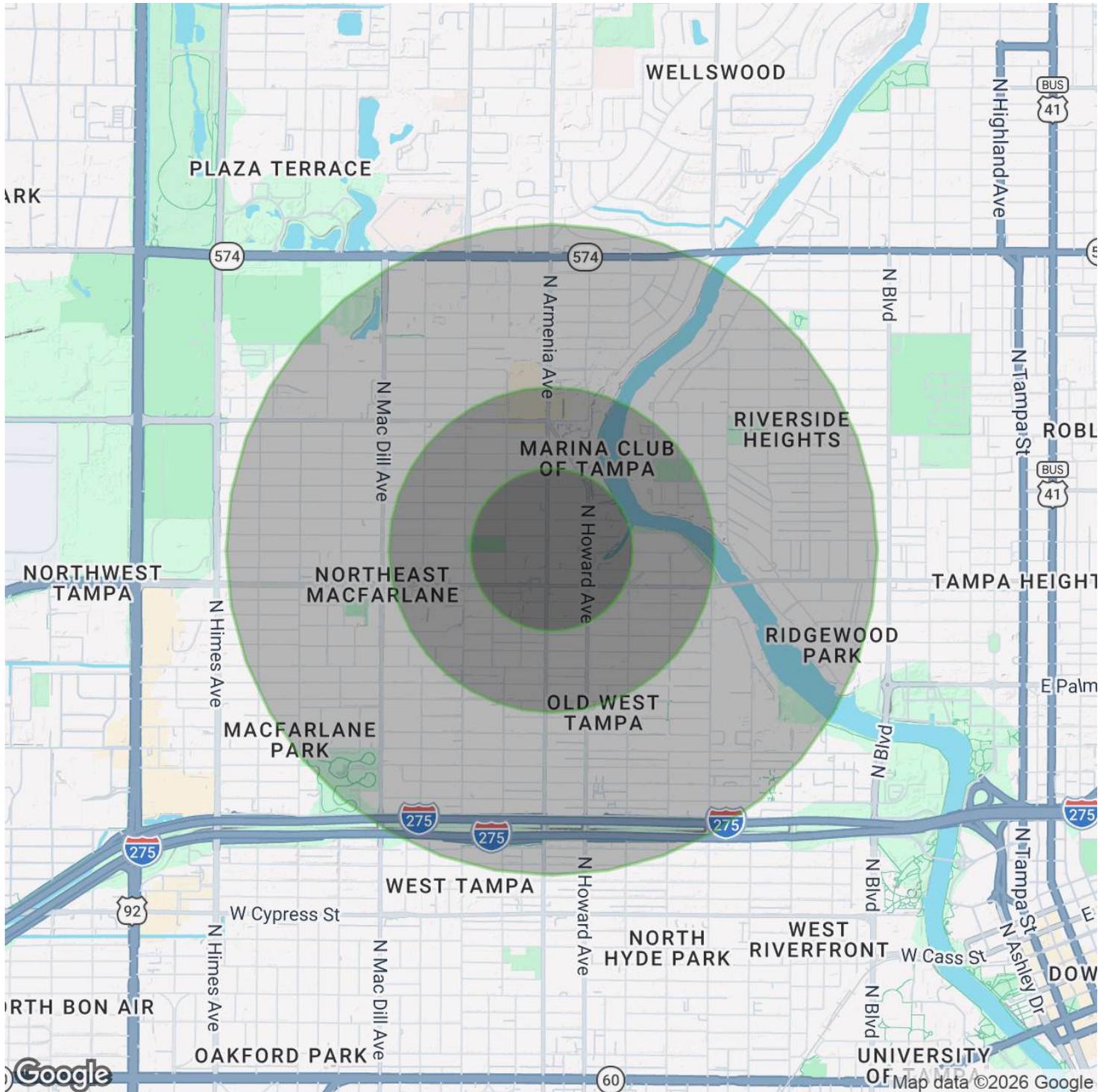
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,294	4,643	16,278
Average Age	42.6	42.3	42.4
Average Age (Male)	40.1	40.5	40.2
Average Age (Female)	42.5	43.4	44.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	489	1,842	7,164
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$61,933	\$54,679	\$54,996
Average House Value	\$202,484	\$188,971	\$203,466

ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	76.8%	69.5%	59.8%

RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	976	3,281	11,115
% White	75.4%	70.7%	68.3%
Total Population - Black	43	574	2,441
% Black	3.3%	12.4%	15.0%
Total Population - Asian	31	70	326
% Asian	2.4%	1.5%	2.0%
Total Population - Hawaiian	0	4	10
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	6	16	58
% American Indian	0.5%	0.3%	0.4%
Total Population - Other	36	168	693
% Other	2.8%	3.6%	4.3%

TRAFFIC COUNTS

W Aileen St & N Armenia Ave	8,150/day
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** Demographic data derived from 2020 ACS - US Census*

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