



FranklinStreet

Executive Summary



3709 W JETTON AVE | SOUTH TAMPA

18,112 SF | Leased to 5 Tenants | AHHI of \$252,519 within a 5-Min Drive

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



3709 W JETTON AVE

Tampa, FL

PROPERTY SUMMARY

Price: \$7,250,000

NOI:	\$385,426
Building Size:	18,112 SF
Year Built:	1974
Lot Size:	0.96 Acres
Parking Spaces:	62 Spaces MoL
Parking Ratio:	3.42 per 1,000 SF
Zoning:	RO-1 (Residential Office)
Flood Zone:	Zone X (Minimal)
Lease Type:	Four NNN (+) One Full Service
Ownership:	Fee Simple
Current Occupancy:	98.4%
Tenancy:	Multiple (5)
Parcel Number:	A-28-29-18-3R0-000001-00004.0



\$1.16M AHNW

The area has a \$1.16M AHNW within 15 minutes of the property



102,098 HOUSEHOLDS

The area has 102,098 households within 5 miles of the property

DRIVE TIME | AVERAGE HOUSEHOLD INCOME

5 Minute AHHI	\$252,519
10 Minute AHHI	\$182,875
15 Minute AHHI	\$154,400

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Located in the heart of South Tampa, 3709 W Jetton Avenue presents a rare opportunity to acquire a true boutique office asset tailored for private investors and potential owner-users seeking scale, stability, and long-term flexibility. The 18,112 SF building sits on just under an acre just outside the prestigious Golfview neighborhood and offers an intimate, professional environment that is difficult to replicate in today's climate.

Currently 98.4% occupied by five tenants, the Property generates an average rent of \$24.85/SF, with annual increases providing steady NOI growth. The remaining tenant lease terms deliver immediate cash flow while preserving near-term flexibility for an owner-occupier or investor looking to mark rents to market as leases roll.

Originally home to the Tampa Division Office of the American Cancer Society, the building has undergone meaningful capital improvements under current ownership, including renovated common areas and restrooms, LED lighting, interior paint, new flooring, upgraded landscaping, parking lot mill and overlay, new awnings, HVAC capital improvements, and a modern security system.

The Property benefits from access to Dale Mabry Highway and Henderson Boulevard, placing it within minutes of MidTown Tampa (1.6 miles), Hyde Park Village (2.0 miles), Westshore Business District (2.5 miles), Downtown Tampa (3.0 miles), and Tampa International Airport (4.0 miles). This central positioning allows tenants and ownership to capitalize on South Tampa's affluent residential base, executive workforce, and walkable amenity clusters — creating a true live-work environment outside of the CBD.



PROPERTY HIGHLIGHTS

- **Ideal Private Capital or Owner-User Opportunity** offering stable cash flow for a new investor and an opportunity for an owner-user looking to control occupancy while benefiting from in-place income.
- **Live-Work-Play Environment Outside the CBD** providing a boutique office alternative to downtown in the heart of South Tampa
- **Extremely Convenient Location** in close proximity to educated workforce and decision makers
- **Stability with Continued Growth:** Steady Population Growth supporting long term demand with over 234,000+ residents within a 15-minute drive.
- **Affluent South Tampa Address:** adjacent to one of Tampa's most established and highest-income residential enclaves, with average household net worth surpassing \$2.13 million in the immediate trade area.
- **Ingress/Egress** on W. Jetton Ave & W. Morrison with Signage Opportunity facing the adjacent Fresh Market & TJ Maxx Shopping Plaza
- **Easy Access to Dale Mabry,** Tampa's main North South Corridor

PROPERTY PHOTOS

- **Extensively Renovated & Well-Maintained Asset** with Significant recent capital improvements including common areas and restrooms, LED lighting, interior paint, new flooring, upgraded landscaping, parking lot mill and overlay, new awnings, HVAC capital improvements, and a modern security system.



Front Entrance



Back Entrance facing The Fresh Market



Monument Mockup



Lobby Entrance

PARCEL VIEW

S Dale Mabry Hwy
AADT: 38,500

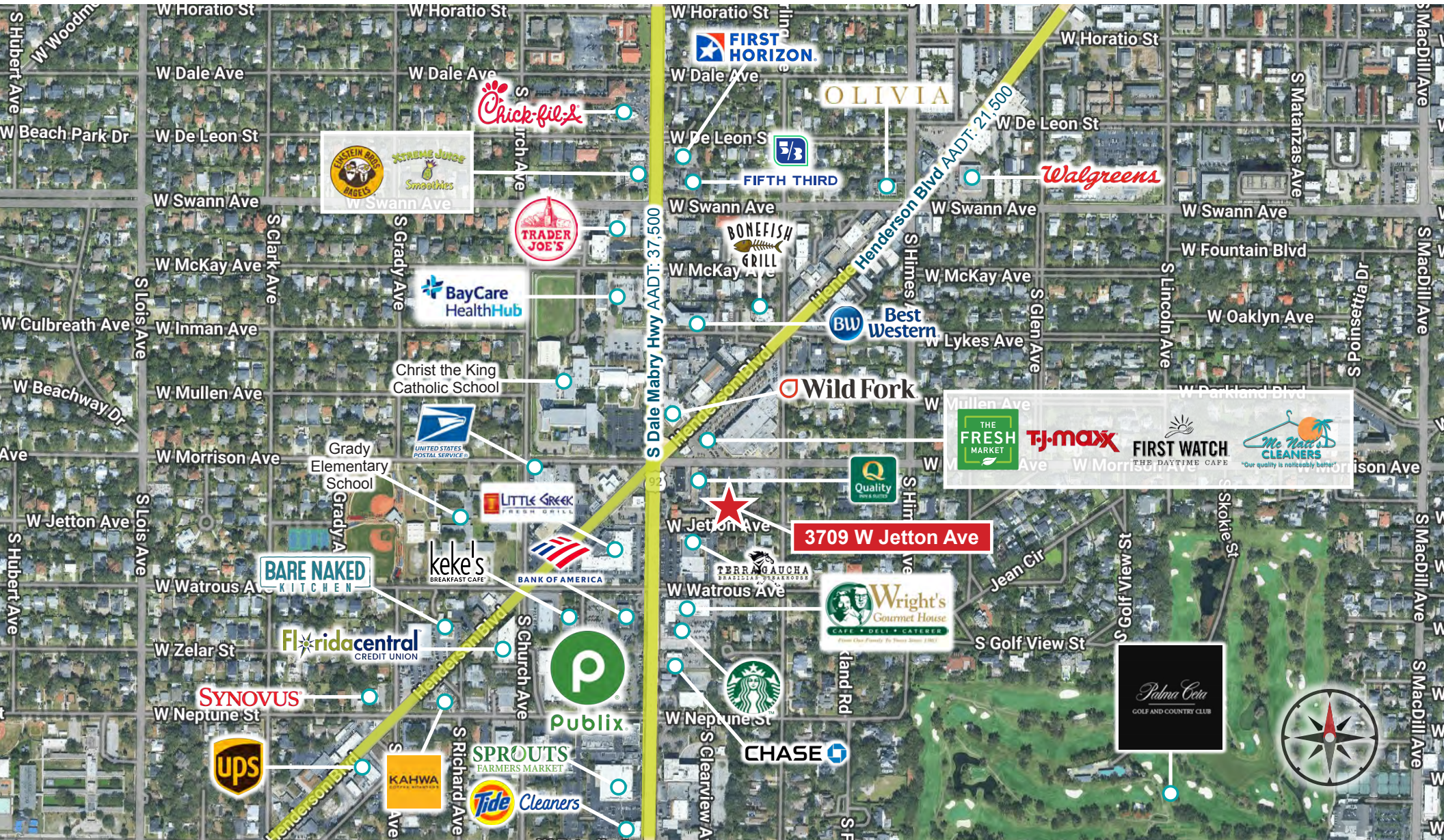
W Morrison Ave

18,112 SF

W Jetton Ave



IMMEDIATE AREA | "5 MINUTE OFFICE"



NEARBY NOTABLE POINTS OF INTEREST

HEALTHCARE

- HCA Florida South Tampa Hospital
- BayCare Health Hub
- BayCare Urgent Care
- GoodVets South Tampa

GROCERY & RETAIL SERVICES

- Publix
- Trader Joe's
- Sprouts Farmers Market
- Fresh Market
- Wild Fork Foods
- TJ Maxx
- CVS
- Walgreens
- AT&T
- USPS
- UPS
- Tide Cleaners
- McNatt's Cleaners
- Haas Salon
- SalonCentric
- Tire Kingdom

BANKS

- Bank of America
- Chase
- Truist
- Synovus
- Valley
- Florida Central Credit Union
- First Horizon

- Fifth Third
- Suncoast

FOOD & BEVERAGE

- Starbucks
- First Watch
- Chick-fill-A
- Keke's Breakfast Cafe
- Bonefish Grill
- Olivia
- Anthony's Pizza
- Little Greek
- Moe's Southwest Grill
- Grain & Berry
- Bare Naked Kitchen
- Izakaya Tori
- Token Ramen
- Xtreme Juice
- Bahia Tacos
- Pho 813
- H&H Bagels
- Yogurtology
- Zenshi Sushi
- Woody's Famous Salads
- Wright's Deli
- Crumb Cookies
- Bistro BT
- Kahwa Coffee
- Cali
- 4 Rivers
- Steak & Shake
- Einstein Bagels
- Streetlight Tacos
- PDQ
- Graze

FITNESS & RECREATION

- LA Fitness
- Cal Dickson Tennis Center
- Palma Ceia Golf & Country Club
- JPX Fitness
- TITLE Boxing Club South Tampa
- Tampa Bay Little League
- Watermelon Swim
- Trek Bicycle

EDUCATION

- Grady Elementary
- Mabry Elementary
- Coleman Middle School
- St Mary's Episcopal Day School
- Christ the King Church & School
- Plant High School

LIBRARY

- Charles J. Fendig Public Library

HOTELS

- Quality Inn
- Best Western
- Tahitian Inn



MARKET AERIAL



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MACDILL AIR FORCE BASE

DOWNTOWN ST. PETERSBURG

GANDY BLVD /
SELMON EXPRESS
INTERCHANGE

Grandy Blvd

SPROUTS
FARMERS MARKET

Publix

CHASE



W Jetton Ave

SUBJECT



W Morrison Ave

Wild Fork



Henderson Blvd

S Dale Mabry Hwy

3709 W JETTON AVE

- South Tampa Multi Tenant Office
- Centrally Located
- Highly Convenient
- Close to Workforce & Decision Makers

Contact a Team Member

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