



5315 Avion Park Dr

Tampa, FL 33607

Property Highlights

- 0.294 Acre (Parcel 1) and 0.223 Acre (Parcel 2) pad ready parcels
- Parcel 1: Entitled for a two story, 17,000 SF building
- Parcel 2: Entitled for a two story, 14,000 SF building
- Permitted uses include retail, restaurant, office, or medical office building
- Ample surface and garage parking available
- Located in the heart of the Westshore District, Avion Park is a 19-acre mixed use parcel with 5 hotels totaling over 700 rooms, over 200,000 SF of office including Fanatics and BioSpine Institute, and World of Beer
- Frontage to over 60,000 cars per day at the corner of Spruce St & O'Brien St

DEMOGRAPHIC INFORMATION



Radius	Population	Households
1 Mile	2,394	1,139
3 Miles	58,585	24,839
5 Miles	222,843	93,960



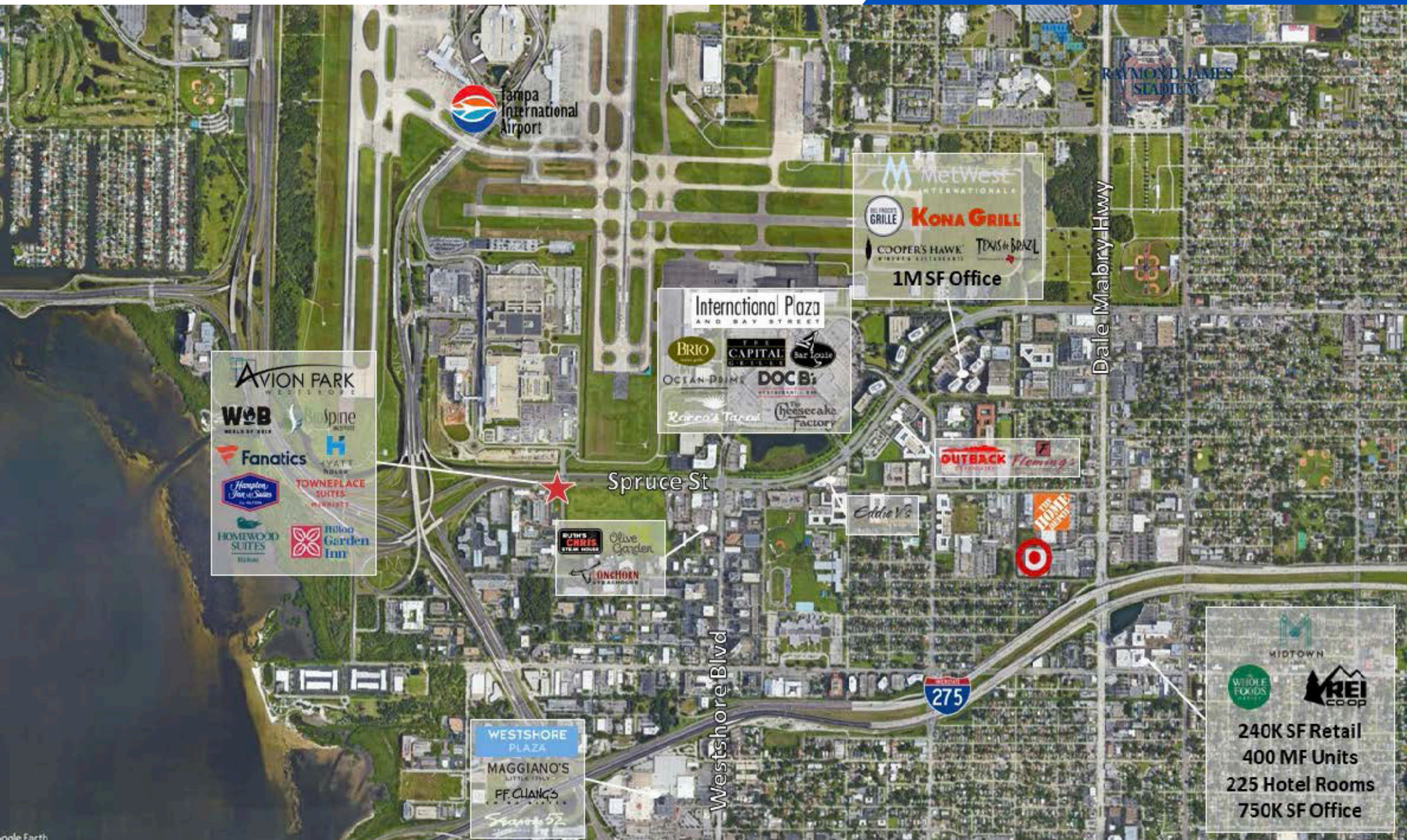
Radius	Average HH Income	Employees
1 Mile	\$86,431	26,883
3 Miles	\$104,489	88,072
5 Miles	\$92,494	195,895



Westshore District Highlights

- 15.3 Million SF of office space
- 100,000 employees across over 6,500 businesses with major employers including AECOM, Amgen, Amscot Financial, Bloomin' Brands, Carlton Fields, Florida Blue, Humana, IBM, New York Life, PwC
- 45+ hotels with 8,300 rooms
- 15,000 residents, with over 500 multi-family units currently under construction
- Tampa International Airport sees over 21 million annual passengers, with over 11,000 employees
- \$787.4 million new Airside D terminal at Tampa International Airport will begin construction in 2024 and be completed in 2027, allowing the airport to serve an additional 13 million passengers





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