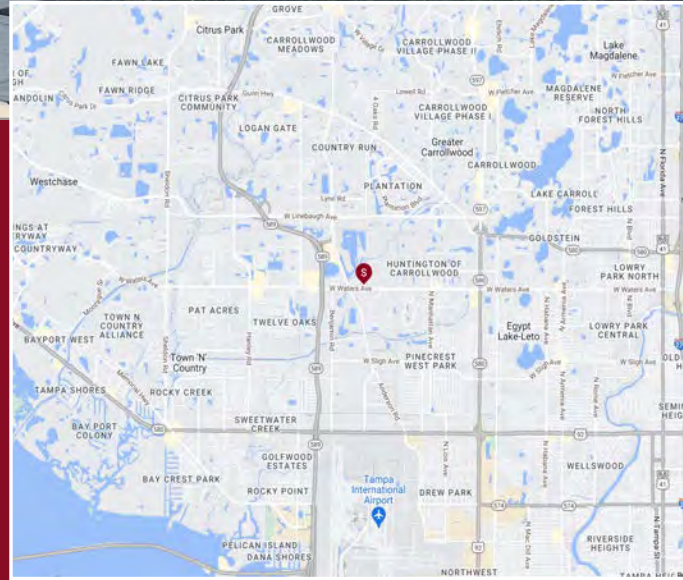


Retail/Commercial Building for Sale

\$2,495,000

5401 W Waters Ave
Tampa FL 33634



HIGHLIGHTS:

- » Freestanding Building- 5104 SF on ± 1.04 Acres
- » Elevated Lot with Great Visibility
- » Large Pylon Signage - Views from both Directions
- » Traffic Count 45,000
- » North Airport Redevelopment Area Grants Available
- » All Showings through Broker

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	4,429	107,398	275,464
2024 Average HH Income	\$86,273	\$90,461	\$98,490

Exclusively Marketed by:

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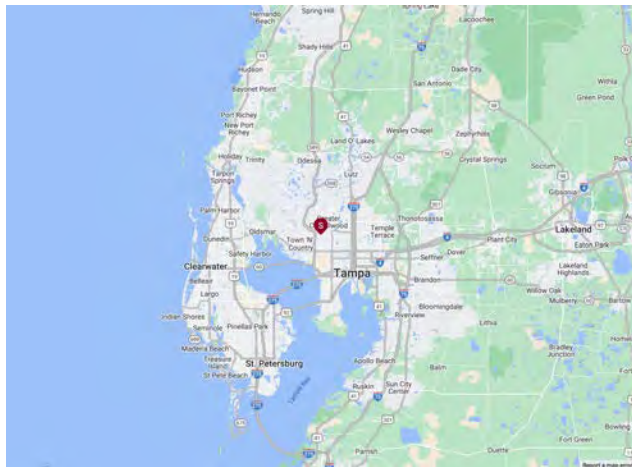


PROPERTY SUMMARY

Number of Tenants	Vacant
Building SF	5,104
Land Acres	1.04
Year Built	1998
Year Renovated	Partial 2024
Zoning Type	Commercial M
Market	Tampa Sub Market
Number of Parking Spaces	±30
Street Frontage	188'
Corner Location	Yes
Traffic Counts	45,000
Number of Ingresses	3
Number of Egresses	3

INVESTMENT SUMMARY

Price	\$2,495,000
Price PSF	\$488.83



Overview

- Merritt Realty Corporation is pleased to present 5401 W Waters Ave for sale for \$2,495,000.

This 5,104-square-foot freestanding building sits on 1.04 acres of prime land in Tampa, Florida.

Formerly a bank, the property has undergone extensive interior and exterior renovations.

The open floor plan provides a flexible and modern layout, ideal for various business needs.

Located on an elevated corner lot along a busy highway, the property offers excellent visibility and high traffic exposure.

The property's versatile zoning and extensive list of permitted uses make it suitable for a variety of tenants and business types

Location Highlights

- Conveniently located within a 0.5-mile radius of numerous amenities, including hotels, AMC Cinema, restaurants, a shopping mall, and retail shops.
- Easy access to major thoroughfares like the Veterans Expressway, I-275, I-4, and Dale Mabry Highway.

The property is also within 10 minutes/ only 2 exits of Tampa International Airport.

W. Waters Avenue, a primary east-west corridor in Hillsborough County, sees 45,000 average daily traffic (ADT), ensuring significant visibility and exposure.

The property benefits from a strong daytime population, with over 139,100 employees within a 5-mile radius.

Other

- Exceptional Pylon Signage direct on Waters Ave with unobstructed views from both directions
- Located in the North Airport Redevelopment Area; with multiple grants available
- All Showings scheduled through Broker.



