



Office Building For Sale

South Tampa Freestanding Office

3714 W Horatio St, Tampa, FL 33609

For More Information:

813-254-6756 | EXT 32

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,390,000
Price / SF:	\$699.20
Lot Size:	10,125 SF
Year Built:	1947
Building Size:	1,988 SF
Renovated:	1977
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	33,500

PROPERTY OVERVIEW

This 1,988 SF freestanding South Tampa professional office is located on a 10,125 SF PD zoned lot offering exceptional parking (12 spaces or 6 / 1000 SF) which is a rare find in an area traditionally starved for adequate parking. The building was completely renovated in 2019 and the HVAC was recently replaced in October 2025. The site features easy access and some visibility from South Dale Mabry Highway, as it is located just one lot east of Dale Mabry. The main entry to the space features a nicely appointed waiting area which accommodates 8-10 guests and is immediately adjacent to the reception office which is large enough for 2 staff members. There are 5 private offices, 2 of which feature an en-suite restroom and private exterior doors, as well as a 6 person conference room, guest restroom, and staff kitchenette / break room.

Traffic count: 33,500 VPD

LOCATION OVERVIEW

Located in South Tampa next to S. Dale Mabry Highway with easy access to I-275.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Property Webpage: www.properties.baystreetcommercial.com/1677691-sale

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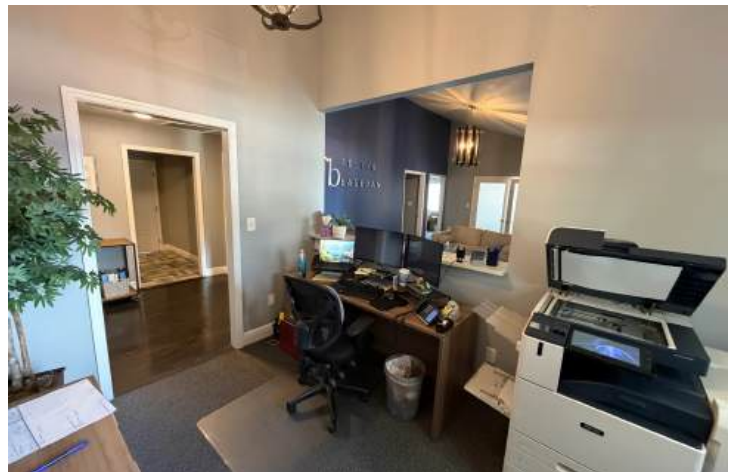




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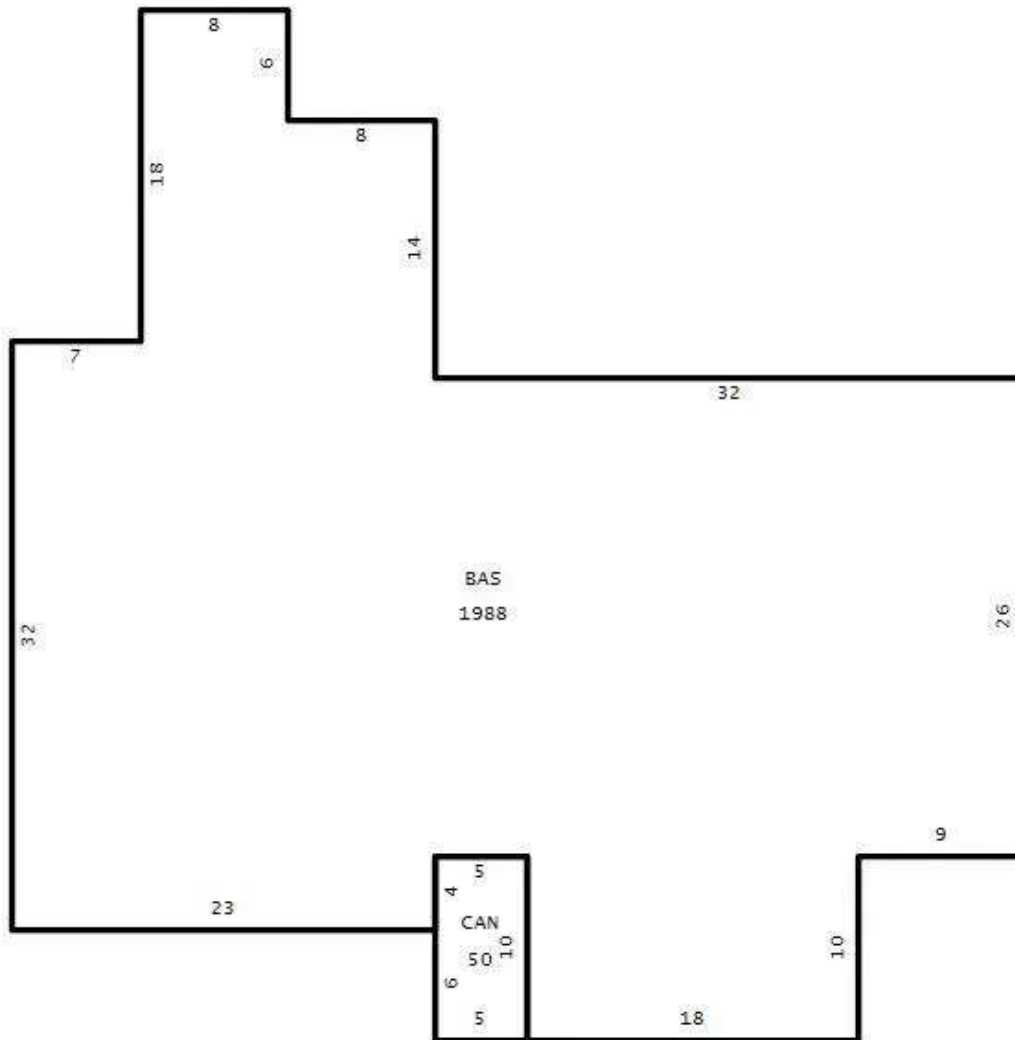
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Floor Plan





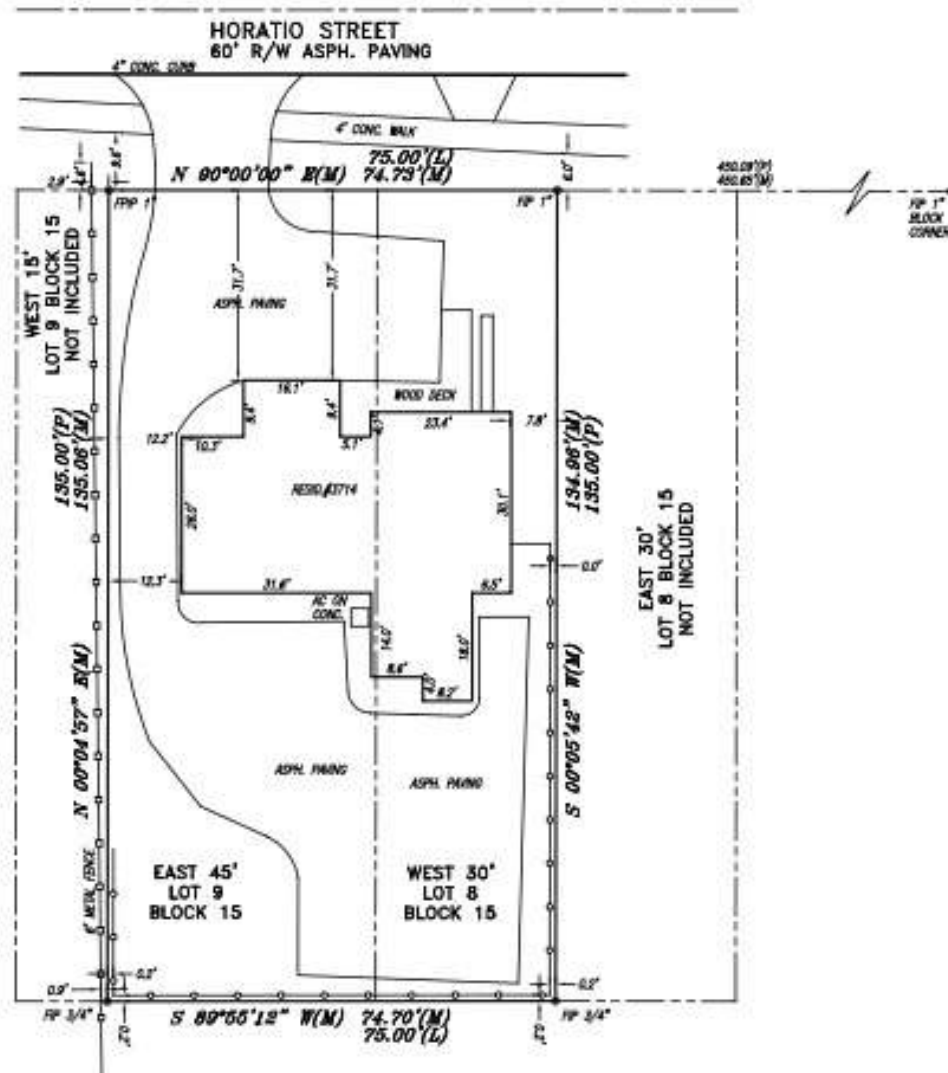
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Site Plan

BEARINGS ARE BASED ON THE SOUTHERLY R/W LINE OF HORATIO STREET.
SAID LINE BEARS EAST, PER ASSUMED.

SCALE 1" = 20'



SHEET 1 OF 2

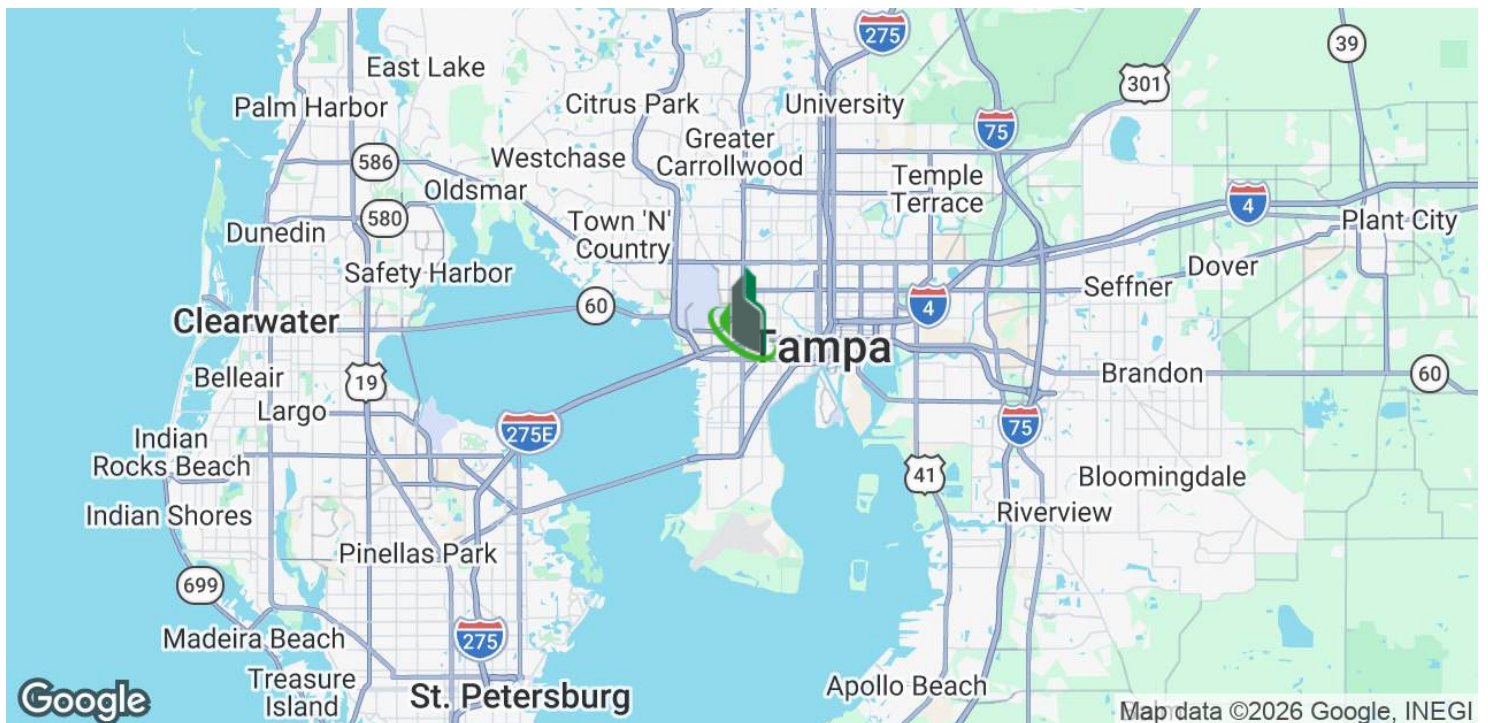
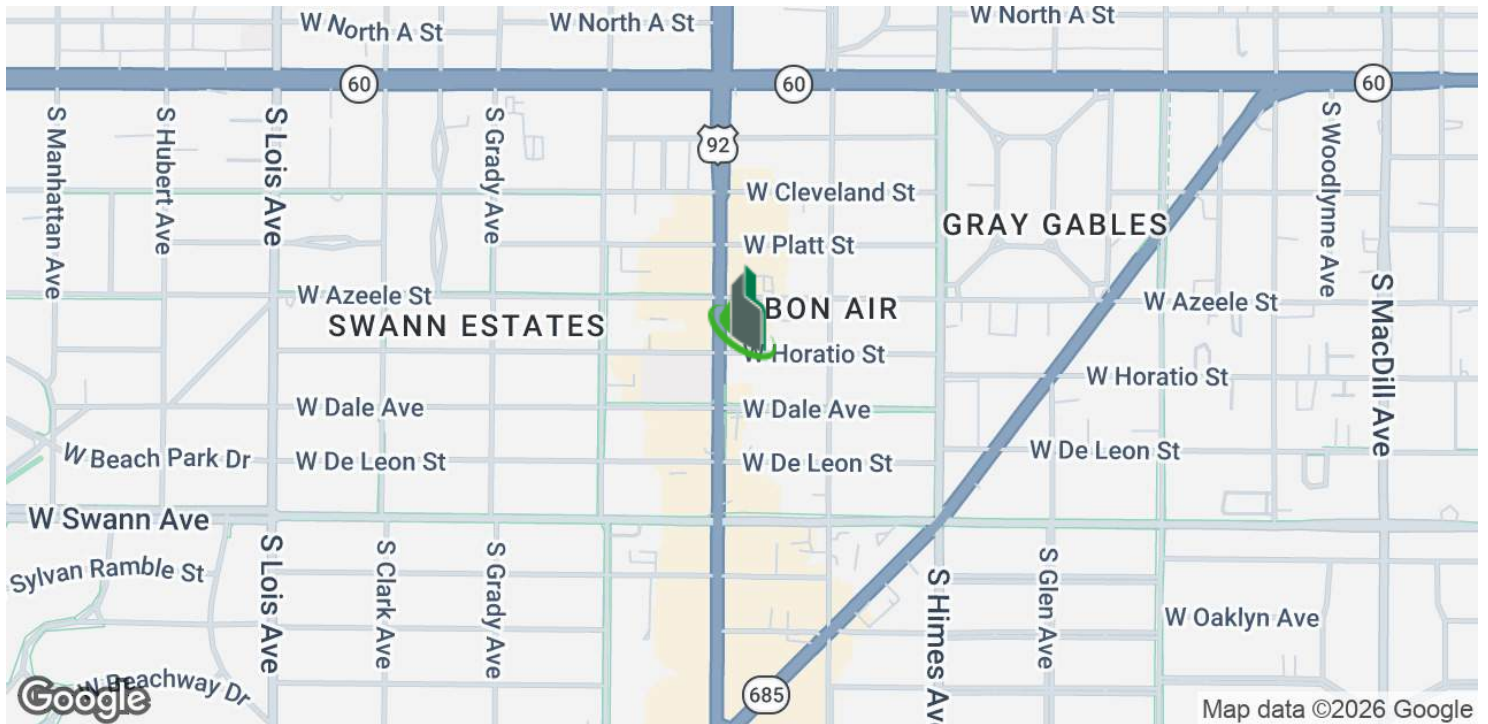
BOUNDARY SURVEY



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Location Map



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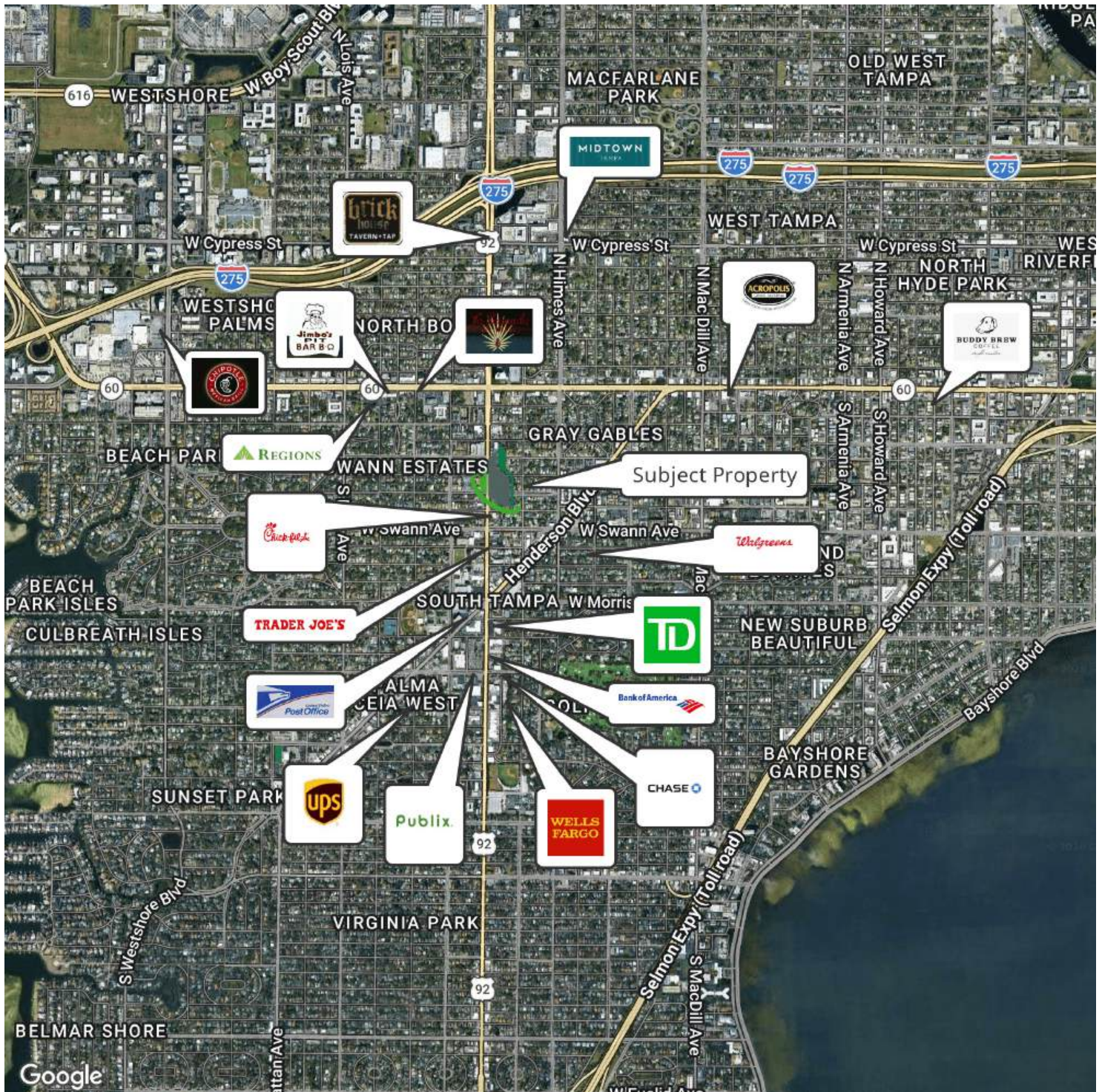
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Retailer Map



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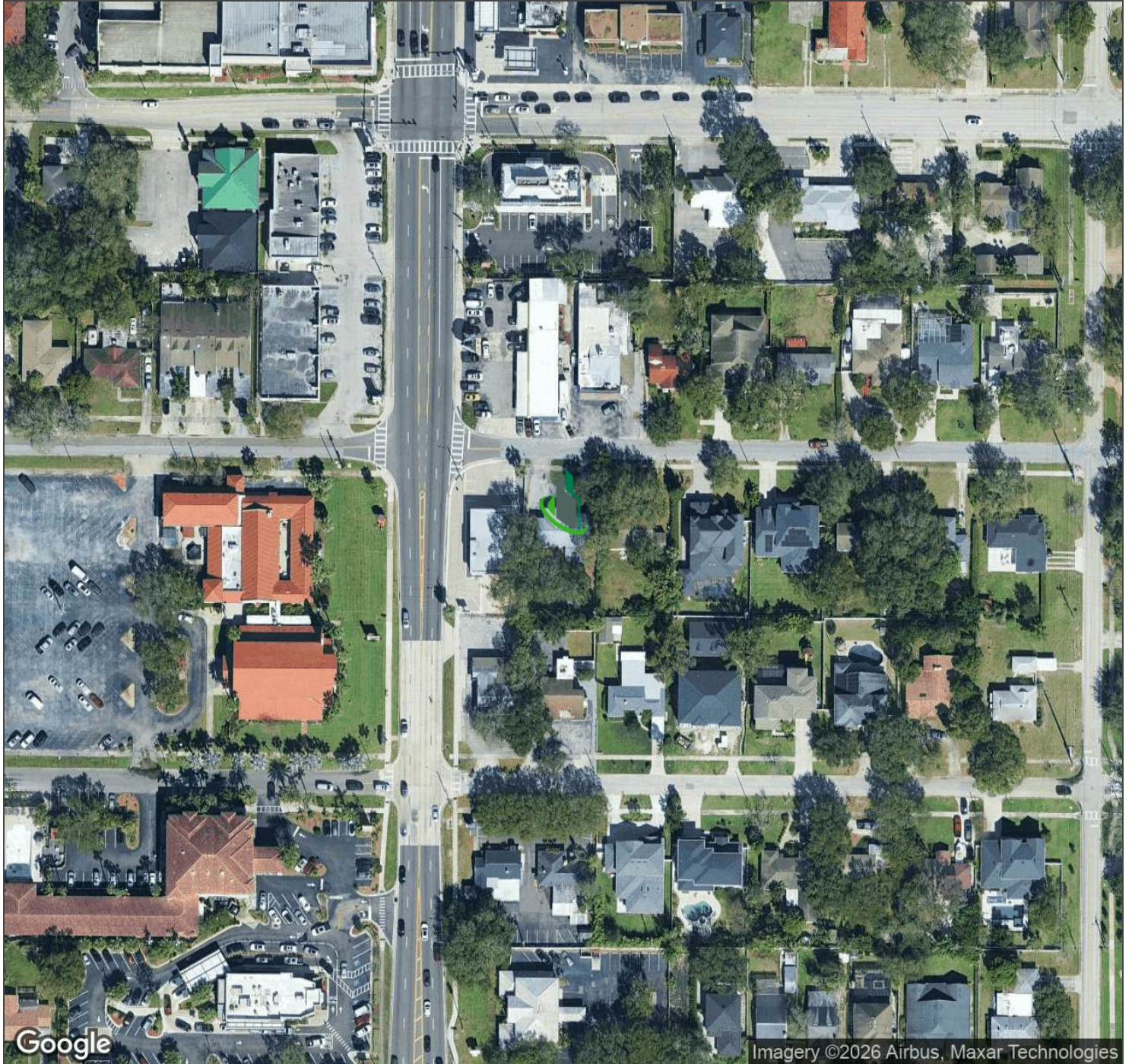
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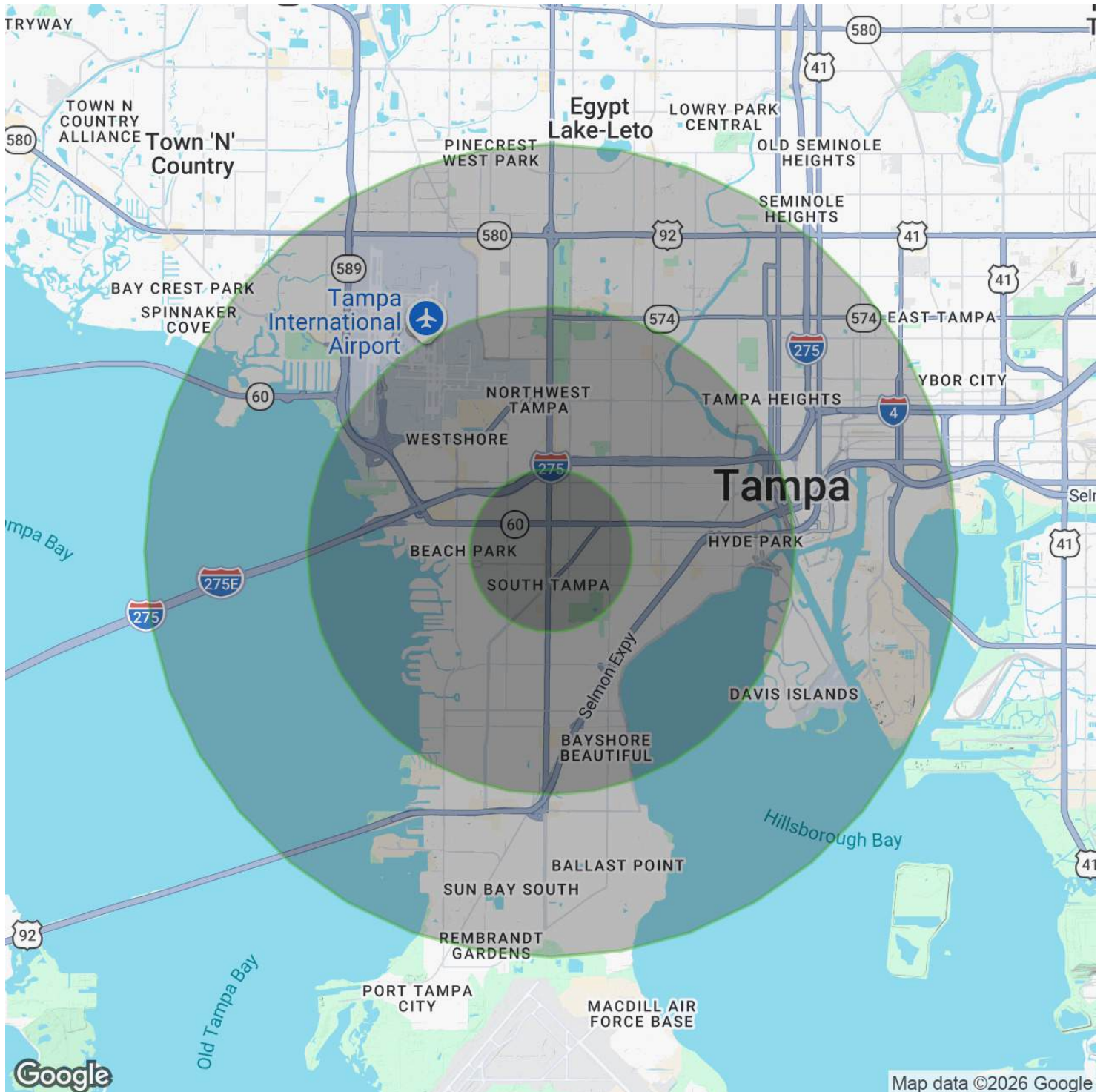




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,909	101,728	223,764
Average Age	40.6	39.2	39.4
Average Age (Male)	40.8	39.0	39.2
Average Age (Female)	41.0	39.6	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,227	44,034	99,135
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$176,374	\$163,901	\$134,639
Average House Value	\$678,009	\$668,778	\$598,125

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	25.2%	24.5%	29.1%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,191	70,208	137,733
% White	73.3%	69.0%	61.6%
Total Population - Black	424	8,578	24,843
% Black	3.0%	8.4%	11.1%
Total Population - Asian	769	3,736	8,124
% Asian	5.5%	3.7%	3.6%
Total Population - Hawaiian	0	134	321
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	0	132	259
% American Indian	0.0%	0.1%	0.1%
Total Population - Other	401	3,861	10,152
% Other	2.9%	3.8%	4.5%

TRAFFIC COUNT

W Horatio St & S Dale Mabry Hwy	33,500/day
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2023 American Community Survey (ACS)

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