



Office Building For Lease

South Tampa Office Suite (Sublease)

3410 Henderson Blvd Ste 200, Tampa, FL 33609

For More Information:

813-254-6756 | EXT 73

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





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Executive Summary



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$2,950.00 per month (Full Service)
Lot Size:	47,834 SF
Zoning:	CG - General Commercial
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	8,600

PROPERTY OVERVIEW

South Tampa office suite available for sublease in an easily accessible and highly visible building adjacent to Mavilo Jewelers on Henderson Boulevard just east of Dale Mabry Highway and just south of Kennedy Boulevard. The space available is a sub-suite to Suite 200, which is occupied by a financial planners office. The space is separated by its own door yet enjoys the common entryway and shared use of the lobby and waiting room where a staff member from the financial firm can direct your guests into your suite. The available suite includes designated parking areas specific to Suite 200 and boasts shared use of a large 12 person conference room and a break room available for use in this small boutique financial services office. All rates are full service.

Initial estimated monthly rent: \$2,950/month Full Service plus applicable sales tax
SF is an estimate and includes common areas

LOCATION OVERVIEW

Located in Tampa at the triangular intersection of W. Henderson Blvd., W. De Leon St and S Glen Ave. Close to Dale Mabry Highway, Kennedy Blvd and I-275 offering easy access to surrounding areas.



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Additional Photos



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

3

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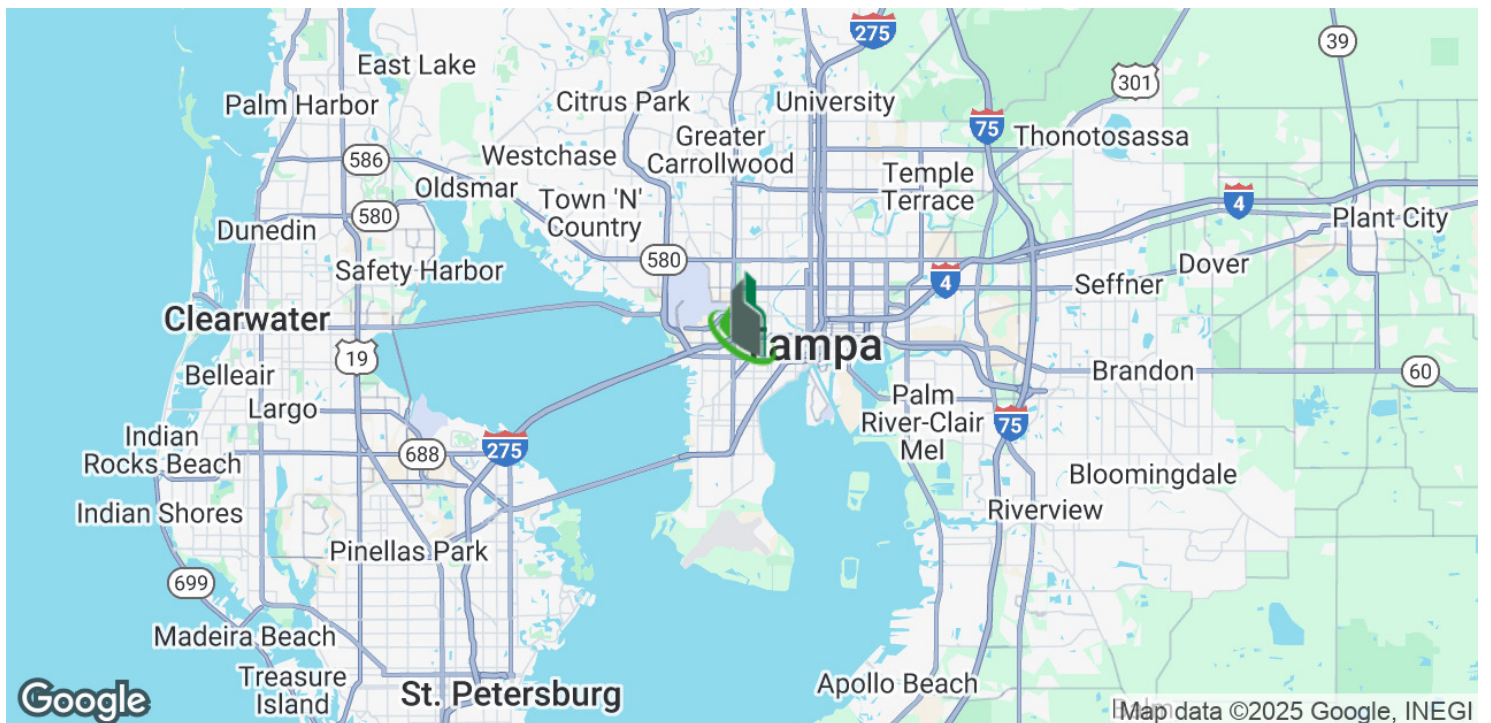
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Location Map



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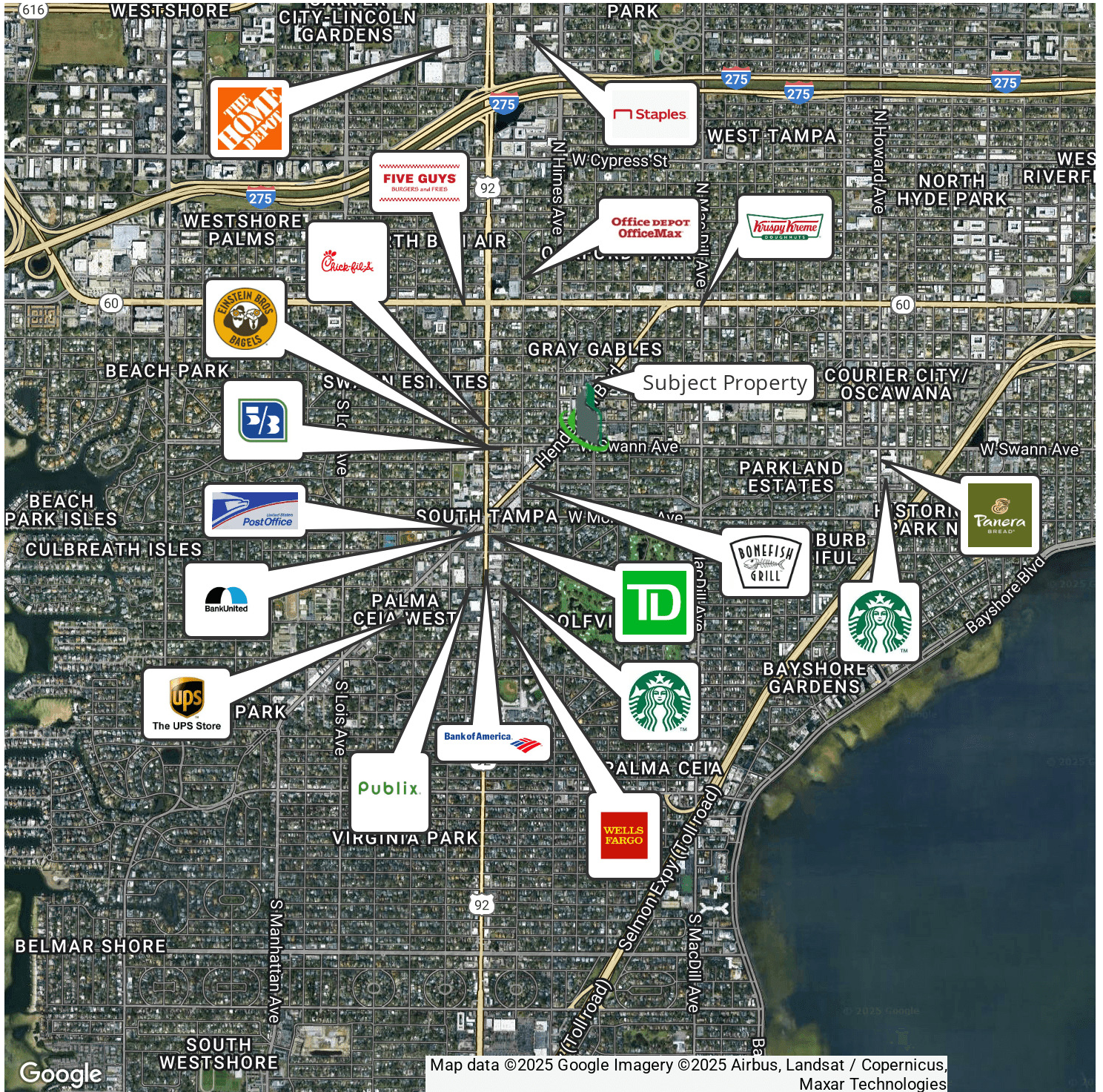
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Retailer Map



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Aerial Map



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7

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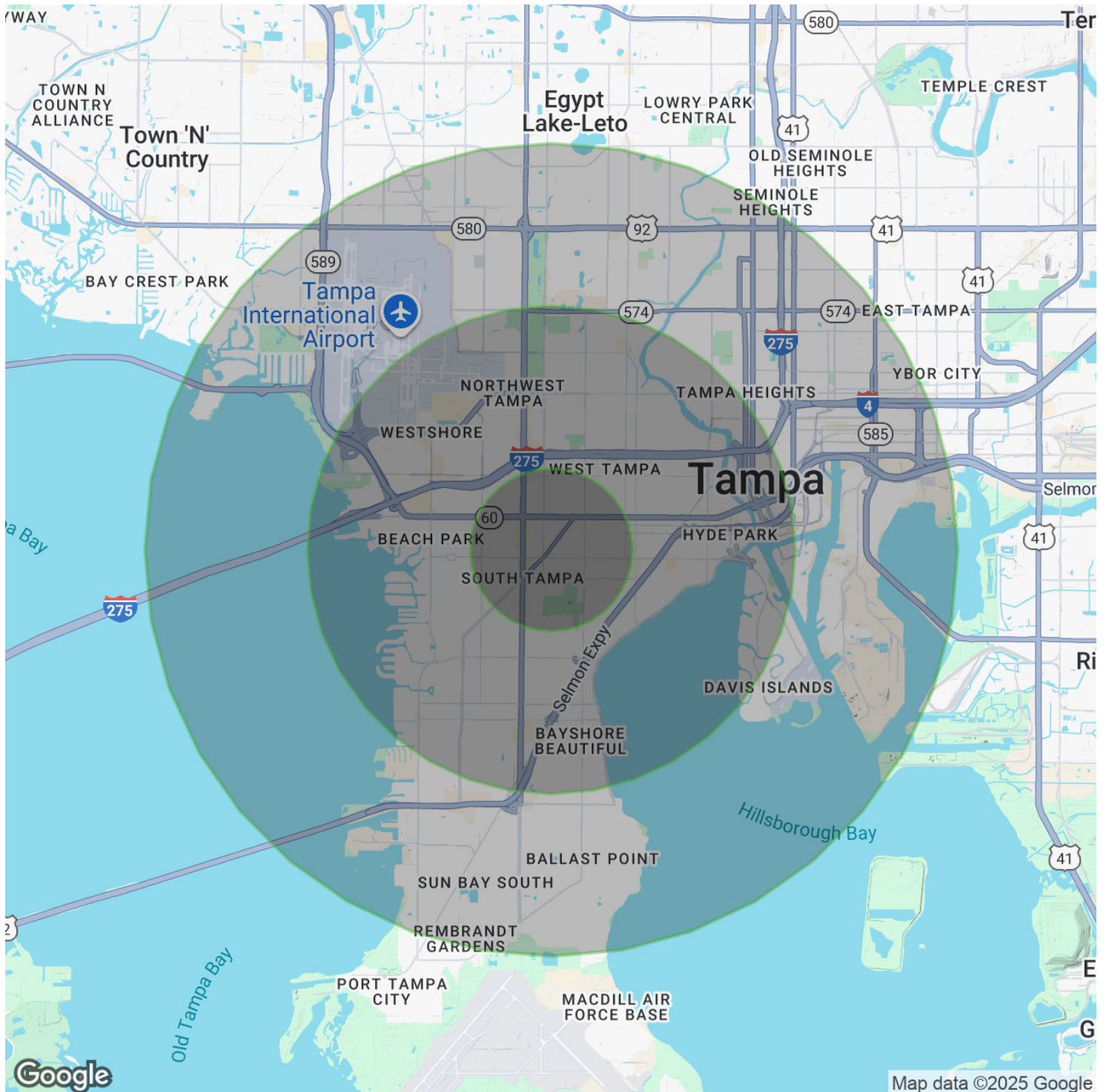




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,429	90,736	197,369
Average Age	40.3	38.5	37.6
Average Age (Male)	38.2	37.1	36.3
Average Age (Female)	41.8	39.8	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,239	39,685	86,985
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$91,191	\$88,019	\$74,084
Average House Value	\$578,971	\$440,347	\$343,809

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	22.1%	22.3%	27.4%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	12,112	70,274	147,913
% White	90.2%	77.4%	74.9%
Total Population - Black	552	14,387	33,626
% Black	4.1%	15.9%	17.0%
Total Population - Asian	429	2,137	5,748
% Asian	3.2%	2.4%	2.9%
Total Population - Hawaiian	0	69	144
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	85	582	1,783
% American Indian	0.6%	0.6%	0.9%
Total Population - Other	63	1,932	4,504
% Other	0.5%	2.1%	2.3%

TRAFFIC COUNTS

W Henderson Blvd & W De Leon St	8,600/day
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** Demographic data derived from 2020 ACS - US Census*

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