MATTHEWS™

Recently Renovated ±4,686 SF | Modern Buildout | Convenient Access to Downtown Tampa

OWNER-USER OFFICE

3226 N Falkenburg Rd | Tampa, FL 33619

Office

Owner-User Opportunity

Offering Memorandum

Exclusively Listed By

Josh Beniek
Associate
(813) 367-0075
josh.beniek@matthews.com
License No. SL3639828 (FL)

Jake Lurie
FVP & Associate Director
(813) 488-0853
jake.lurie@matthews.com
License No. SL3510801 (FL)

Kyle Matthews
Broker of Record
License No. BK3554632 (FL)
Firm No. CQ1066435 (FL)

MATTHEWS™

Property Overview

3226 N Falkenburg Rd
Tampa, FL 33619

Interior Photos

Interior Photos

Investment Highlights

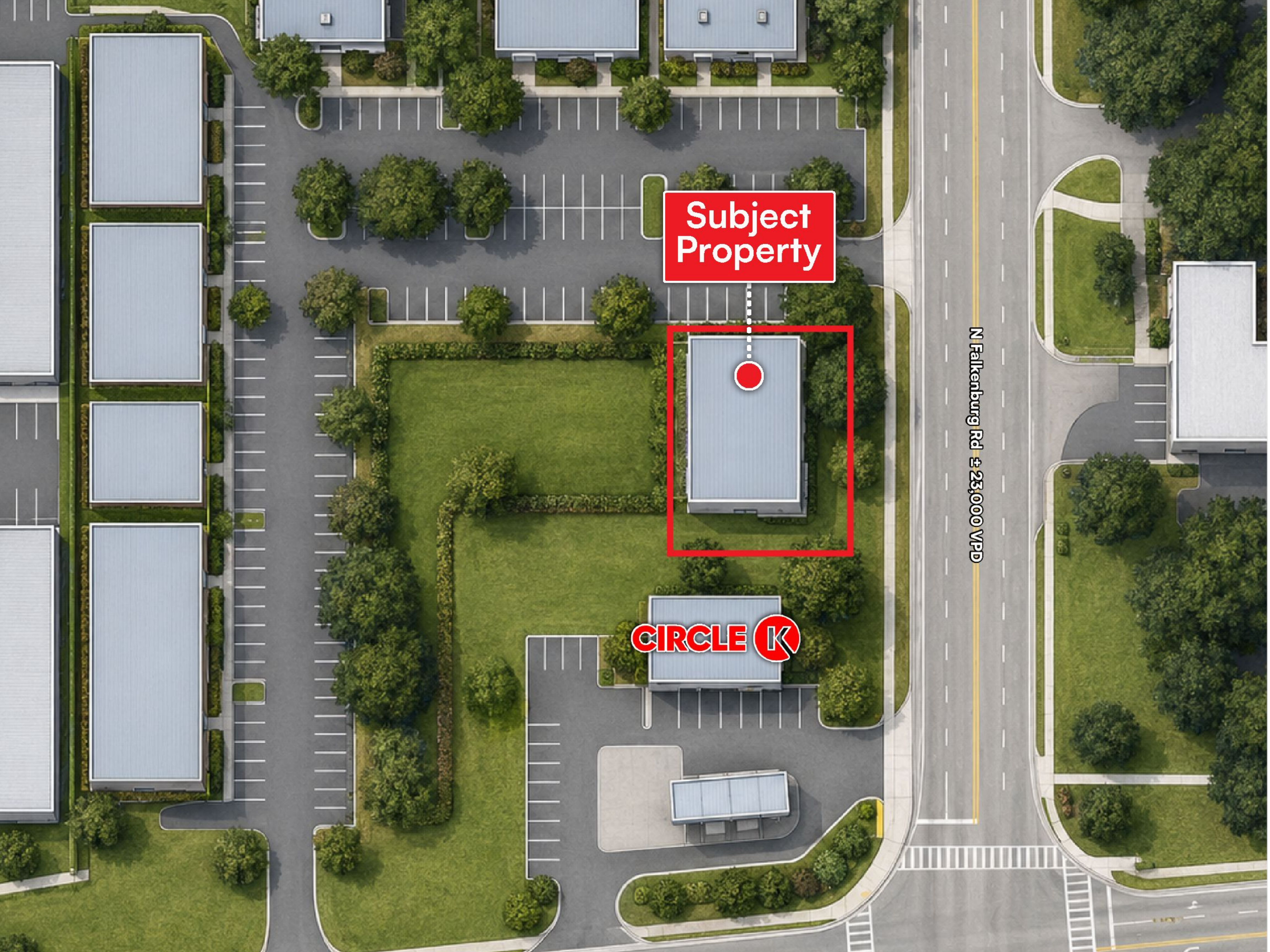
Property Highlights

- **Renovated Turnkey Office:** Recently updated 4,686 SF office featuring three modern restrooms (including one with a shower), a spacious kitchen/breakroom, two conference rooms, and ample on-site parking.
- **Durable, Low-Maintenance Construction:** Built with concrete block (CBS) construction and a metal roof, offering long-term durability, storm resistance, lower maintenance costs, and potential insurance savings.
- **Freestanding Building with Strong Visibility:** Standalone design provides excellent signage opportunities and enhanced brand exposure in a highly visible location.
- **Move-In Ready:** Fully vacant and ready for immediate occupancy, with recent renovations reducing upfront costs and eliminating the need for extensive buildout time.

Location Highlights

- **Excellent Regional Connectivity:** Located just 1.5 miles from I-75 with convenient access to the Selmon Expressway and I-4, providing easy connectivity to Downtown Tampa, Brandon, Riverview, Orlando, and major Central Florida markets.
- **Education & Healthcare Hub:** Adjacent to Jersey College School of Nursing and near Hillsborough Community College and Southern Technical College, benefiting from a strong workforce pipeline and demand generated by students, educators, and healthcare professionals.
- **High-Visibility Commercial Location:** Positioned along Falkenburg Road with exposure to approximately 23,000 vehicles per day, offering excellent visibility and accessibility for businesses, employees, and visitors.


N
Tampa Bay Technical High
±2,300 Students
Tampa Executive Airport
±6 Miles Away
Hillsborough College
±251 Students | ±17.8 Miles Away
301
±152,500 VPD
75
maximus
MICHALEK HEALTH SOLUTIONS
Cadmus Dental Lab
Netpark Tampa Bay Business Park
±4,500 Total Employees
± 151,500 VPD
± 39,000 VPD
amazon
ASTON HEALTH
Office
±500 Employees
4
574
± 43,500 VPD
Herzing University - Tampa
±251 Students
WHATEVER IT TAKES TRANSMISSION PARTS, INC
PrimeTime LEASING
ADI FASTENER GROUP
JDMartin Southeast
REFLOOR THE LAST FLOOR YOU'LL EVER BUY
Tampa Distribution Center Business Park
±600 Total Employees
citi
Bank
±11,000 Employees
Jersey College
±3,000 Students
RH
Warehouse
Subject Property
Ashley HOMESTORE
Distribution Center
Builders FirstSource
Warehouse
Cirkul
Warehouse
60
± 26,000 VPD


Subject Property
CIRCLE K
N Falkenburg Rd ± 23,000 VPD

3226 N Falkenburg Rd
Tampa, FL 33619

$1,300,000
Price

±4,686 SF
GLA

±23,000 VPD
N Falkenburg Rd

2022
Renovation Year

Aerial Photos

Market Overview

3226 N Falkenburg Rd
Tampa, FL 33619

TAMPA, FL

813,067
Total Population

200,727
Employed Population

336,677
# of Households

Tampa, Florida has developed into one of the most dynamic retail markets in the southeastern United States, driven by strong population growth, tourism, and a diversified local economy. The Tampa Bay area—anchored by Tampa, St. Petersburg, and Clearwater—benefits from steady in-migration, particularly from higher-cost states, which continues to fuel demand for both necessity-based and experiential retail.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	58,895	188,401	742,518
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	22,353	73,067	298,685
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$97,905	$100,282	$111,532

ECONOMIC DRIVERS

Tampa has experienced strong expansion across a range of key economic sectors, including finance, insurance, real estate, healthcare, education, and technology. This multi-industry growth has been fueled by a favorable business climate, a skilled and growing labor force, and strategic public and private investments in infrastructure and innovation. As a result, Tampa has earned national recognition as one of the fastest-growing mid-sized metropolitan areas in the United States, attracting both corporate relocations and entrepreneurial activity while maintaining strong economic resilience.

Tourism is one of Tampa's strongest economic drivers. The city attracts millions of visitors each year thanks to its warm climate, beaches, and attractions like Busch Gardens, the Florida Aquarium, and nearby Gulf Coast destinations. Cruise operations from the Port of Tampa also contribute significantly, supporting hotels, restaurants, and entertainment businesses. Port Tampa Bay is the largest port in Florida by tonnage, making it a major hub for shipping and logistics. It handles bulk cargo such as fuel, construction materials, and agricultural products. The port supports thousands of jobs in transportation, warehousing, and trade, and plays a key role in connecting Florida to international markets.

GREATER MSA STATS

Total Population	Annual Visitors	Tourism Economic Impact	GDP
3.4 Million	**15.8 Million**	**$20 Billion**	**$243.3 Billion**





MATTHEWS™

Exclusively Listed By

Josh Beniek
Associate
(813) 367-0075
josh.beniek@matthews.com
License No. SL3639828 (FL)

Jake Lurie
FVP & Associate Director
(813) 488-0853
Jake.Lurie@matthews.com
License No. SL3510801 (FL)

Kyle Matthews | Broker of Record | License No. BK3554632 (FL) | Firm No. CQ1066435 (FL)