



Industrial Property For Lease

Airport North Warehouse / Yard with Retail Frontage  
**6901 Benjamin Rd, Tampa, FL 33634**

For More Information:  
813-254-6756 | EXT  
**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

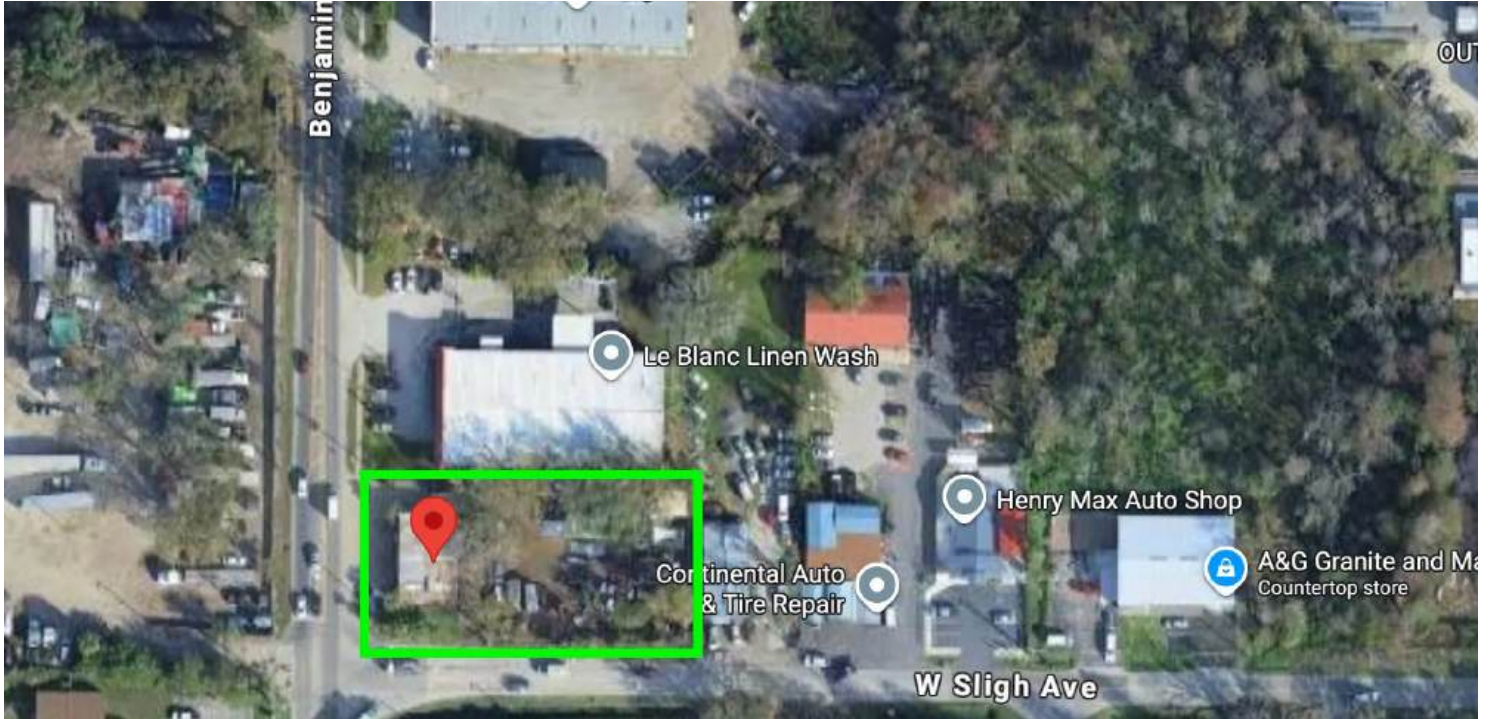




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### Executive Summary



#### OFFERING SUMMARY

<b>Available SF:</b>	2,400 SF
<b>Lease Rate:</b>	\$9,950 per month (MG)
<b>Lot Size:</b>	24,750 SF
<b>Year Built:</b>	1965
<b>Building Size:</b>	2,400 SF
<b>Renovated:</b>	2000
<b>Zoning:</b>	AI - Agricultural Industrial
<b>Market:</b>	Tampa-St Petersburg- Clearwater
<b>Traffic Count:</b>	13,700

#### PROPERTY OVERVIEW

This 2,400 SF warehouse located on a 24,750 SF at the hard-lighted intersection of Benjamin Road and W. Sligh Avenue. There is a small office and restroom on the ground floor, as well as a bonus 2nd floor office overlooking the shop space. The building has 3-phase power and a large rollup door (14x14) along the frontage with a drive-thru design to large barn-style doors to the rear opening to the additional covered work area and wide open yard space offering efficient loading access and ample parking for employees and delivery vehicles. Generous clear heights enable flexible racking and equipment configurations. The 1,200 SF covered area to the rear has 11' clearance bordered on two sides by two 40' storage containers. The property includes a 285 SF warehouse with restroom, 84 SF shed, and is fully gated with visibility and entries from both Benjamin Road and West Sligh Avenue.

Traffic count of 13,700 VPD  
2,400 SF - Initial estimated monthly rent: \$9,950 / month MG (plus applicable tax)

#### LOCATION OVERVIEW

Located in Tampa just east of the Veterans Expressway offering easy access to surrounding areas.

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Additional Photos



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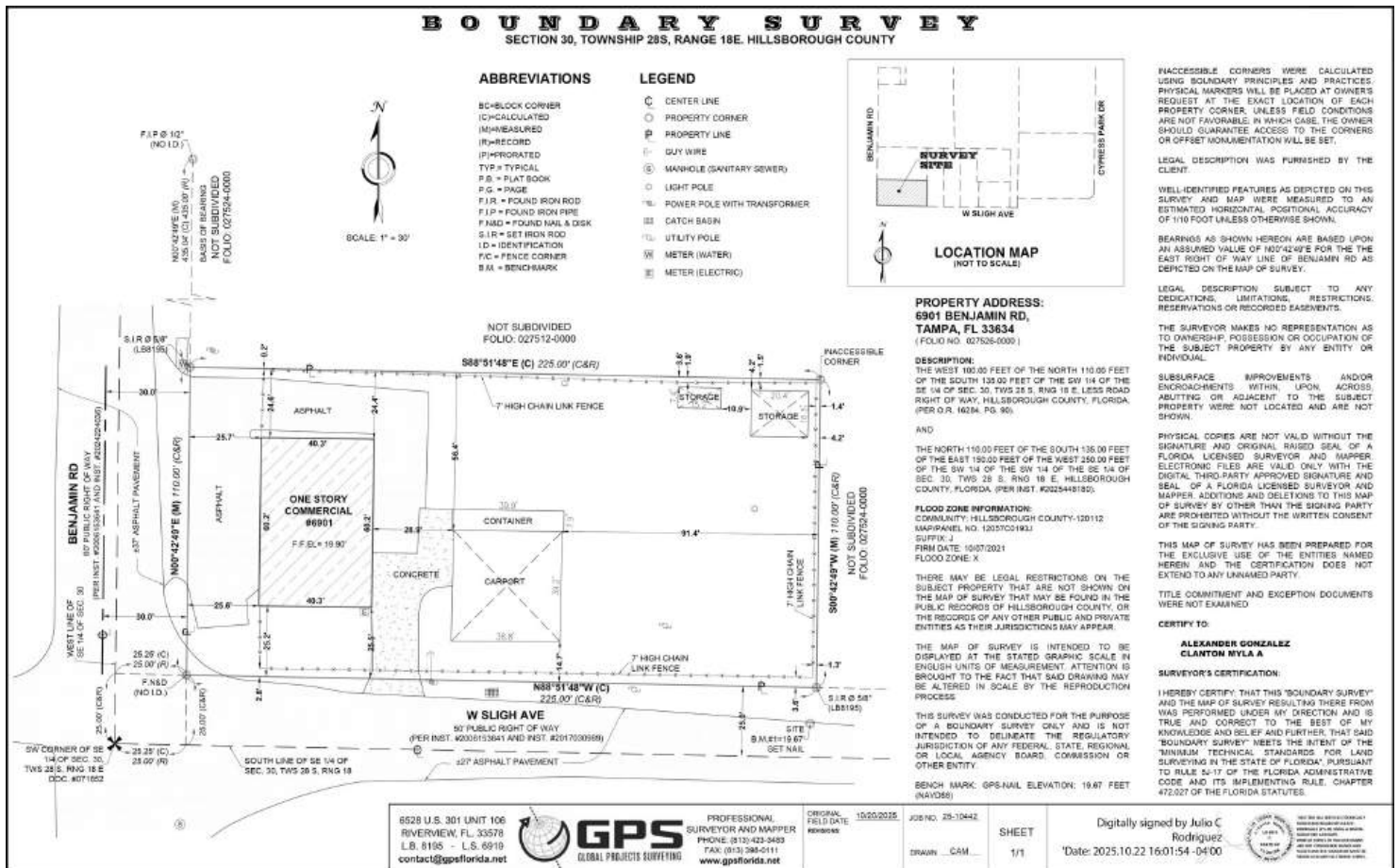
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Survey



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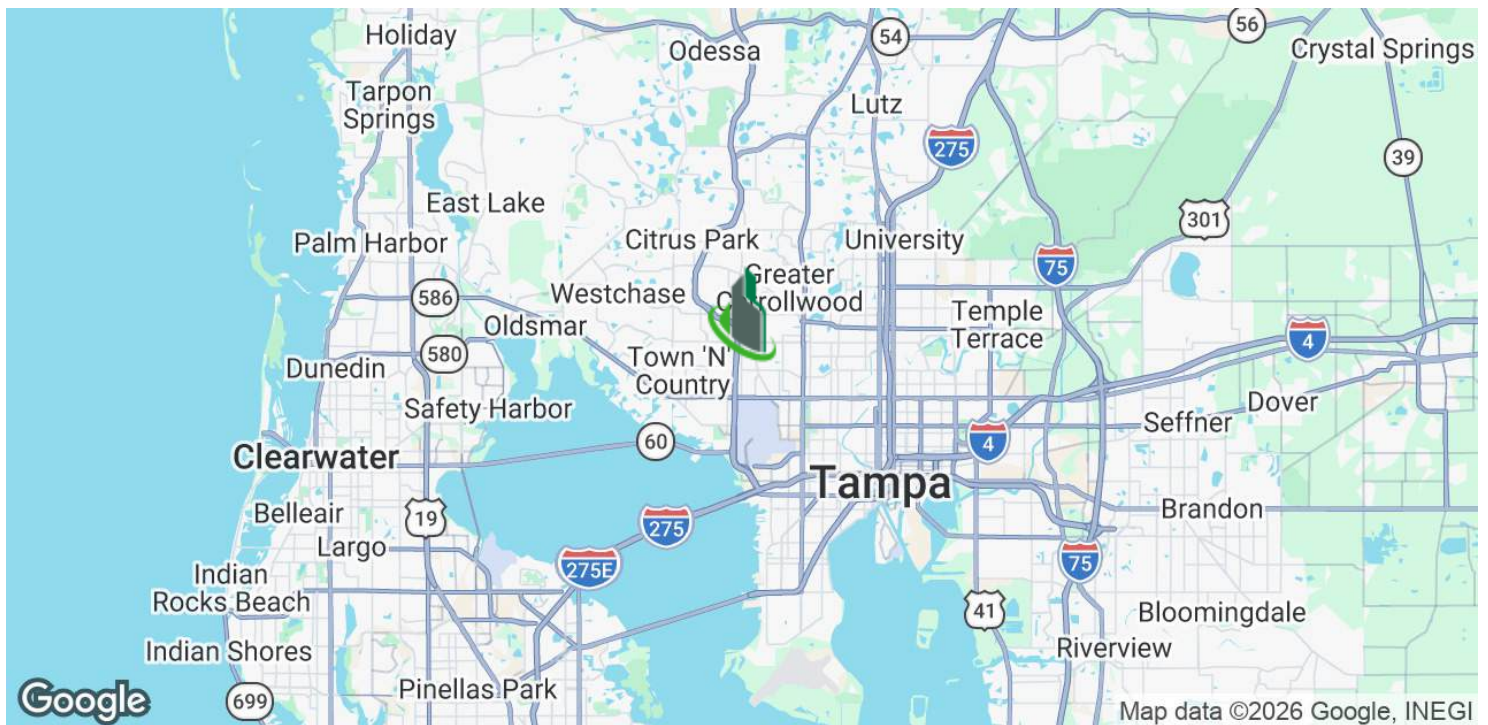
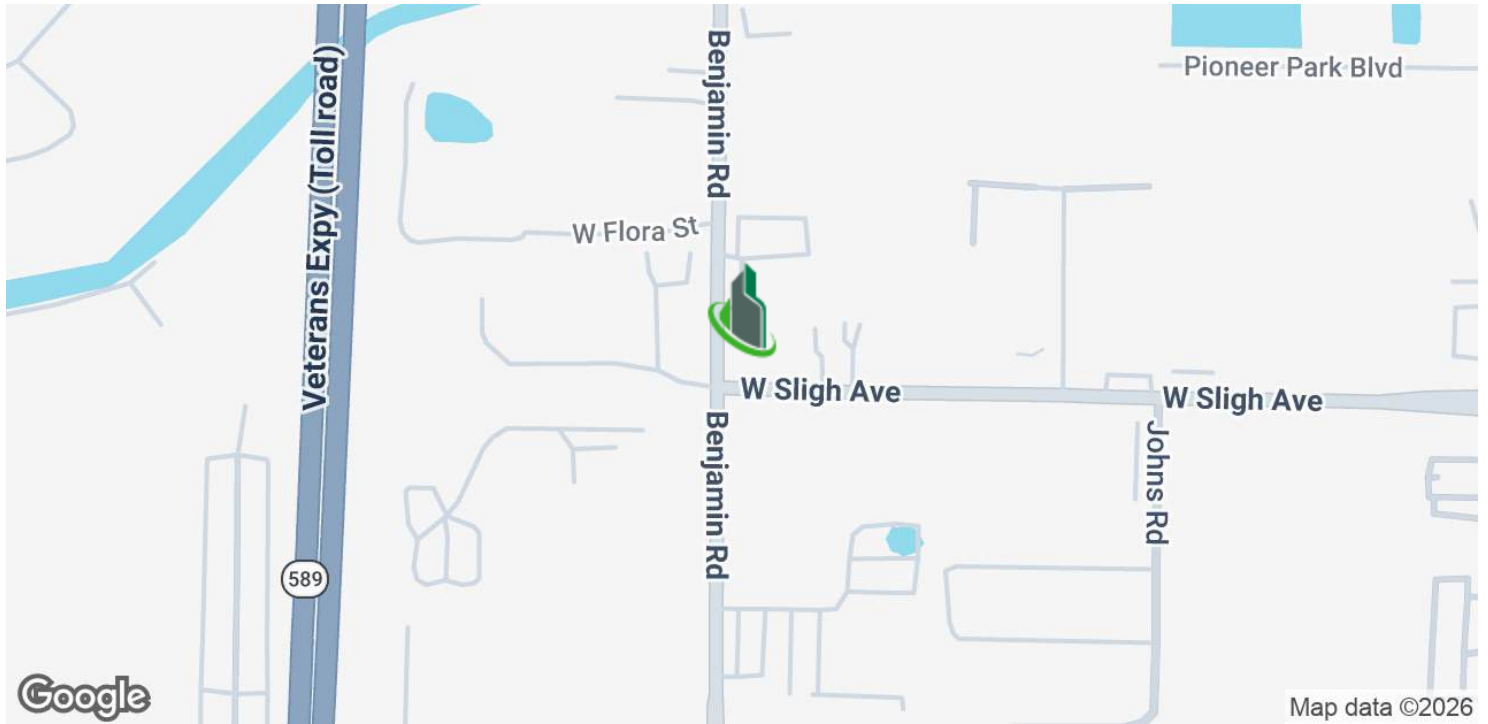




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### Location Map



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Retailer Map



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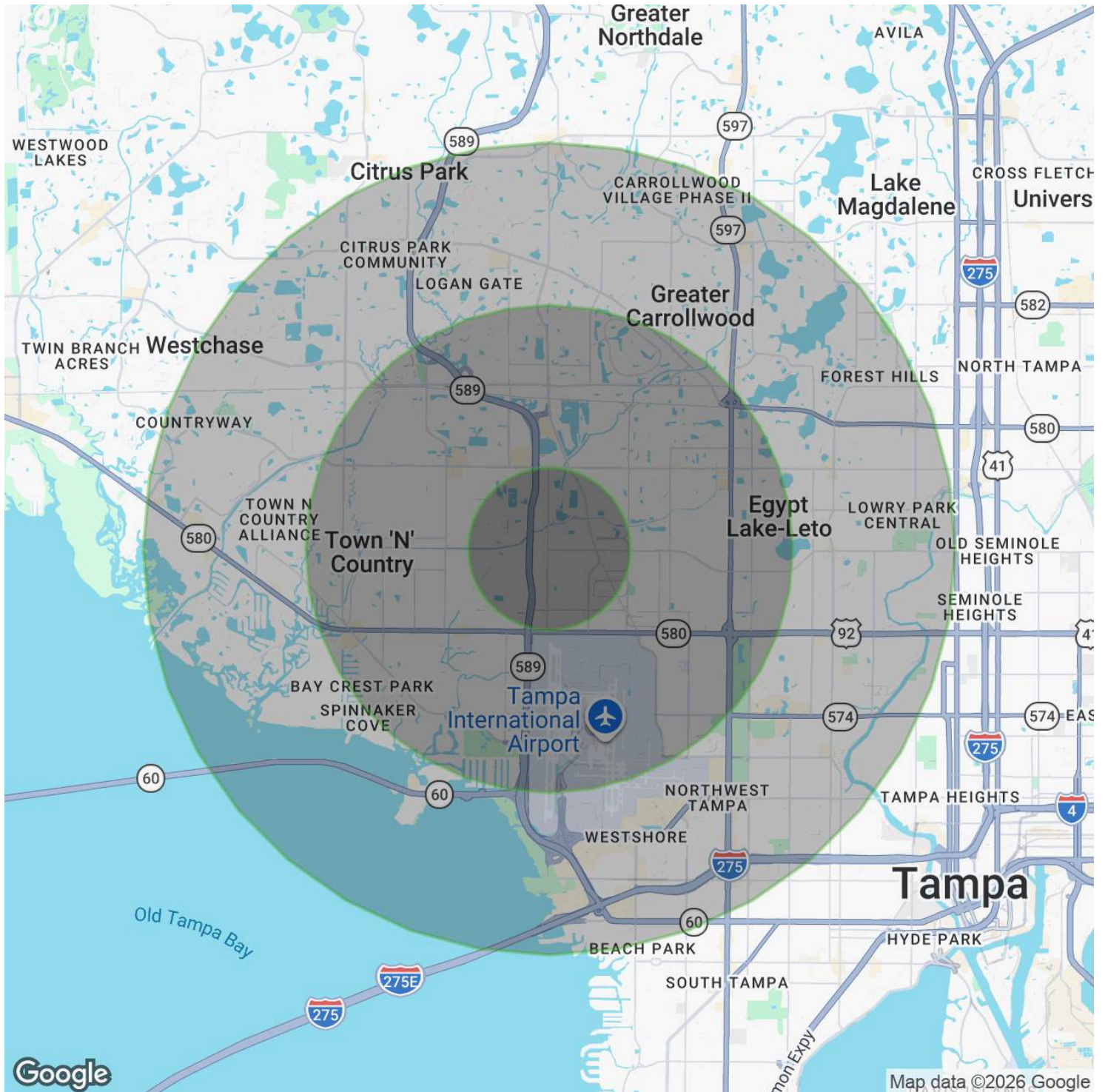
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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,019	99,495	255,513
Average Age	42.0	40.9	40.7
Average Age (Male)	42.2	40.4	40.2
Average Age (Female)	42.3	41.4	41.4

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,573	37,462	101,930
# of Persons per HH	3.2	2.7	2.5
Average HH Income	\$83,549	\$80,683	\$96,035
Average House Value	\$307,130	\$297,077	\$346,517

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	77.2%	61.6%	49.7%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	1,863	43,596	130,715
% White	37.1%	43.8%	51.2%
Total Population - Black	164	7,562	20,533
% Black	3.3%	7.6%	8.0%
Total Population - Asian	108	3,416	10,226
% Asian	2.2%	3.4%	4.0%
Total Population - Hawaiian	0	38	139
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	3	277	890
% American Indian	0.1%	0.3%	0.3%
Total Population - Other	652	10,096	20,940
% Other	13.0%	10.1%	8.2%

#### TRAFFIC COUNTS

Benjamin Rd & Sligh Ave 13,700/day

2023 American Community Survey (ACS)

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