

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



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PROPERTY SUMMARY

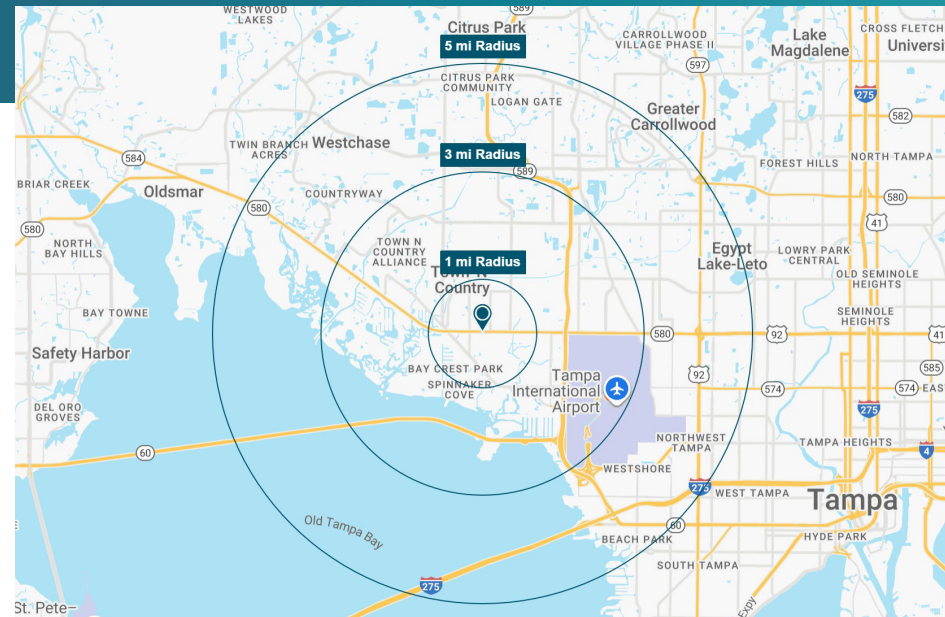


PROPERTY HIGHLIGHTS

- 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

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



7926 W HILLSBOROUGH AVE | TAMPA, FL

The map displays a suburban area with a central red pin labeled "SUBJECT" on W Hillsborough Ave. Surrounding this central point are numerous commercial and medical locations, each marked with a colored pin and a label. To the north, HCA Florida Healthcare is marked with an orange pin. To the west, a blue box indicates "46,500 VPD" near the intersection of W Hillsborough Ave and Webb Rd. Other locations include CVS pharmacy, Burger King, Five Below, Chick-fil-A, Dollar General, TJ-maxx, ACE Hardware, KFC, Chevron, Subway, McDonald's, Starbucks, America's Best Contacts & Eyeglasses, Firehouse Subs, Ross Dress for Less, Dollar Tree, Dunkin', Tropical Cafe, Walgreens, and The Home Depot. The map also shows various residential streets and a large green area in the southeast corner.

PROPERTY PHOTOS



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