

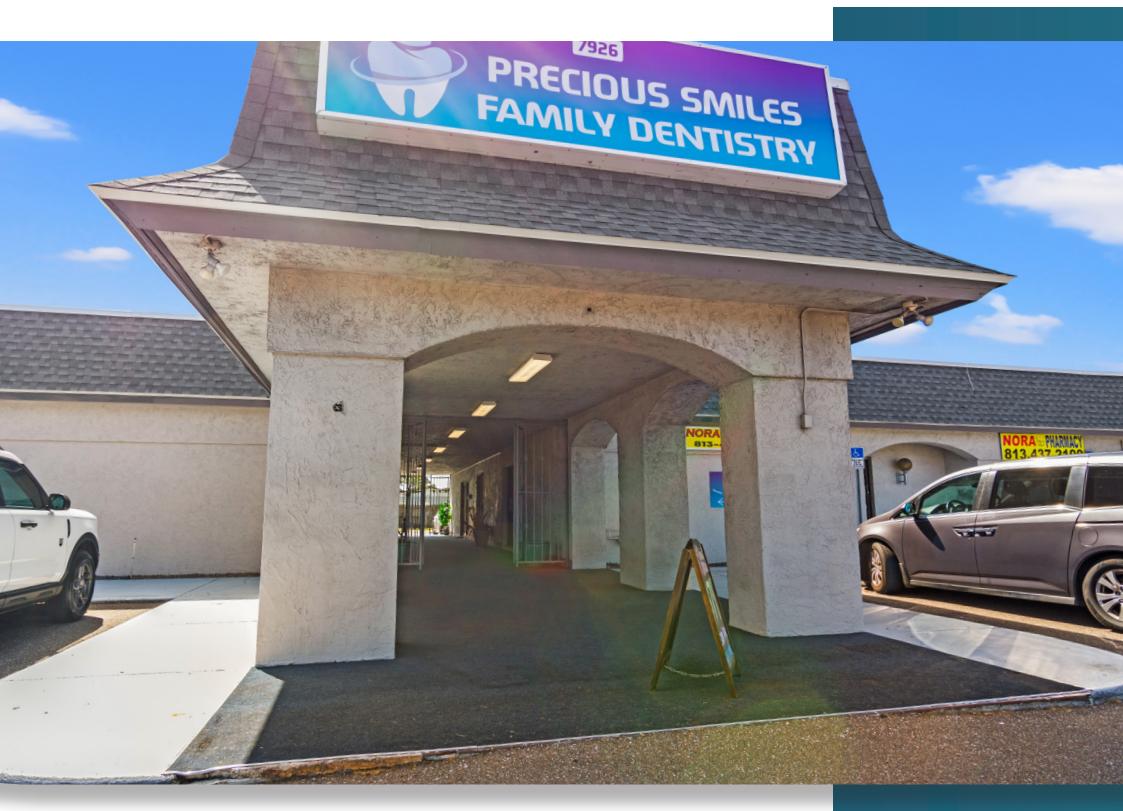
7926 W HILLSBOROUGH AVENUE

MEDICAL OFFICE BUILDING FOR SALE OR LEASE



- Value-Add Multi-Tenant Medical Office Building
- Building Size: 12,248 SF
- Parking Ratio: 5.49/1,000 SF

PROPERTY SUMMARY

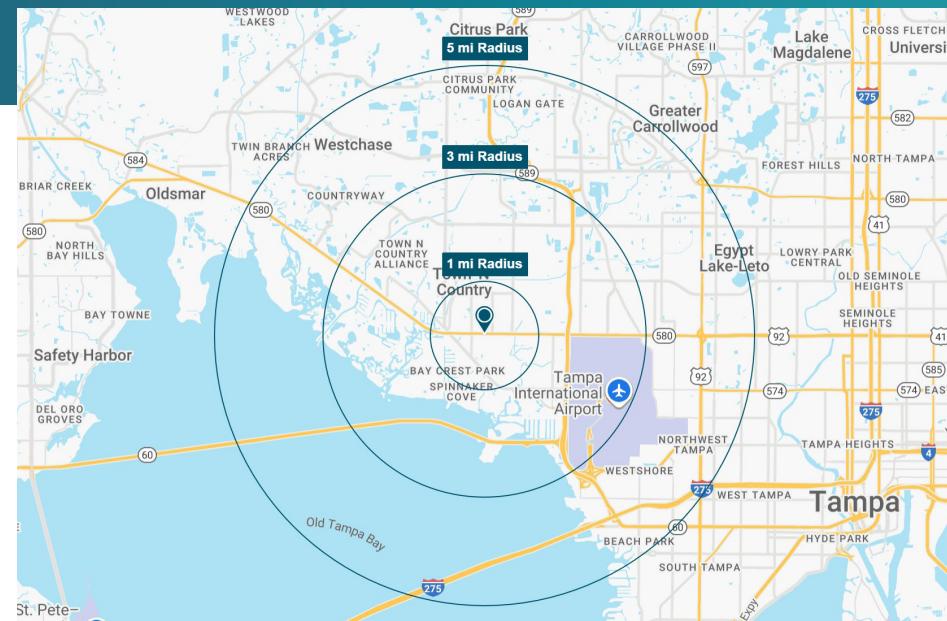


AREA DEMOGRAPHICS

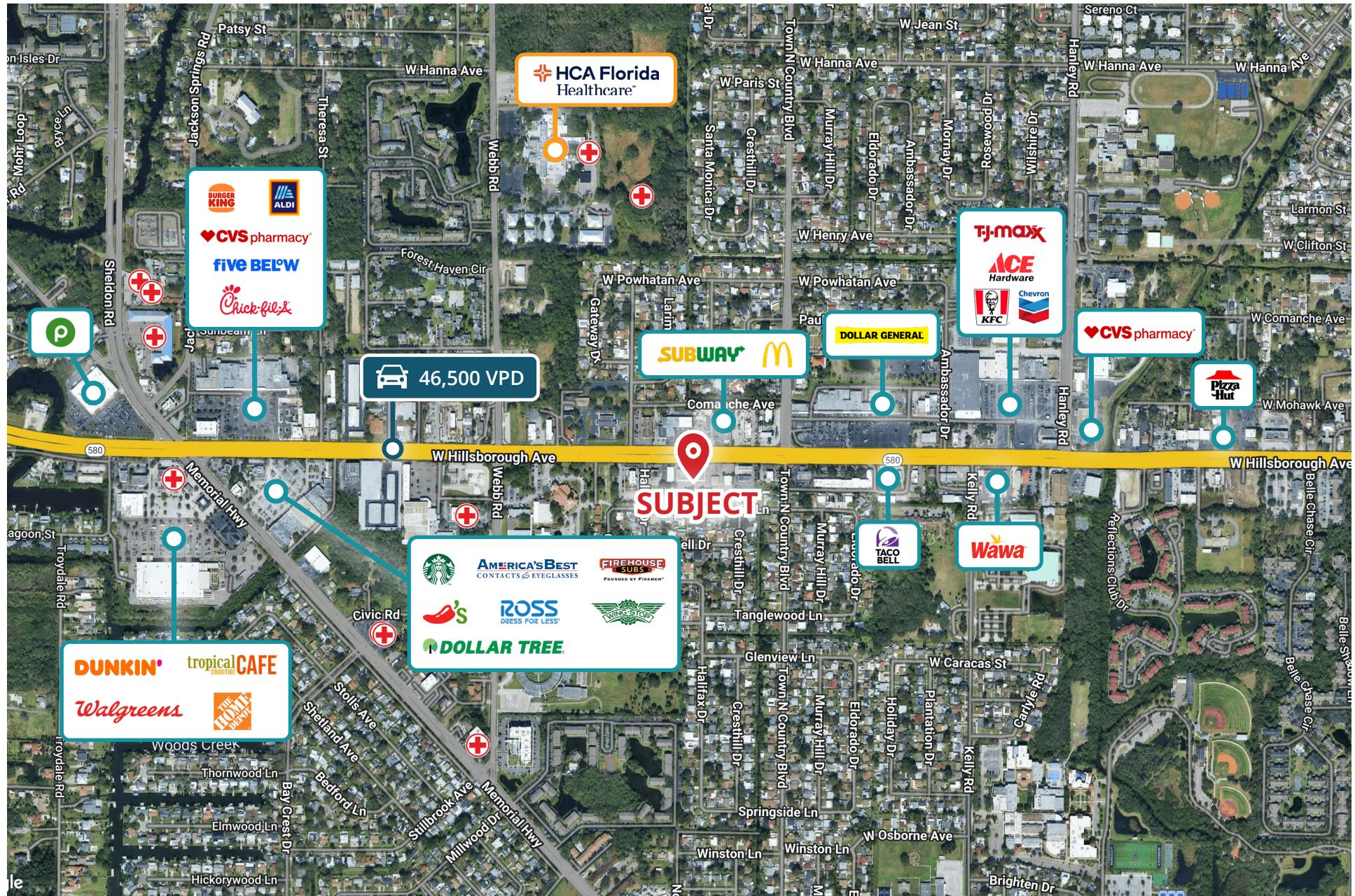
	1 MILE	3 MILE	5 MILE
Population	16,434	80,162	185,795
Medium HH Income	\$65,549	\$72,703	\$74,914
Average HH Income	\$96,350	\$100,655	\$105,109
Median Age	38.8	40.1	39.7

PROPERTY HIGHLIGHTS

- 12,248 SF Multi-tenant medical/office building for sale
- Leased to four separate Tenants: Dentist, Podiatrist, Walk-in Clinic, & Pharmacy
- Frontage & visibility along W Hillsborough Ave in Tampa, FL
- Average Daily Traffic count of 46,500
- 210' frontage directly on W. Hillsborough Ave
- Excellent Investment or Owner/User Opportunity



AERIAL MAP



PROPERTY PHOTOS



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