



Executive Summary

2330 WEST HORATIO STREET TAMPA, FL 33609 | FOR LEASE OR SALE



OFFERING SUMMARY

Sale Price:	\$3,999,000
Lease Rate:	Negotiable
CAM:	\$11.62 PSF
Available SF:	3,960 SF
Year Built:	2000
Zoning 2330 Horatio:	CG
Zoning 506 S Moody	CN

PROPERTY OVERVIEW

Rare opportunity to lease or purchase wet zoned property in the heart of affluent South Tampa. This one of a kind two-story property features a 1st floor with an open space with 36' ceilings, 4 private offices, breakroom, and conference room. The lobby has your own private elevator which leads to a 2nd floor with an open space and 5 private offices.

PROPERTY HIGHLIGHTS

- Wet Zoned
- Ideal restaurant
- Includes separate buildable lot at 506 S Moody Ave
- Video Link: <https://youtube.com/shorts/cugKp-Jopa8?si=1Bg8FrKCsyg0UFjP>

Nick Ganey, CCIM
813.967.6077
nick@bounat.com

Tommy Szarvas
813.495.3143
tommy@bounat.com

bounat
Boutique Firm | National Reach



Aerial Map

2330 WEST HORATIO STREET | OFFICE BUILDING FOR LEASE OR SALE



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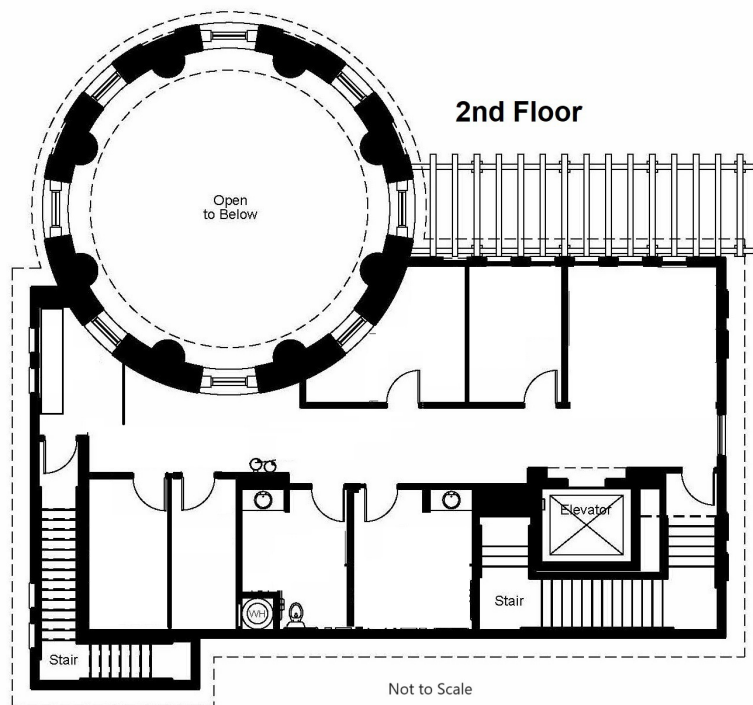
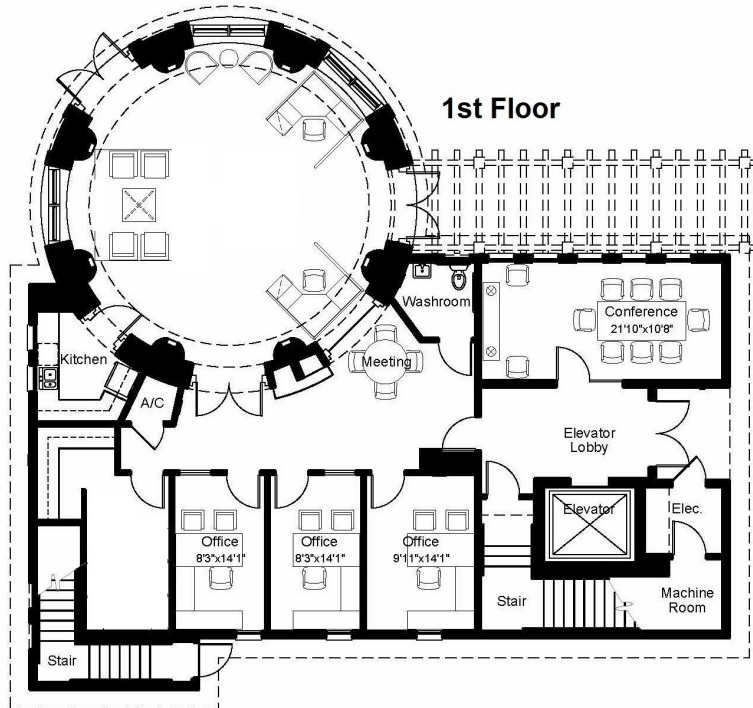
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Floor Plans

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Additional Photos

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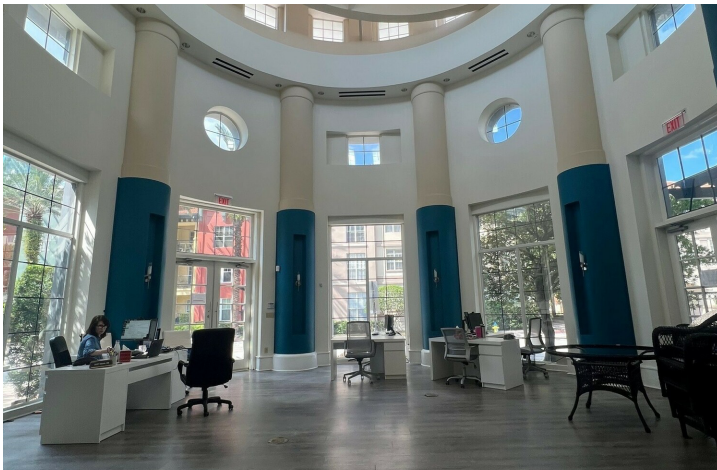
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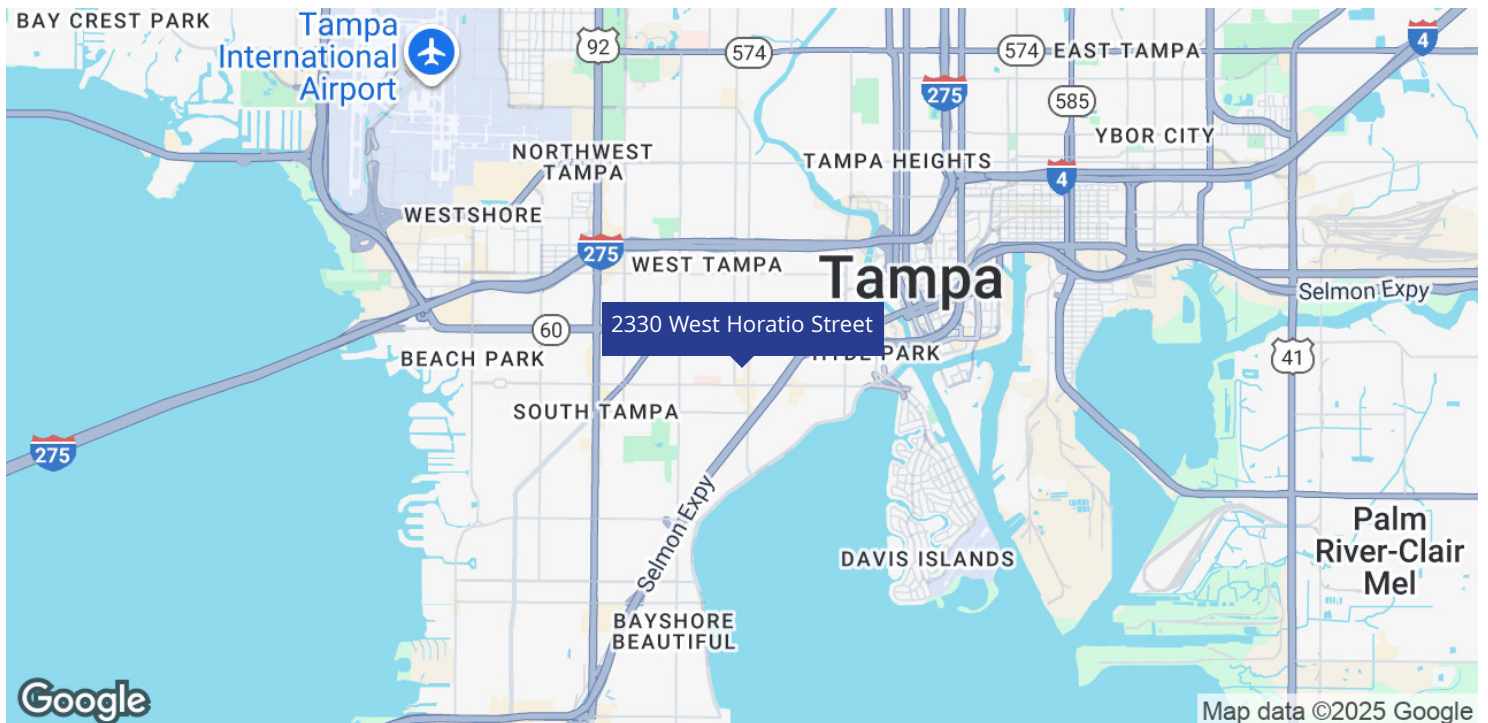
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Location Map

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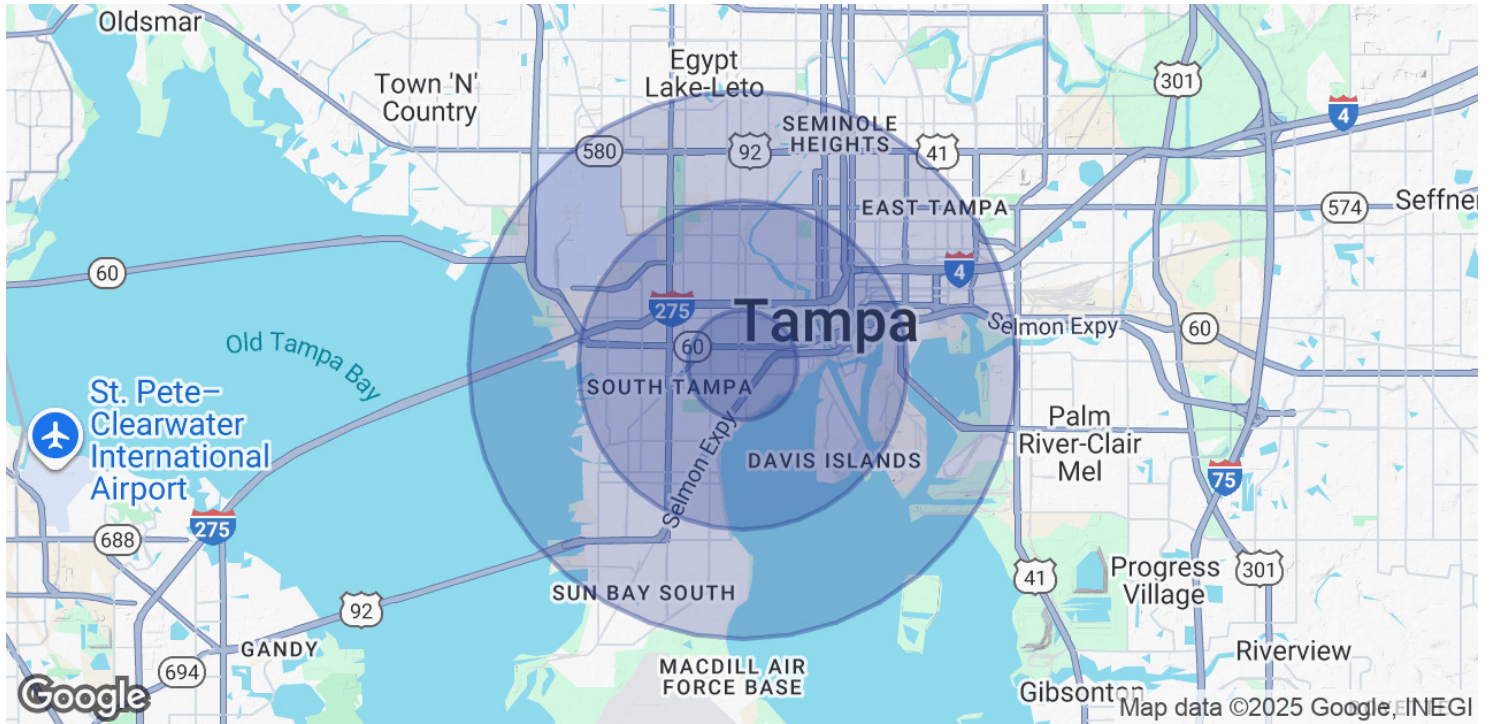
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813.967.6077 | 813.495.3143
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,503	123,744	242,080
Average Age	39	40	40
Average Age (Male)	39	39	39
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,737	55,563	106,525
# of Persons per HH	2	2.2	2.3
Average HH Income	\$161,526	\$142,251	\$118,545
Average House Value	\$809,041	\$688,361	\$574,025

Demographics data derived from AlphaMap

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