

cohen  
**cc**  
commercial

AWESOME RAYZ

FOR SALE

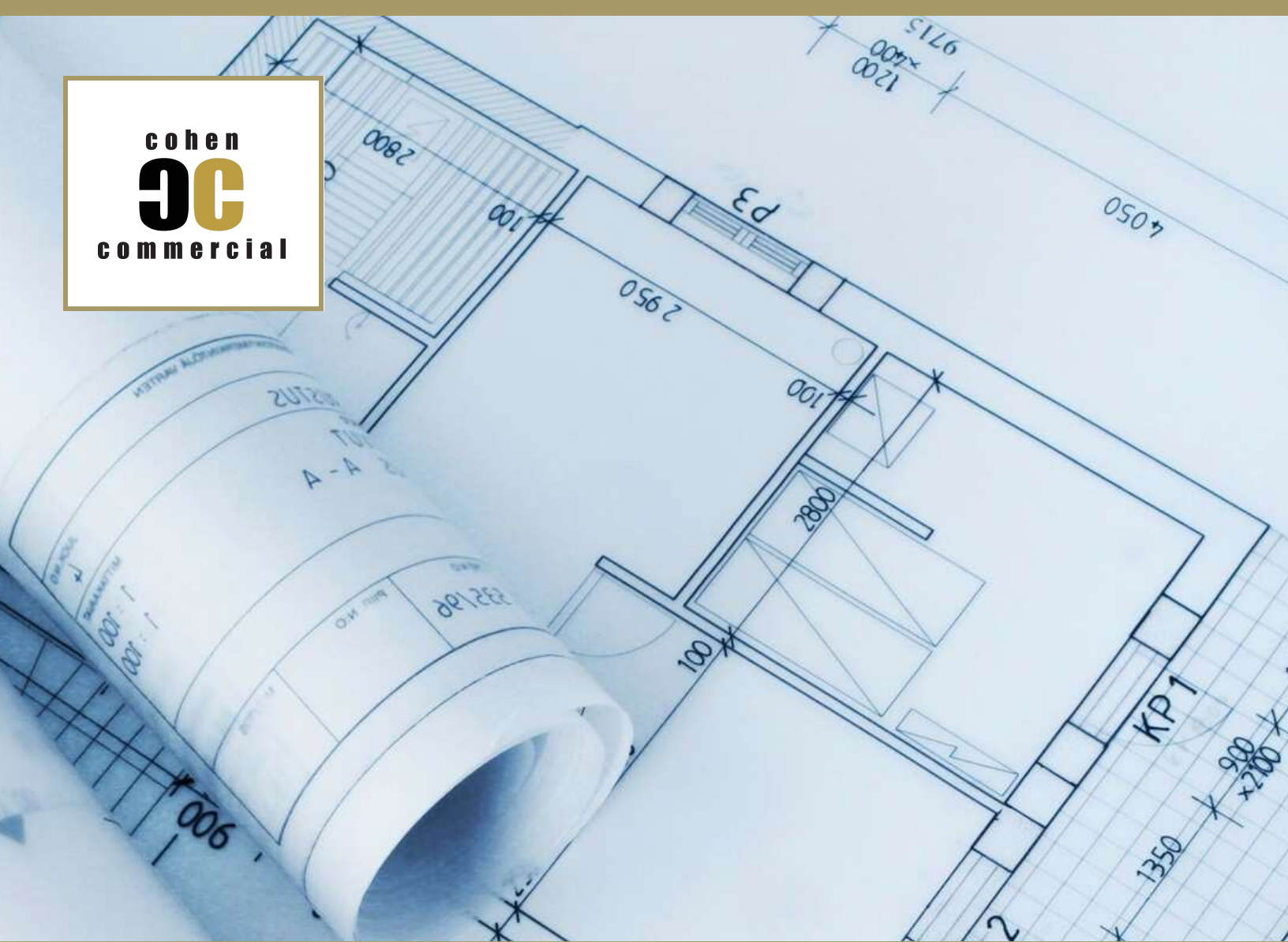
4542 W GANDY BLVD

TAMPA, FL 33611

**BRYAN COHEN**

561.471.0212

[info@cohencommercial.com](mailto:info@cohencommercial.com)



# PROPERTY INFORMATION

## SECTION 1

**BRYAN COHEN**

561.471.0212  
info@cohencommercial.com

FOR SALE

# 4542 W GANDY BLVD

TAMPA, FL 33611



## PROPERTY DESCRIPTION

High visibility located on the SE corner of Trask St and W Gandy Blvd in South Tampa. Brand new Kahwa coffee location at the adjacent parcel. Traffic counts reaching 34,500 VPD according to the FDOT. In close proximity to numerous class A development projects and supporting retail properties such as two Publix anchored centers, a Walmart superstore, and the prominent Westshore Marina District.

## PROPERTY HIGHLIGHTS

- Freestanding retail/flex building.
- Covered land play/redevelopment opportunity on high traffic corridor
- GLA of 7,426 SF.
- Of the total square footage 3,544 SF is heated retail and 3,882 SF is non climate controlled industrial/warehouse space.

## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.225 Acres
Building Size:	7,426 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,977	33,465	60,942
Total Population	15,246	74,974	137,967
Average HH Income	\$108,232	\$157,466	\$149,703

**BRYAN COHEN**

561.471.0212

info@cohencommercial.com





# LOCATION INFORMATION

## SECTION 2

**BRYAN COHEN**

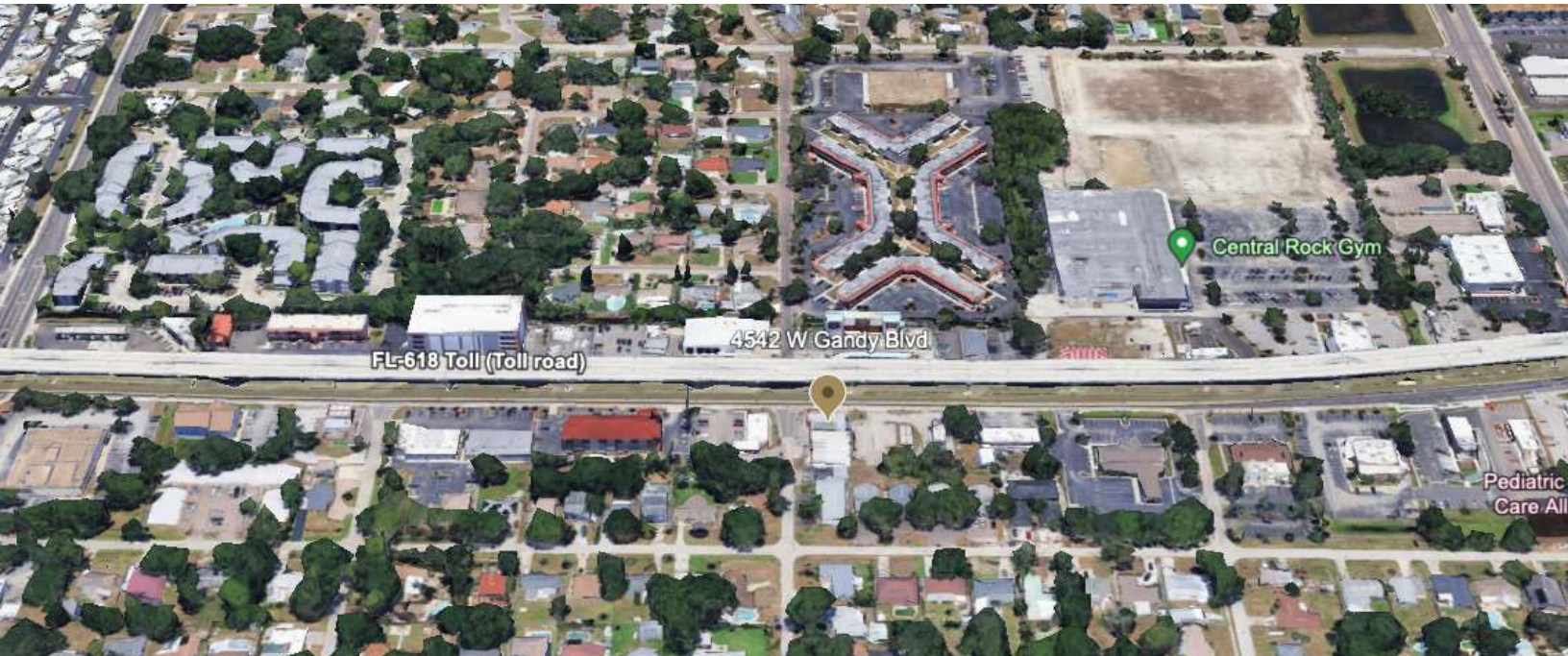
561.471.0212

[info@cohencommercial.com](mailto:info@cohencommercial.com)

FOR SALE

# 4542 W GANDY BLVD

TAMPA, FL 33611



**BRYAN COHEN**

561.471.0212

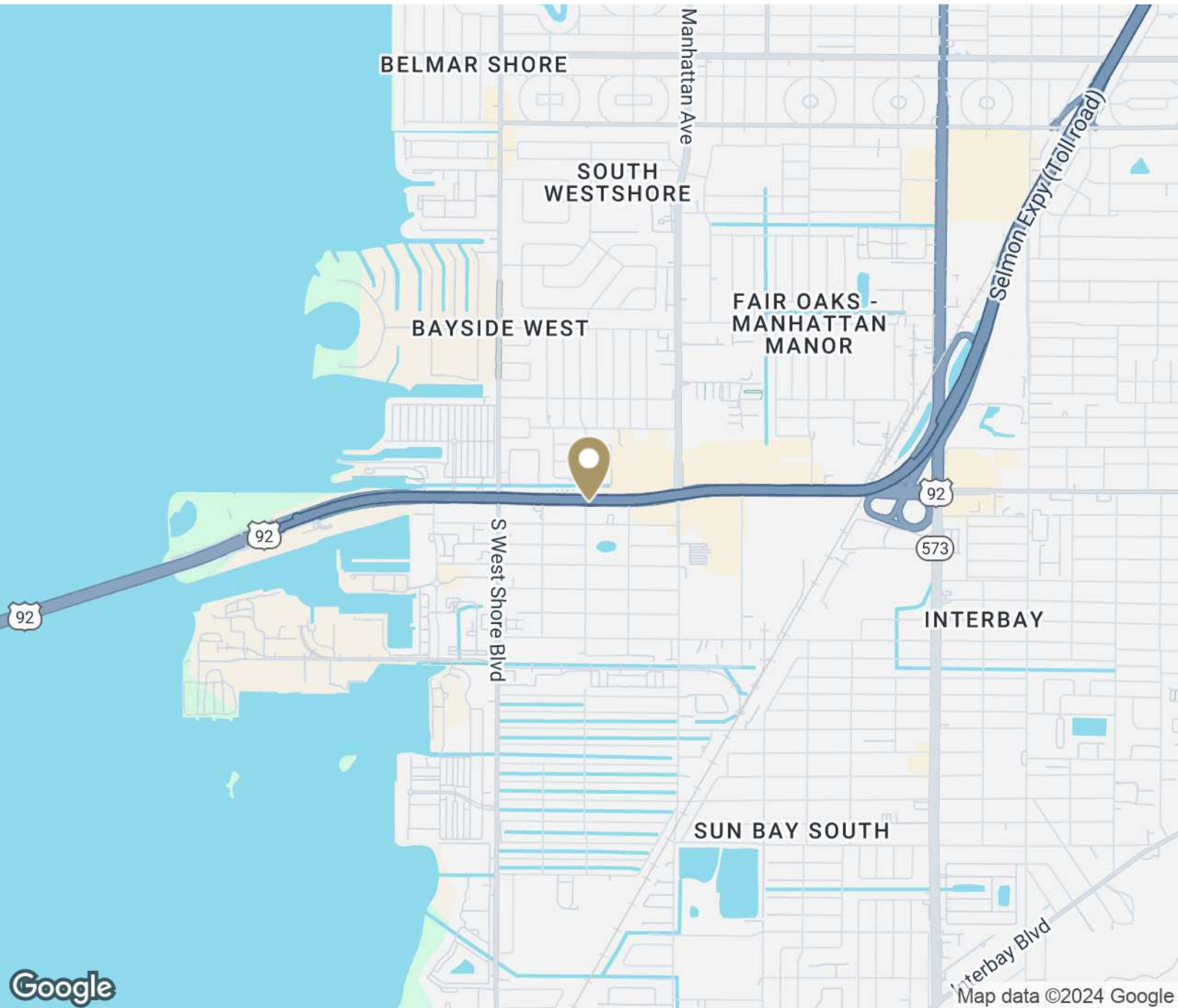
info@cohencommercial.com



FOR SALE

# 4542 W GANDY BLVD

TAMPA, FL 33611



**BRYAN COHEN**

561.471.0212

info@cohencommercial.com



FOR SALE

# 4542 W GANDY BLVD

TAMPA, FL 33611



**BRYAN COHEN**

561.471.0212

info@cohencommercial.com





cohen  
**cc**  
commercial

# DEMOGRAPHICS

SECTION 3

**BRYAN COHEN**

561.471.0212

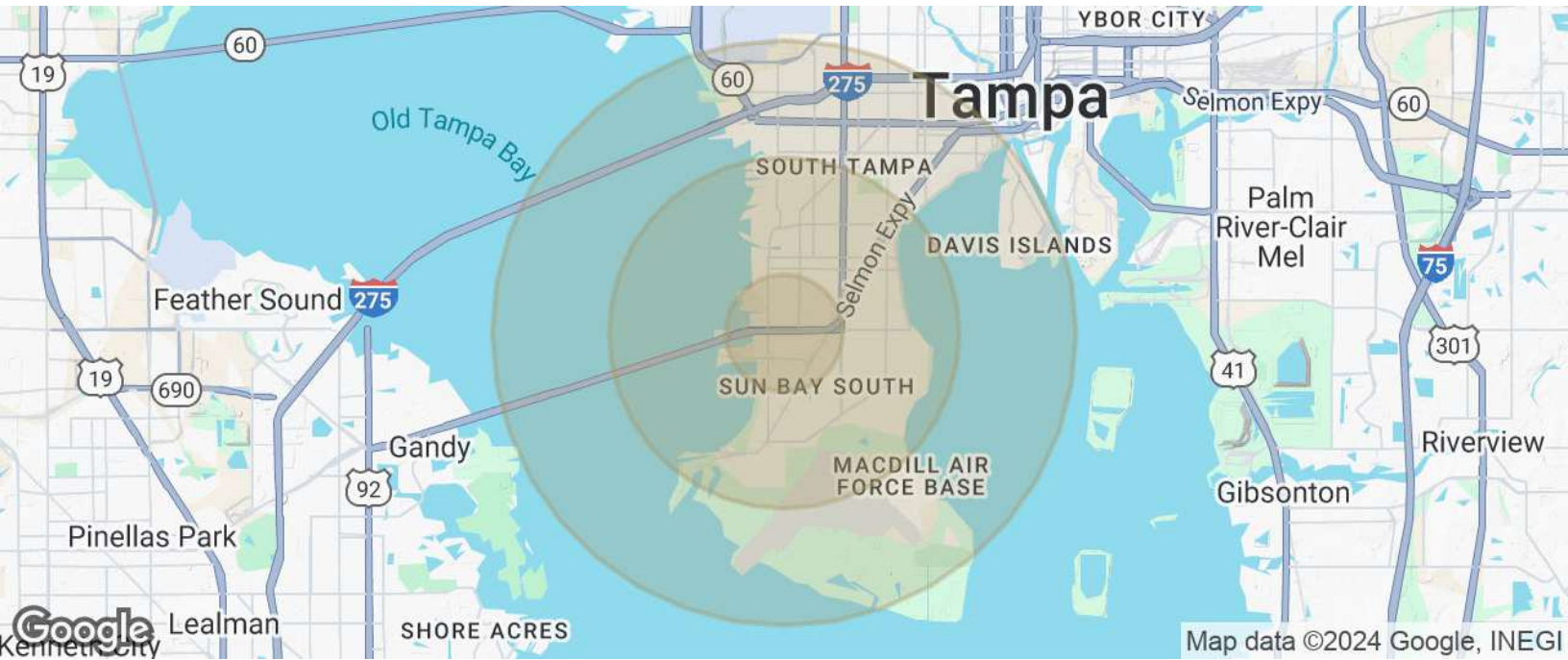
[info@cohencommercial.com](mailto:info@cohencommercial.com)



FOR SALE

# 4542 W GANDY BLVD

TAMPA, FL 33611



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,246	74,974	137,967
Average Age	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,977	33,465	60,942
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$108,232	\$157,466	\$149,703
Average House Value	\$468,671	\$683,451	\$700,069

Demographics data derived from AlphaMap

**BRYAN COHEN**

561.471.0212

info@cohencommercial.com

