

BAYSHORE BEAUTIFUL
RETAIL – OFFICE – MEDICAL
3705 S. MacDill Avenue, Tampa, FL 33611



The relocation of the existing business creates a rare opportunity to acquire a **stand-alone** office building in Bayshore Beautiful, one of Tampa's most established and highly desirable submarkets. The property offers flexibility for both **owner-users and investors**, with strong visibility and convenient access to major transportation corridors.

The building features a functional office layout with a mix of private offices and open workspace, allowing for efficient operations across a variety of professional uses including retail, legal, medical, financial, or general office. Ample on-site parking and easy ingress/egress enhance accessibility for both employees and clients.

Located within close proximity to Tampa's primary business corridors, retail amenities, and residential neighborhoods, the property benefits from a strong surrounding demographic profile and continued area growth. The stand-alone nature of the asset provides full control over branding, signage, and operations—an increasingly rare advantage in today's market.

Whether positioned as a long-term investment or a strategic owner-occupied headquarters, this property offers **stability, flexibility, and upside** in a core Tampa office location.

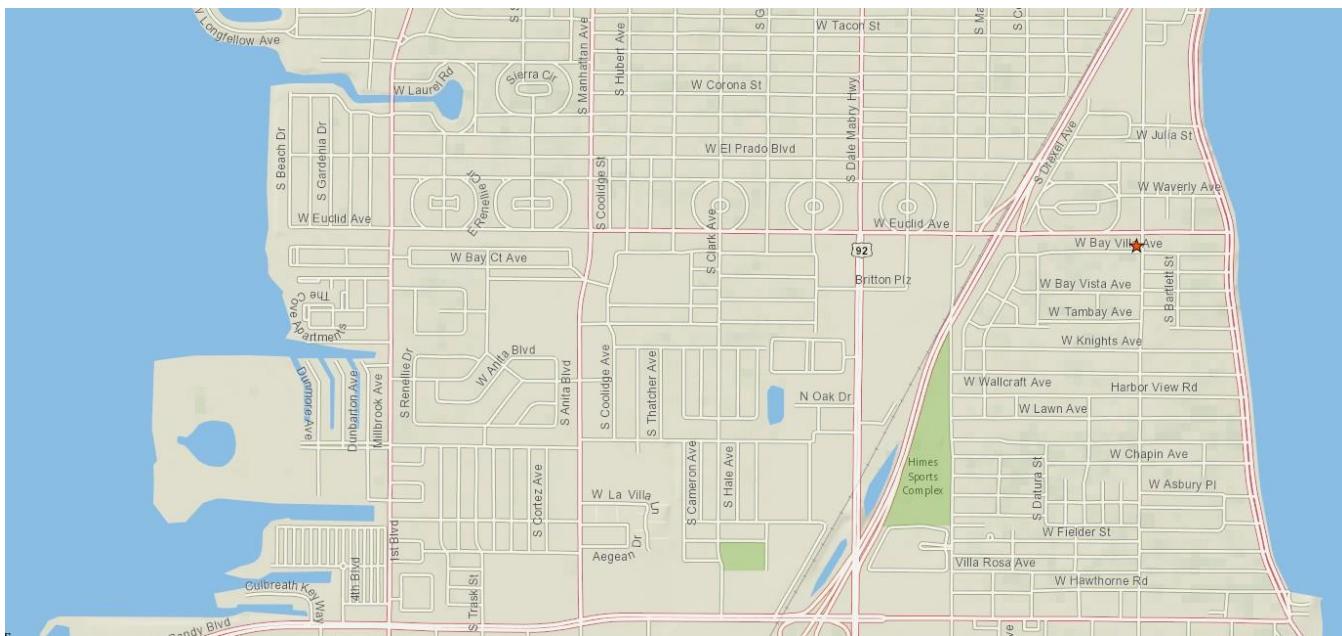
JRES | Jacob Real Estate Services, Inc. | 607 W. Bay Street, Tampa, FL 33606 | 813-258-3200 x118 | Fax 254-8168
Email: jjacob@jres.net

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Demographics:

<u>Submarket: South Tampa</u>	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>
Population	14,404	115,176
Households	6,604	48,879
Average Age	40.50	39.40
Median HH Income	\$154,651	\$131,905
Daytime Employees	7,822	81,437
Population Growth '24-'29	8.61%	+9.57%
Household Growth	8.76%	+9.87%
Traffic Volume	7,817	49,948 (CoStar)

Traffic Counts:

<u>COLLECTION STREET</u>	<u>CROSS STREET</u>	<u>TRAFFIC VOL.</u>	<u>YR.</u>
W Euclid Ave	S MacDill Ave E	27,049	2025
S MacDill Ave	W Waverly Ave N	13,965	2025
W Euclid Ave	Waverly Ct E	3,868	2025
Bayshore Blvd	W Bay Villa Ave S	25,706	2025
S MacDill Ave	W Knights Ave S	3,830	2025
W El Prado Blvd	Bayshore Blvd E	1,918	2025
W Euclid Ave	Waverly Cir E	8,380	2025
Bayshore Blvd	W Waverly Ave N	30,991	2025
Bayshore Blvd	W El Prado Blvd	23,445	2025
S Drexel Ave	W Kensington Ave	3,587	2024

(CoStar -Made with TrafficMetrix® Products)

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The property is offered for sale by the owners of the property who acquired the building in February 2000 and subsequently renovated the building to house their business, Lifeline Chiropractic, which provides affordable chiropractic care for the entire family. The owners are updating their business model and relocating their business.

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Size: 3705 S. MacDill: Land Area: 7,946 sq.ft ±
Bldg. Area: 1,076 sq.ft ±

Access: The property has access off South MacDill Avenue and West Bay Villa Avenue.

Parking: There are approximately 9 parking spaces onsite. Additional street parking is available to the South along West Bay Villa Avenue.

Zoning: City of Tampa, CG, Commercial General **zoning provides broad flexibility, allowing for a wide range of office, retail, medical, and service-oriented uses.** This designation supports both owner-users and investors by minimizing use restrictions and allowing future adaptability as market demands evolve. CG zoning enhances long-term value by offering versatility, reduced entitlement risk, and the ability to reposition the property over time.

Land Use: Existing land use is Light Commercial with future land use Community Mixed Use 35, allows a broad mix of commercial, office and residential uses, with a maximum residential density of up to **35 dwelling units per acre** and a maximum **2.0 floor area ratio (FAR)** for non-residential development, subject to compliance with local land development regulations.

Utilities: All municipal services are available to the property.

Signage: The building features a monument sign on the east side of the property along MacDill Avenue.

Taxes: Folio #: 127481.0000
2025 taxes were \$11,664.22

Market Rent: Market asking rent for the subject property is \$41.07sf MOL

Price: \$879,000

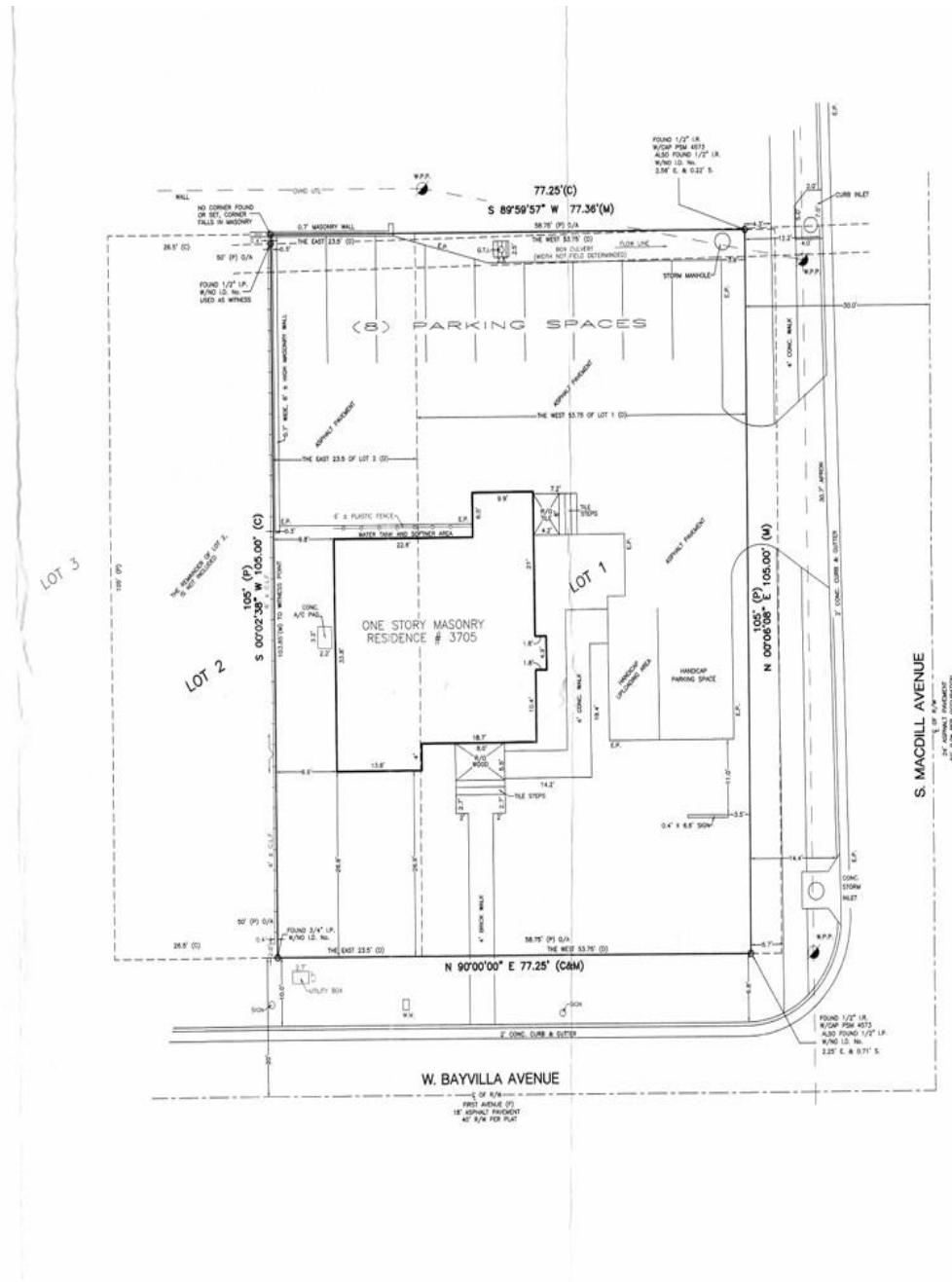
For Additional Information please contact
Joe Jacob with Jacob Real Estate at: 813-758-5282 joejacob@jres.net

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Original Survey:

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Main Entry:



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Reception:



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Welcome Area:



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Common Seating Area:



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Office #1:



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Office #2:



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Storage/Break Room:



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Parking Area:



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Exterior:



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Aerial:



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