



Retail Property For Sale

Hillsborough Ave / Seminole Heights Area Freestanding Retail with Parking
1515 W Hillsborough Ave, Tampa, FL 33603

For More Information:

813-254-6756 | EXT 39

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





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$719,000
Price / SF:	\$297.60
Lot Size:	14,027 SF
Year Built:	1978
Building Size:	2,416 SF
Renovated:	1995
Zoning:	CG
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	56,500

PROPERTY OVERVIEW

This 2,416 SF freestanding building is located on a 14,027 SF CG (Commercial General) zoned lot on busy W. Hillsborough Avenue just east of Rome Ave nestled between Wellswood and the Seminole Heights neighborhoods. The site is fully fenced with an electric security gate and has 13 parking spaces. Formerly home to a lab, the building has excellent retail appeal with storefront glass along Hillsborough Avenue. There are two large open spaces within the structure, 4 private offices, 2 restrooms, and a break room. There is a separate storage room to the rear of the property. Thirteen parking spaces and large highly visible signage.

Traffic count of 56,500 VPD

LOCATION OVERVIEW

Located in Tampa on busy W. Hillsborough Avenue between Dale Mabry Highway and I-275, offering easy access to surrounding areas.



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Additional Photos





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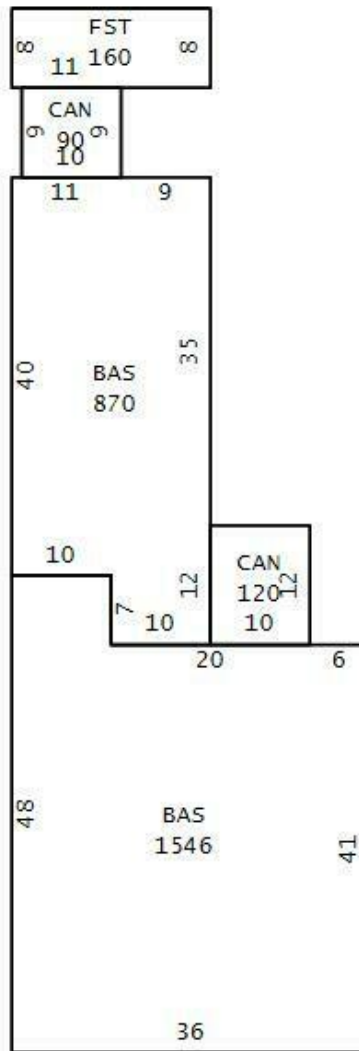
Additional Photos





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Floor Plans

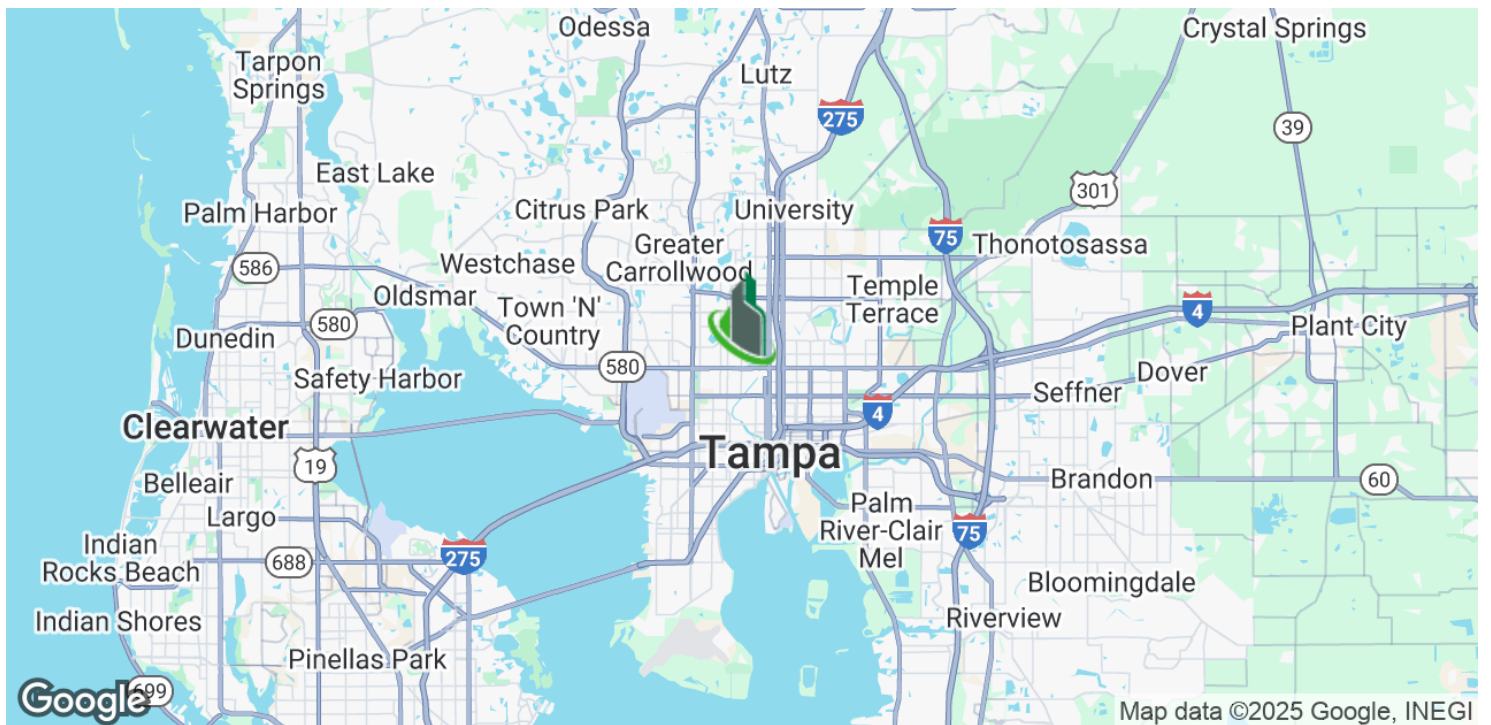
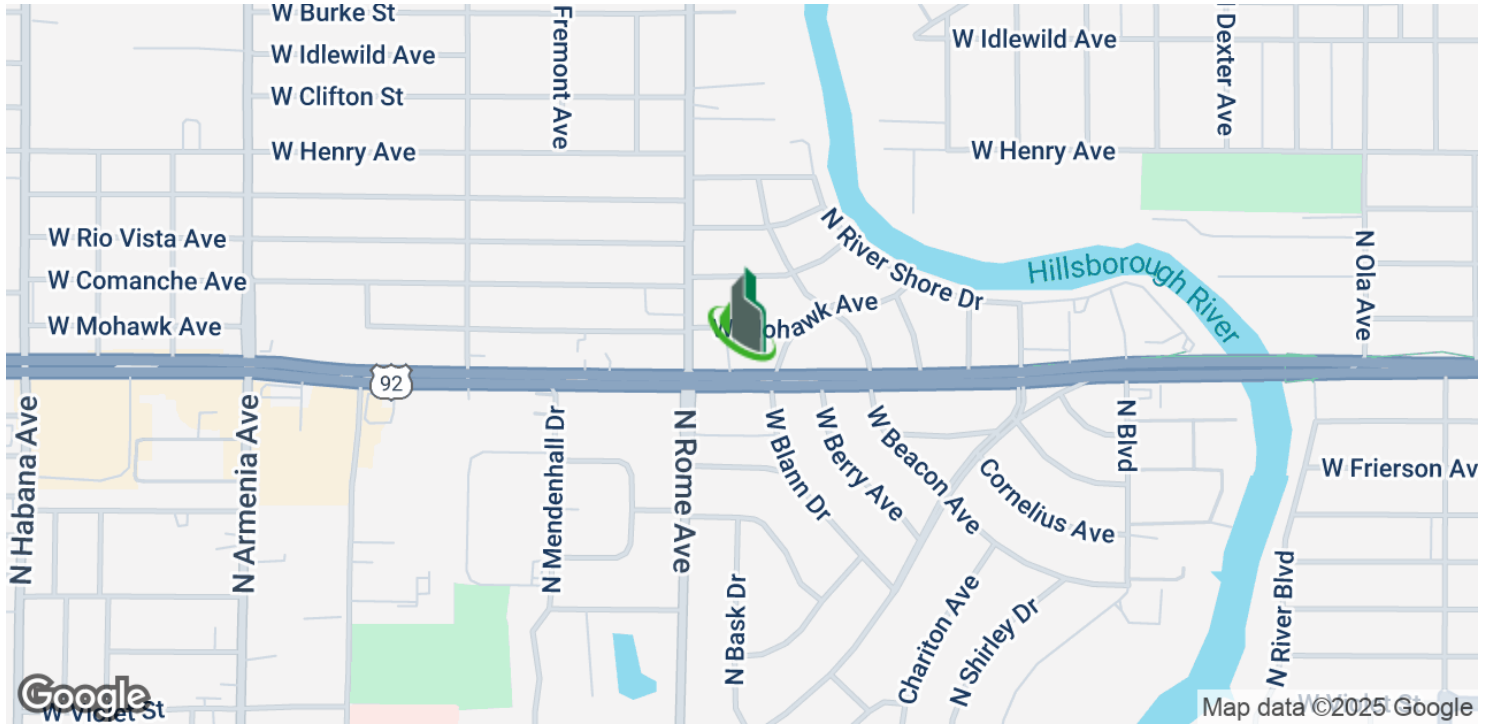




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Location Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Property Webpage: www.properties.baystreetcommercial.com/1527703-sale

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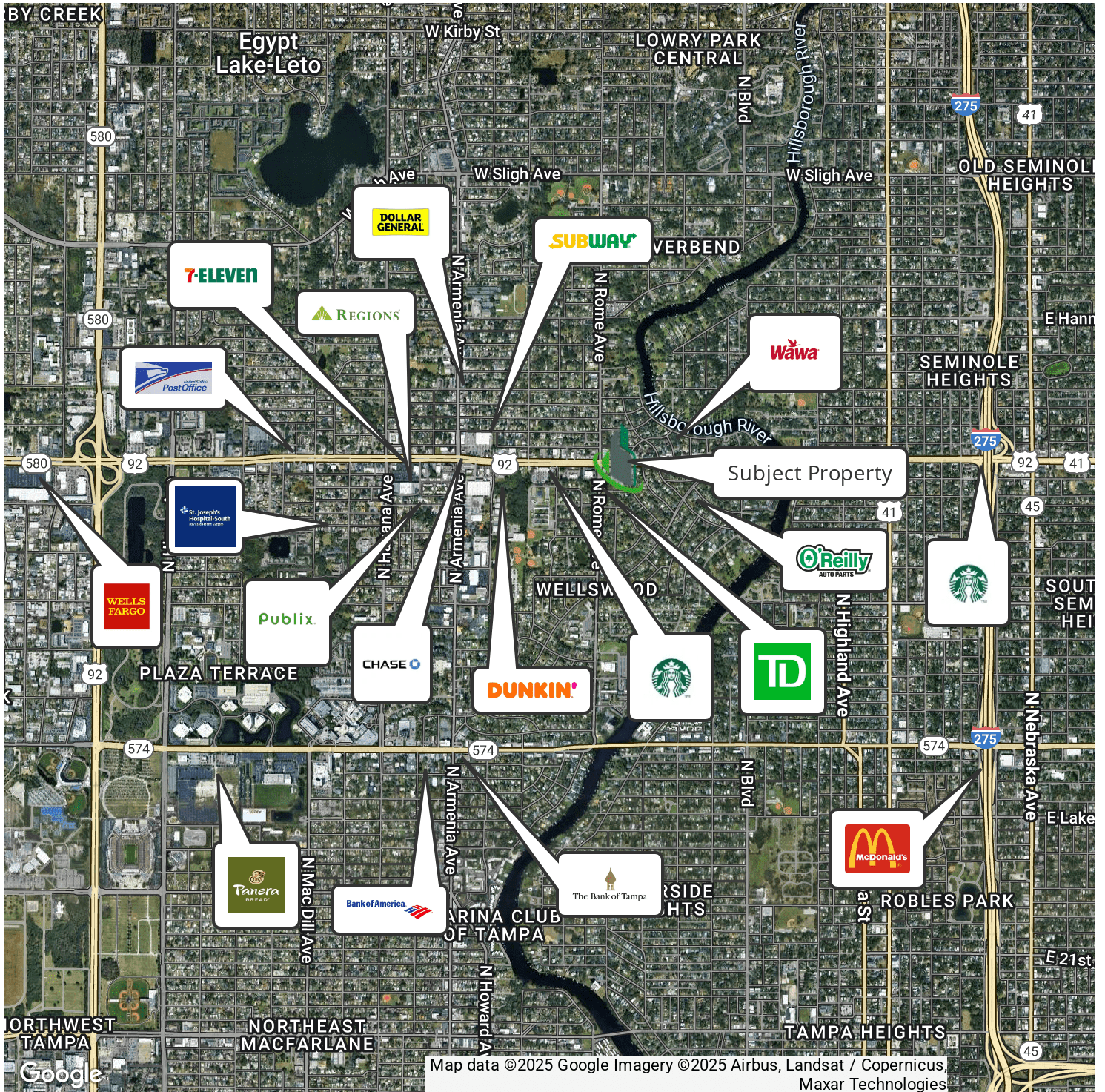




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Retailer Map



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Aerial Map



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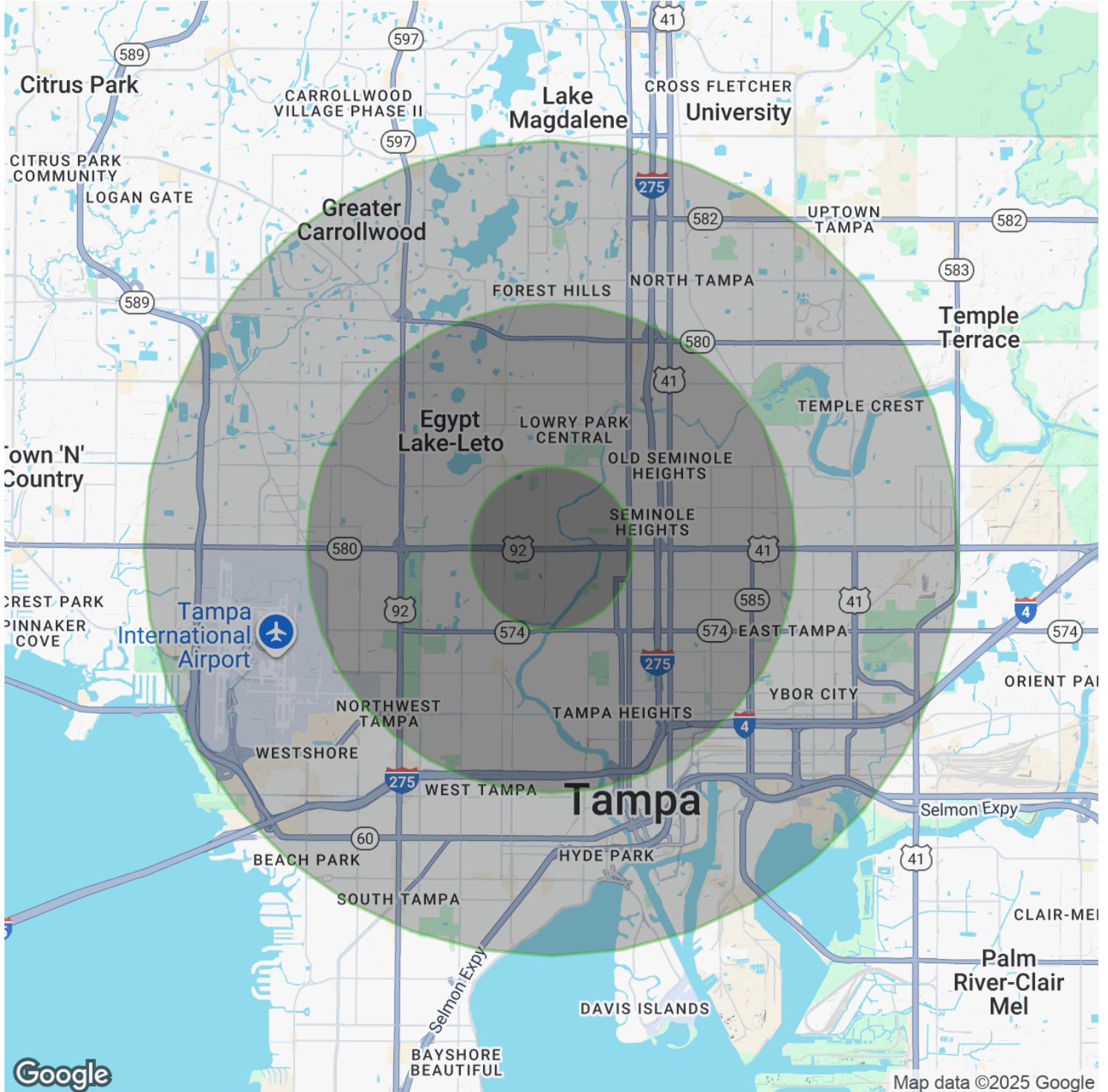




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,908	142,248	318,432
Average Age	43	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,252	57,491	131,196
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$84,677	\$71,631	\$83,800
Average House Value	\$518,943	\$367,339	\$399,819

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	53.0%	47.8%	37.7%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	7,179	53,762	133,860
% White	48.2%	37.8%	42.0%
Total Population - Black	1,209	29,730	75,348
% Black	8.1%	20.9%	23.7%
Total Population - Asian	282	3,622	9,077
% Asian	1.9%	2.5%	2.9%
Total Population - Hawaiian	14	86	206
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	67	714	1,499
% American Indian	0.4%	0.5%	0.5%
Total Population - Other	1,957	18,816	34,328
% Other	13.1%	13.2%	10.8%

TRAFFIC COUNTS

W Hillsborough Ave & N Rome Ave 56,500/day

Demographics data derived from AlphaMap