



Retail Property For Lease

Bearss Village - Retail / Office / Medical  
**202 E Bearss Ave, Tampa, FL 33613**

For More Information:  
813-254-6756 | EXT 18  
Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





## Bearss Village - Retail / Office / Medical

# 202 E Bearss Ave, Tampa, FL 33613

### Executive Summary



#### OFFERING SUMMARY

<b>Available SF:</b>	5,000 SF
<b>Lease Rate:</b>	\$24.00 SF/yr (NNN)
<b>Lot Size:</b>	204,274 SF
<b>Year Built:</b>	2004
<b>Building Size:</b>	45,850 SF
<b>Zoning:</b>	CG
<b>Market:</b>	FL-Tampa/St. Petersburg
<b>Submarket:</b>	Northwest Tampa
<b>Traffic Count:</b>	59,000

#### PROPERTY OVERVIEW

Lease space available in Bearss Village. Suite 238 is 5,000 SF of medical space and is currently built out as an emergency veterinary hospital. The space features a large waiting room with immediate access to multiple walk-through exam rooms which connect to the rear emergency treatment area. There are several treatment and recovery rooms with kennels, water tables, and an imaging room. There is also a reception office, ample supply storage and medication room, clean operating rooms, and oxygen storage room, as well as a full fire sprinkler system. The site has ample parking (5/1000) and a main ingress on Bearss Avenue with additional access via Florida Avenue. Sitting directly behind Bank of America and Marathon Gas outparcels, tenants include a variety of medical, restaurant, and professional users. This high visibility site sees heavy traffic flow at over 59,000 VPD and has immediate access to I-275.

Estimated CAM: \$6.52

5,000 SF of medical space currently built out as an emergency veterinary hospital - Initial estimated monthly rent: \$12,717 (includes base rate (\$24.00 NNN) + CAM) plus applicable sales tax

#### LOCATION OVERVIEW

Located at the signalized intersection of Bearss and Florida Avenue, close to I-275, offering easy access to all surrounding areas of Tampa.

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Lease Spaces



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	\$24.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 238	Available	5,000 SF	NNN	\$24.00 SF/yr	5,000 SF of medical space currently built out as an emergency veterinary hospital. Initial estimated monthly rent: \$12,717 (includes base rate + CAM) plus applicable sales tax

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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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Unit 238 - 5,000 SF



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Unit 238 - 5,000 SF

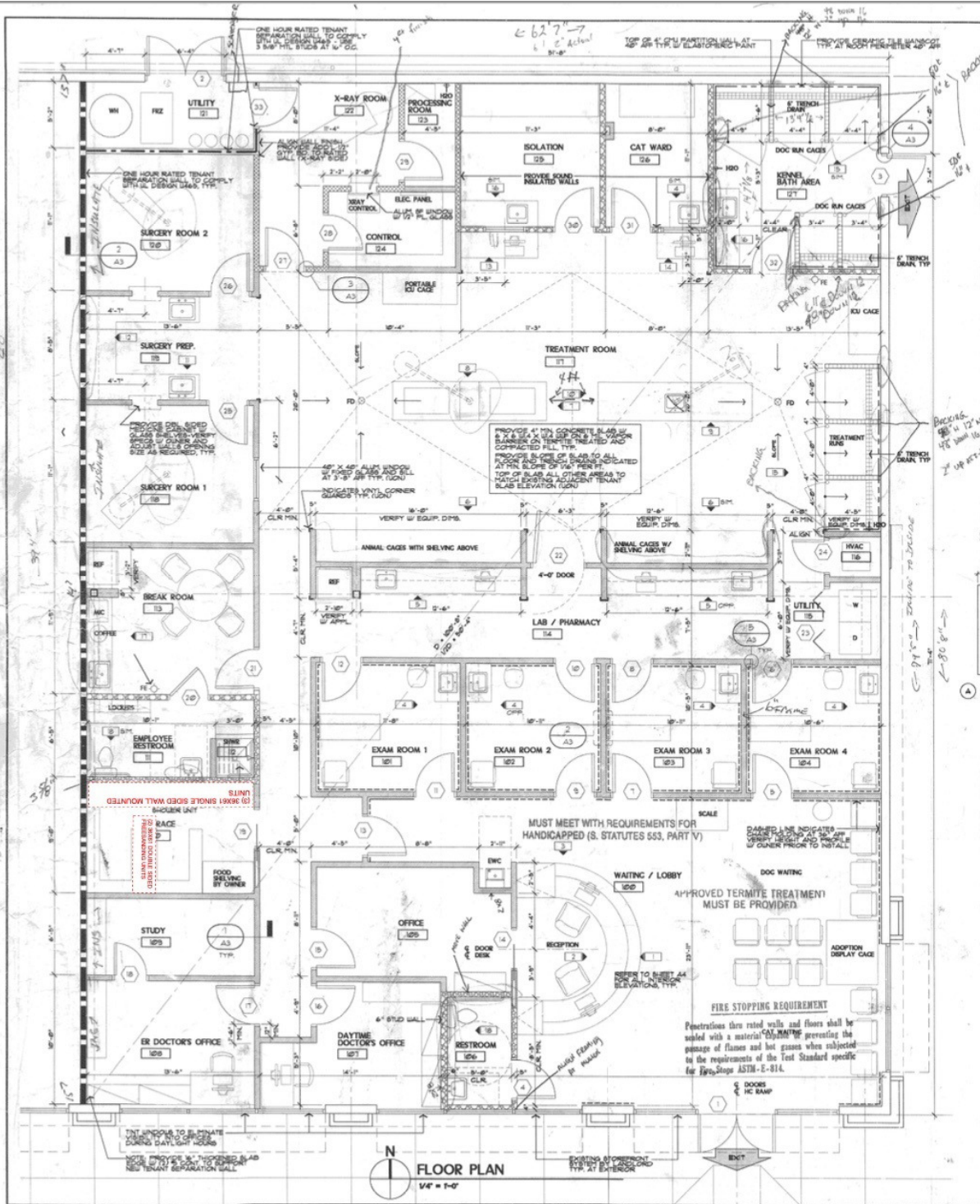




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### Floor Plan



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Site Plan

Bearss Village | 202-238 E. BEARSS AVE | TAMPA, FL 33613



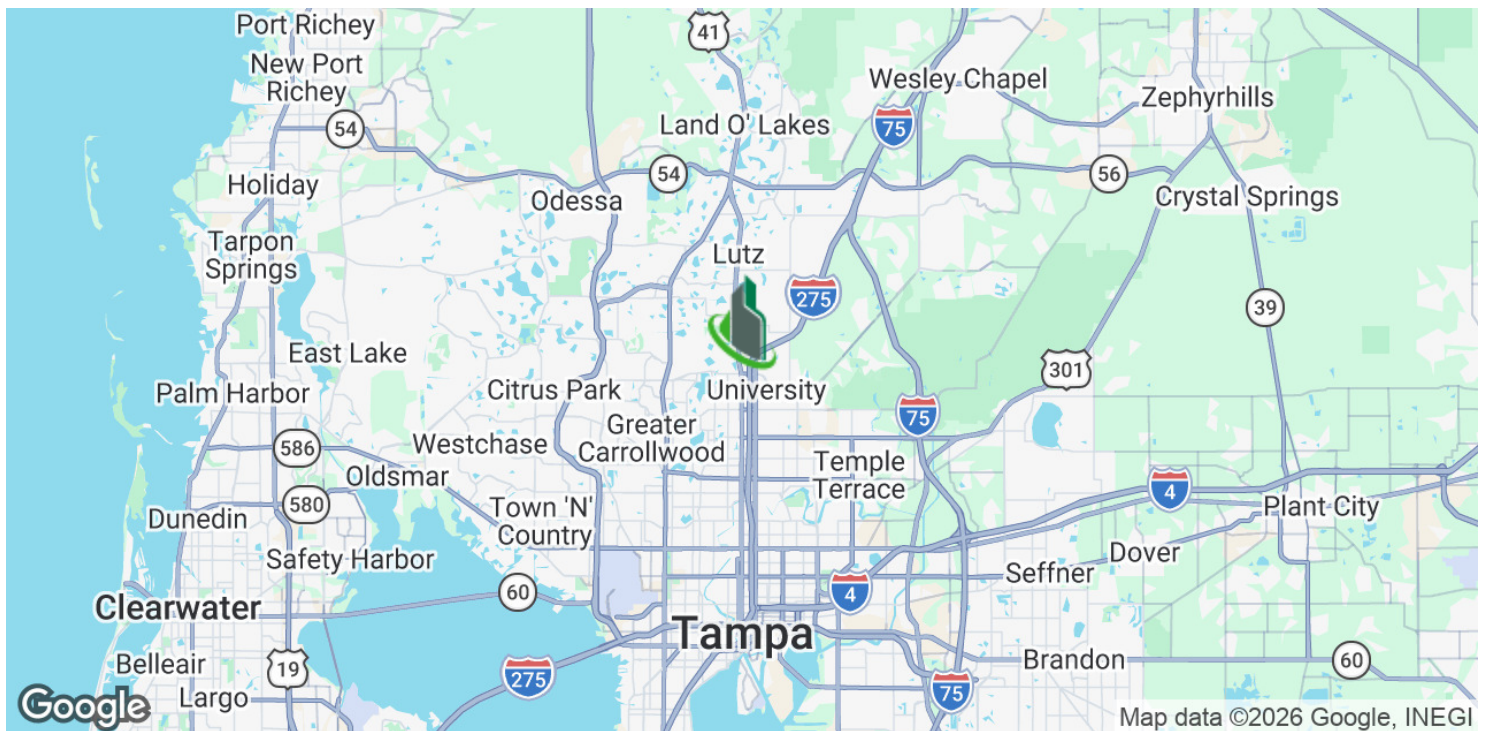
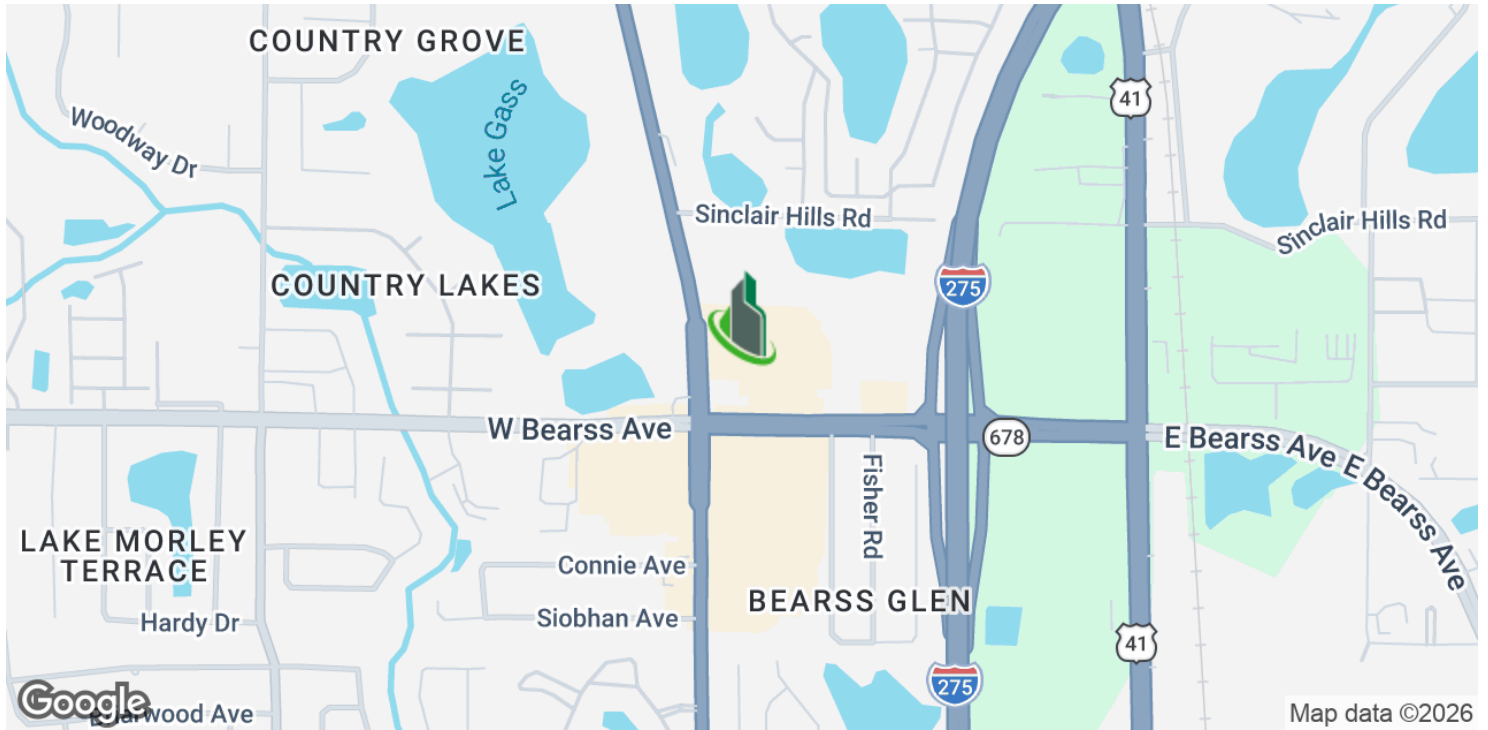
Stuart S. Golding Co.



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Location Maps



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Retailer Map



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Aerial Map



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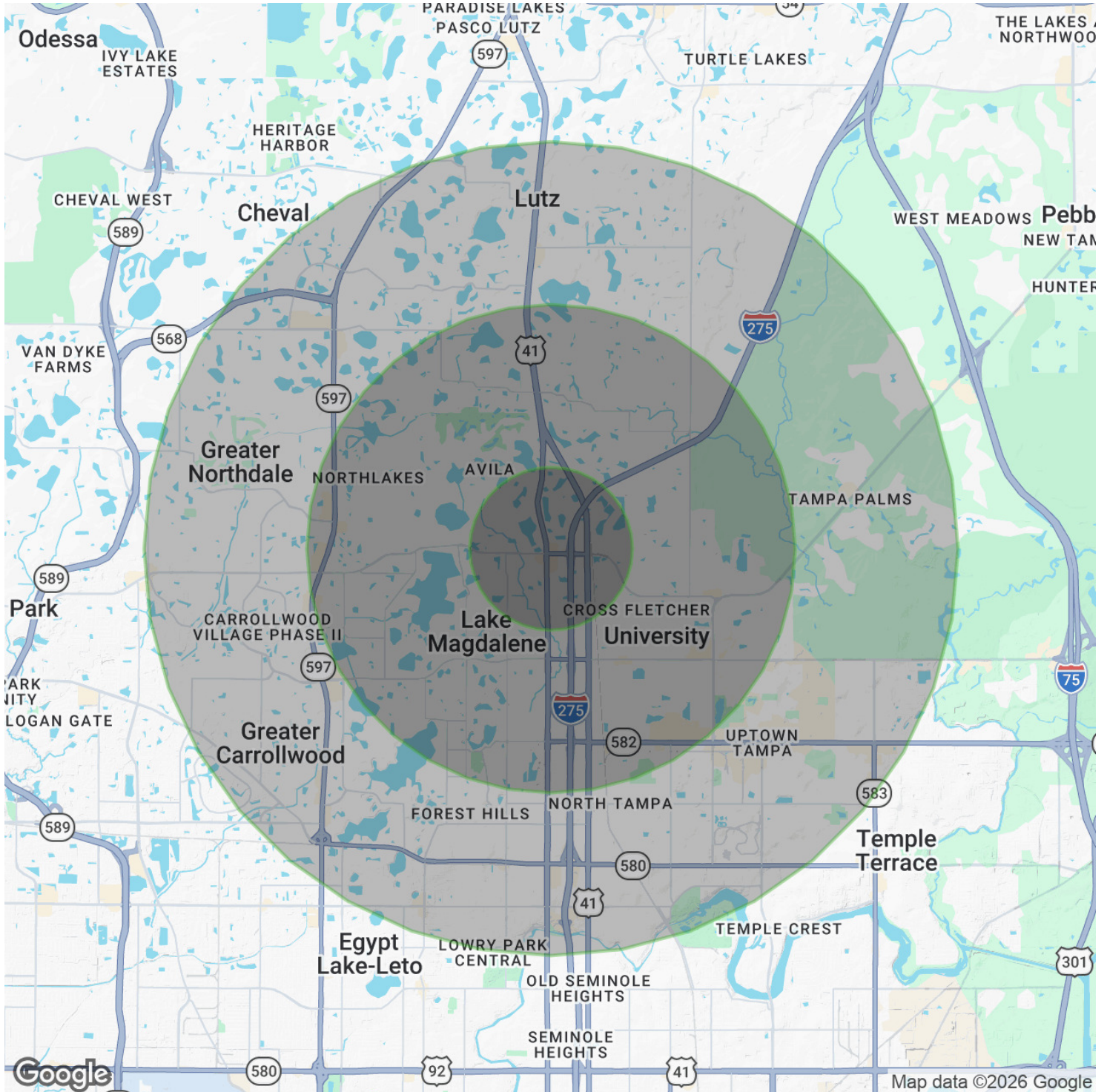




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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,684	85,880	214,974
Average age	40.6	35.5	35.0
Average age (Male)	39.8	34.5	34.2
Average age (Female)	41.2	36.6	36.0

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,733	35,516	84,131
# of persons per HH	2.3	2.4	2.6
Average HH income	\$52,298	\$53,824	\$60,027
Average house value	\$189,133	\$223,024	\$249,557

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	25.4%	26.2%	23.9%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	6,825	59,189	151,103
% White	78.6%	68.9%	70.3%
Total Population - Black	1,174	17,863	42,638
% Black	13.5%	20.8%	19.8%
Total Population - Asian	152	2,070	7,477
% Asian	1.8%	2.4%	3.5%
Total Population - Hawaiian	0	20	148
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	64	729	1,020
% American Indian	0.7%	0.8%	0.5%
Total Population - Other	353	4,159	7,750
% Other	4.1%	4.8%	3.6%

#### TRAFFIC COUNTS

Bearss Avenue & Florida Avenue 59,000/day

\* Demographic data derived from 2020 ACS - US Census

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