



Office Building For Sale / Lease

Bruce B Downs Medical Office Condo
13801 Bruce B Downs Blvd #205, Tampa, FL 33613

For More Information:
813-254-6756 | EXT 80
Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$275,000
Price / SF:	\$227.46
Lot Size:	1 SF
Year Built:	1976
Building Size:	1,209 SF
Zoning:	SPI-UC-2 - Spec Pub Int University Community
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	49,500

PROPERTY OVERVIEW

Owner financing available to qualified buyers with 20% down. Rate and term negotiable.

Suite 205 is a 1,209 SF medical office space which enjoys elevator access within the University Community Medical Center. The space features a large open 12-14 person waiting room and reception office with 3 staff work stations and adjacent file room / management / billing office. Down the hallway there is a centralized nurses station and 3 exam rooms, one of which has a large en suite restroom. This property has extensive parking on all four sides of the property offering easy access for patients and staff. This office is next door to AdventHealth Tampa and Pepin Heart Center. It is in close proximity to Moffitt Cancer Center, James A Haley VA, and USF with great visibility and frontage on Bruce B Downs Blvd with a traffic count of 49,500 VPD

Monthly association dues: \$706 includes maintenance of building, two onsite maintenance employees, maintenance of common areas, landscaping, insurance, and water

Initial estimated monthly rent: \$3,149 (includes base rate + CAM) plus applicable sales tax

* Association Board approval required - Medical use only

LOCATION OVERVIEW

Located on Bruce B Downs Boulevard close to Fletcher Avenue with close access to I-275 and I-75.

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Additional Photos



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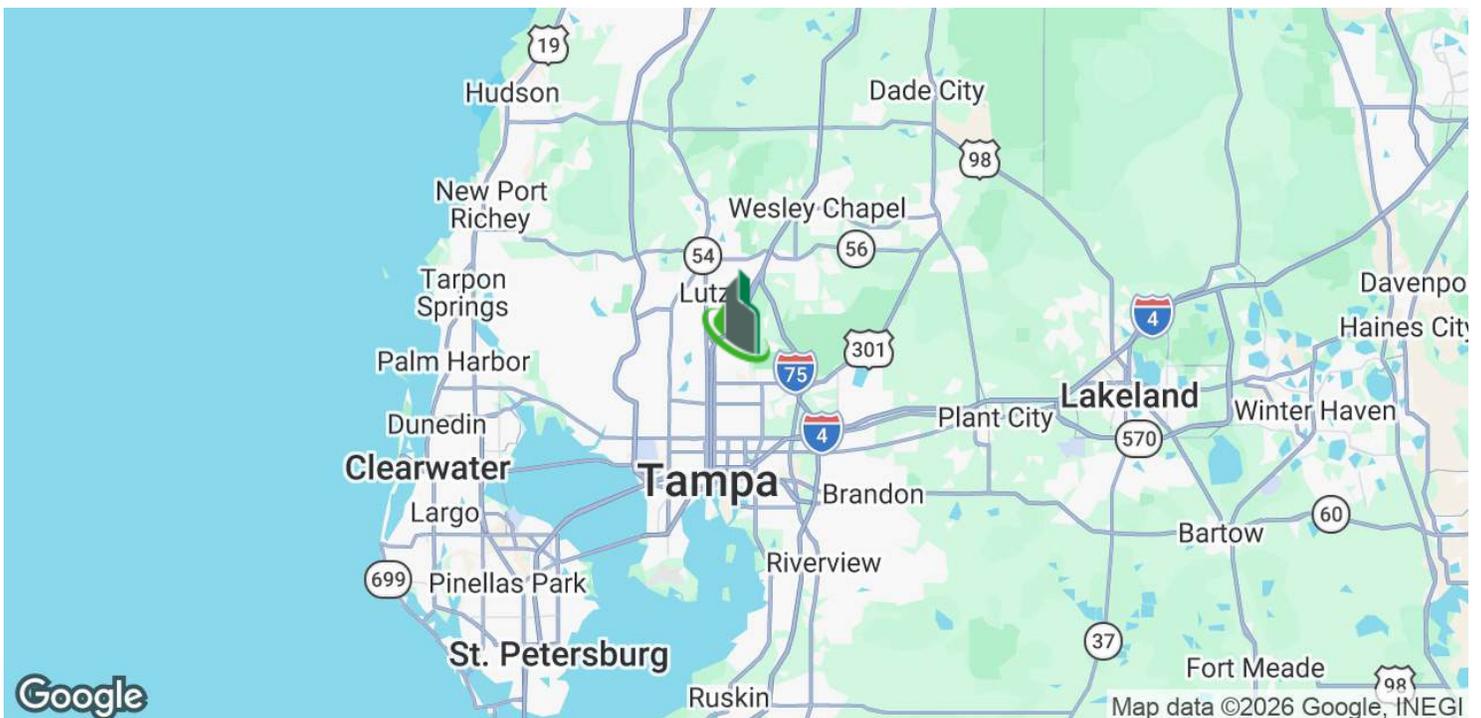
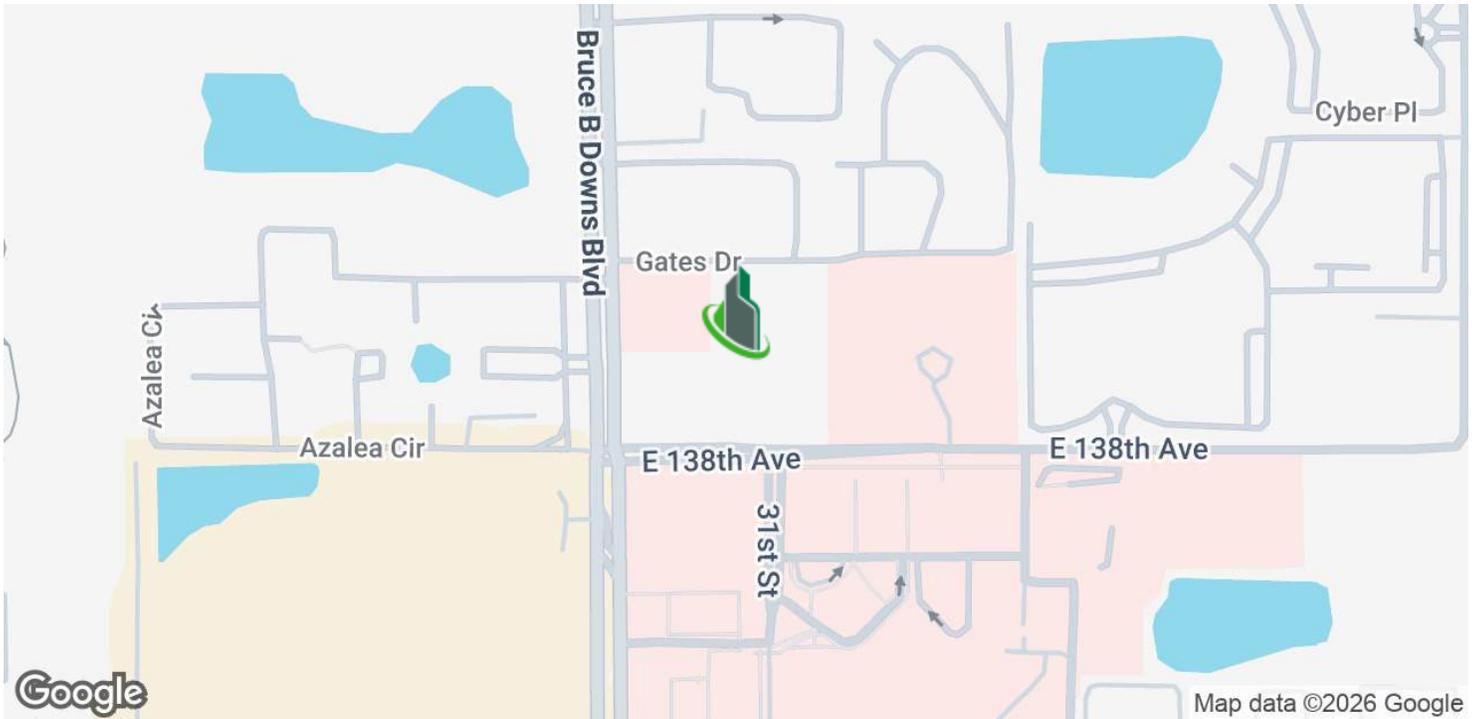
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Location Map



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Retailer Map



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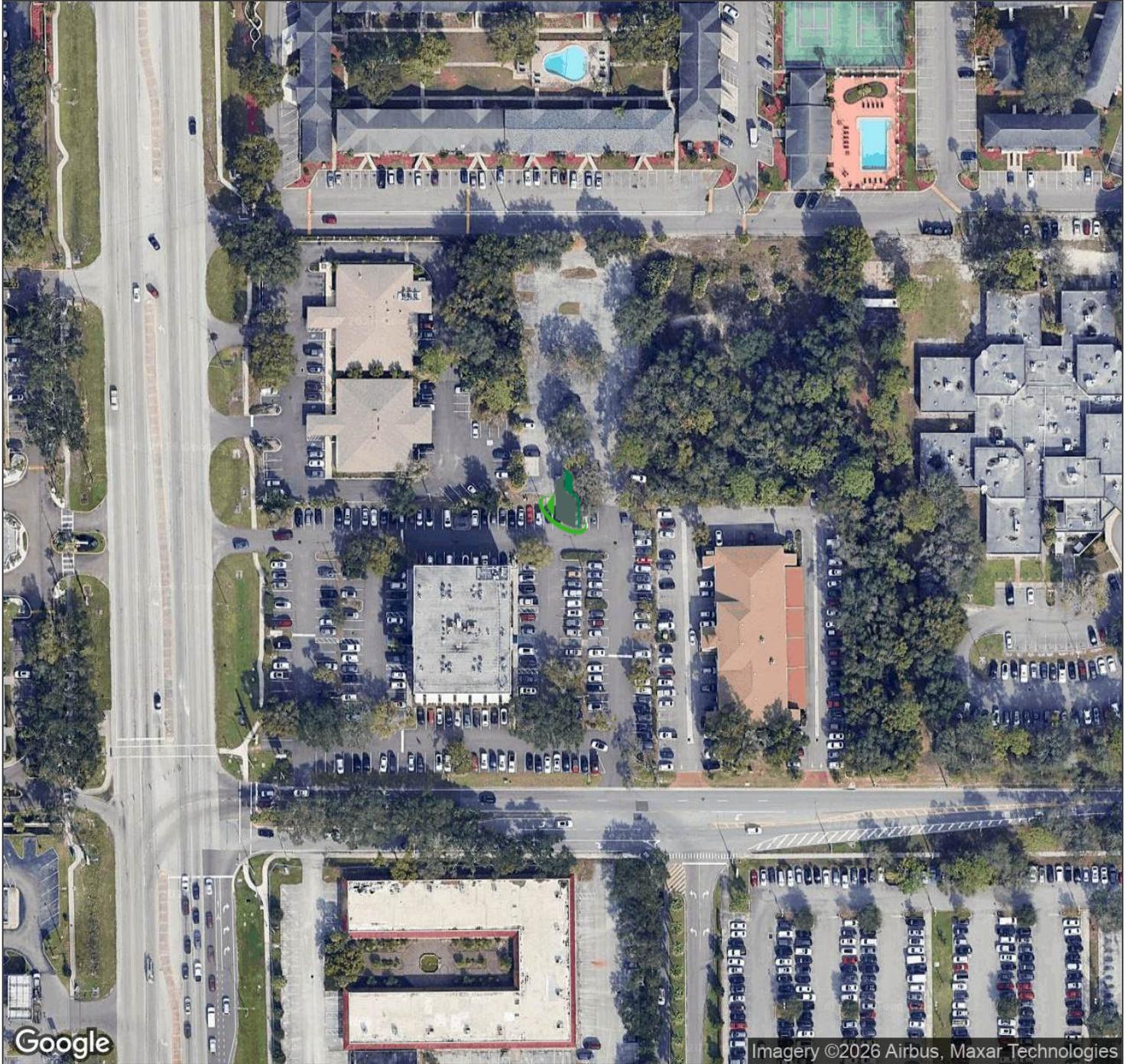
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Aerial Map



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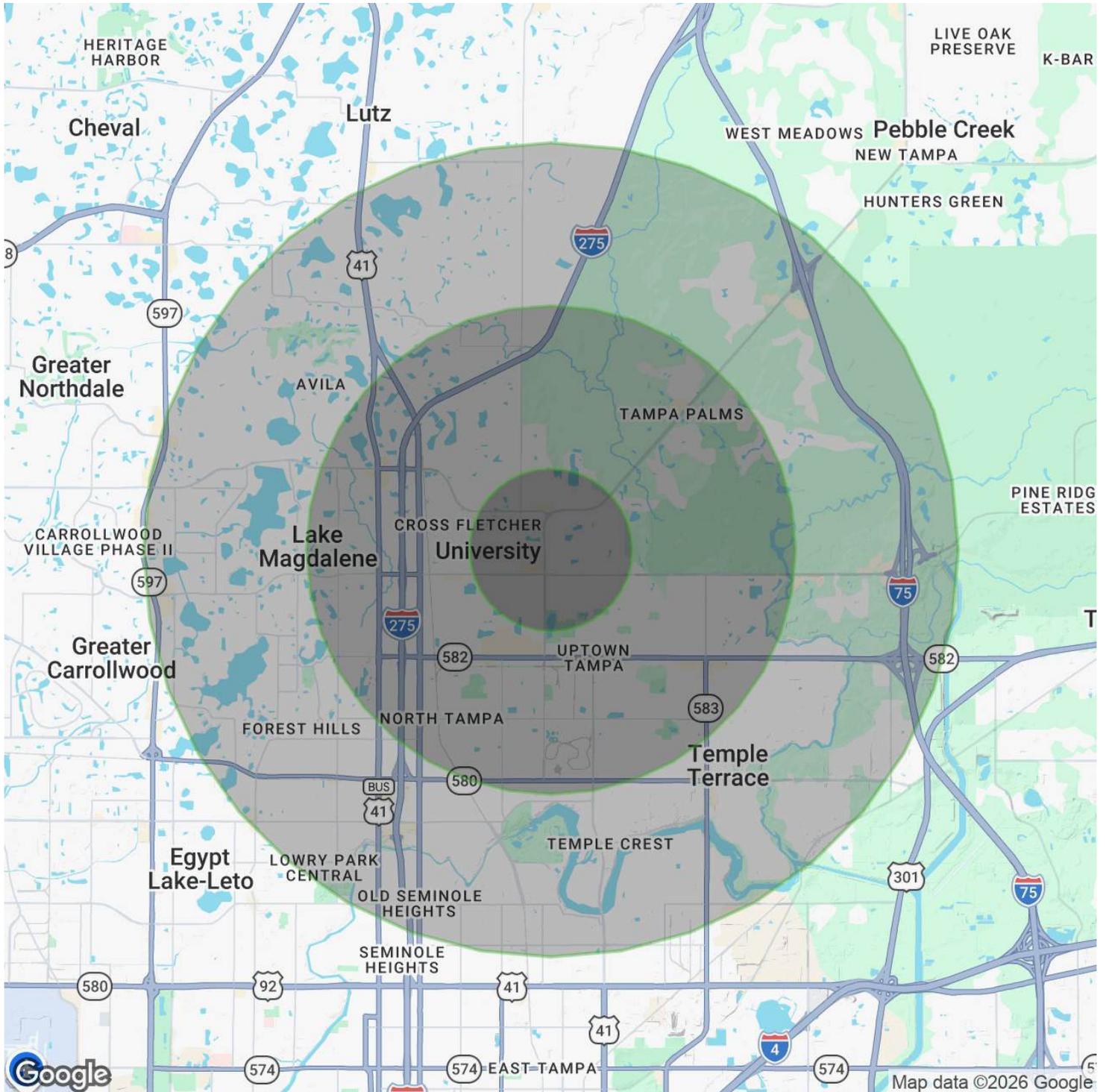
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	33,119	128,878	255,530
Average Age	31	35	38
Average Age (Male)	31	35	37
Average Age (Female)	32	36	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	14,073	49,325	100,068
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$42,994	\$58,636	\$74,886
Average House Value	\$225,304	\$274,477	\$323,506

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	27.7%	31.8%	30.6%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	12,540	50,367	105,635
% White	37.9%	39.1%	41.3%
Total Population - Black	8,674	33,769	64,449
% Black	26.2%	26.2%	25.2%
Total Population - Asian	2,986	7,519	15,112
% Asian	9.0%	5.8%	5.9%
Total Population - Hawaiian	75	177	263
% Hawaiian	0.2%	0.1%	0.1%
Total Population - American Indian	271	888	1,406
% American Indian	0.8%	0.7%	0.6%
Total Population - Other	4,035	16,939	28,075
% Other	12.2%	13.1%	11.0%

TRAFFIC COUNTS

Bruce B Downs Blvd & E 138th Ave 49,500/day

Demographics data derived from AlphaMap

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