

LOW PRICE PER SQ. FT.
\$223

NEW
ROOF

NEW
HVAC

DAILY TRAFFIC
17,200
VPD



FREE STANDING · RETAIL · OFFICE

FULL FRONTAGE | HIGH VISIBILITY | SOUTH TAMPA

3655 HENDERSON BLVD, TAMPA, FLORIDA, 33609

13,000 RSF+/-

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Conceptual Elevation Illustration Only. Final Design Subject to Change & Approval.

FOR MORE INFORMATION, CONTACT:

COSTEL VANATORU

Lic. Real Estate Broker

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VANWALD & ASSOCIATES LLC • 6000 Metrowest Blvd, STE 101, Orlando, FL 32835



CHAPTER

04

EXECUTIVE SUMMARY

A summary of the offering.

CHAPTER

05

KEY METRICS

Key Metrics Of The Property Are Summarized On This Page.

CHAPTER

06

OFFERING SUMMARY

Review the full details of the property along with purchase price.

CHAPTER

07

FLOOR PLANS

Floor by floor detail and floor plans.

CHAPTER

10

PROPERTY PHOTOS

Some photos of the property for reference. Call today for a showing!

CHAPTER

11

LOCATION

Location Specific Details, Aerial Views Of The Property, Traffic Counts And Other Major Tenants In The Vicinity.

CHAPTER

15

MARKET AREA

This Chapter Includes more information on the Tampa MSA area.

CHAPTER

18

CONTACT INFORMATION

Contact Listing Broker For More Information!



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13,000 RSF +/- · SOUTH TAMPA · HIGH TRAFFIC · HIGH VISIBILITY

OFFERING MEMORANDUM

FREE STANDING | GREAT FOR OWNER USER OR INVESTOR

3655 HENDERSON BLVD, TAMPA, FLORIDA, 33609

Incredible Opportunity to Own a Free Standing Building on Henderson BLVD, in South Tampa.

Vanwald and Associates is pleased to present the incredible opportunity to acquire 3655 Henderson BLVD in beautiful Tampa, Florida.

PROVEN LOCATION. The **LOCATION HAS ALREADY BEEN VETTED** by several national power houses. Bone Fish operates one of their restaurants on the corner adjacent to the property and TJ Max and Fresh Market chose to be less than a quarter mile up the road. This speaks volumes for the location.

FREE STANDING. A sought after, free standing building offered at a below market price per square foot.

EASY ACCESS. The property benefits of full access from and to Henderson BLVD.

HIGH VISIBILITY. The zoning allows for a multitude of uses, from retail stores to food service and office and medical uses.

EXCELLENT LOCATION. The property is strategically located at the corner of Henderson BLVD and South Sterling AVE, directly across from **Bonefish Grill** and in walking distance to **Fresh Market**. South Tampa is one of the most desirable areas in the Tampa Metropolitan Area and Henderson BLVD is one of the main arteries. **Dale Mabry Hwy** is the nearest intersection, allowing for **easy access to I-275 as well as Downtown Tampa and the Beaches.**



✓ ACROSS FROM



✓ 1 MINUTE TO



✓ VETTED SOUTH TAMPA LOCATION: JOIN BONE FISH, FRESH MARKET & TJ MAX

Join Bone Fish, Fresh Market and other national tenants that chose this corridor. All have done the homework for you when it comes to the location.

LOW PRICE PER SQ. FT.
\$223

DAILY TRAFFIC
17,200
VPD

NEW ROOF

NEW HVAC

✓ NEW ROOF | NEW HVAC | NEW PARKING (IN PROGRESS)

The building has a brand new roof and new hvac, both installed around June of 2023.

✓ GREAT FOR OWNER USER | OR INVESTOR

This location is ideal for a multitude of uses and can be perfect for an owner user looking to either occupy the entire building or use part and lease the rest.

✓ PYLON SIGNAGE

Large and visible Pylon Signage is available!!!

✓ TAMPA MSA | EXCELLENT DEMOGRAPHICS | SOUTH TAMPA LOCATION

The Tampa MSA is one of the largest and fastest growing economies in the country. The subject property is strategically located in the affluent SOUTH TAMPA area, just near the intersection with Dale Mabry HWY and about 10 minutes from the Bay.

✓ FULL FRONTAGE ON HENDERSON | HIGH VISIBILITY | HIGH TRAFFIC | FULL ACCESS

About 179 feet of frontage on Henderson BLVD ensures maximum visibility. High daily traffic trips and lots of activity in the vicinity.

PROPERTY **THE HENDERSON RETAIL CENTER**

ADDRESS **3365 HENDERSON BLVD
TAMPA, FL 33609**

COUNTY **HILLSBOROUGH**

PROPERTY TYPE **RETAIL/ OFFICE/ MEDICAL/ RESTAURANT**

ZONING **COMMERCIAL**

TRAFFIC COUNTS **54,700 VPD (AT INTERSECTION)**

BUILDING SIZE **13,000 +/- SQUARE FEET**

FLOORS **Two (2)**

ROOF \$ HVAC AGE **2023 (REPLACED)**

KEY METRICS

Property

THE HENDERSON

3365 Henderson BLVD, Tampa, FL 33609

Building Type

FREE STANDING

Floors

2

Occupancy

**Owner User/
Vacant**

Lot Size

0.37

LEASE TYPE
(NNN)

Building Size

13,000

Sq.Ft. +/-

Roof Age

2023

ROOF WAS REPLACED AROUND JUNE OF 2023

HVAC Age

2023

THE HVAC WAS REPLACED
AROUND JUNE OF 2023.

PROPERTY SNAPSHOT

Address	3655 Henderson BLVD, Tampa, FL 33609
PID	A-28-29-18-3QK-00001A-00024.0
MSA	Tampa Metropolitan Area, Florida
Sub Market	South Tampa
County	Hillsborough
Type	Office/Retail
Type of Ownership	Fee Simple
Building Type	Free Standing
Occupancy	Owner User/Vacant
Tenancy	Single or Multiple
Building Size	13,000 SF +/-
Typical Floor Size	6,500 SF +/-
Floors	Two (2)
Lot Size	0.37 AC +/-
Roof & HVAC Age	Summer, 2023
Parking	19 +/-
Build Out	Office/Showroom
Number of Restrooms	Four (4)
Roll Up Door	Yes (1)
Elevator	Yes
Pylon Sign	Yes
Zoning	Commercial
Frontage	170 ft. +/-
Price/SF	\$223
Purchase Price	\$2,900,000

OFFERING SUMMARY

PURCHASE PRICE

\$2,900,000

PRICE PER SQ. FT.

\$223

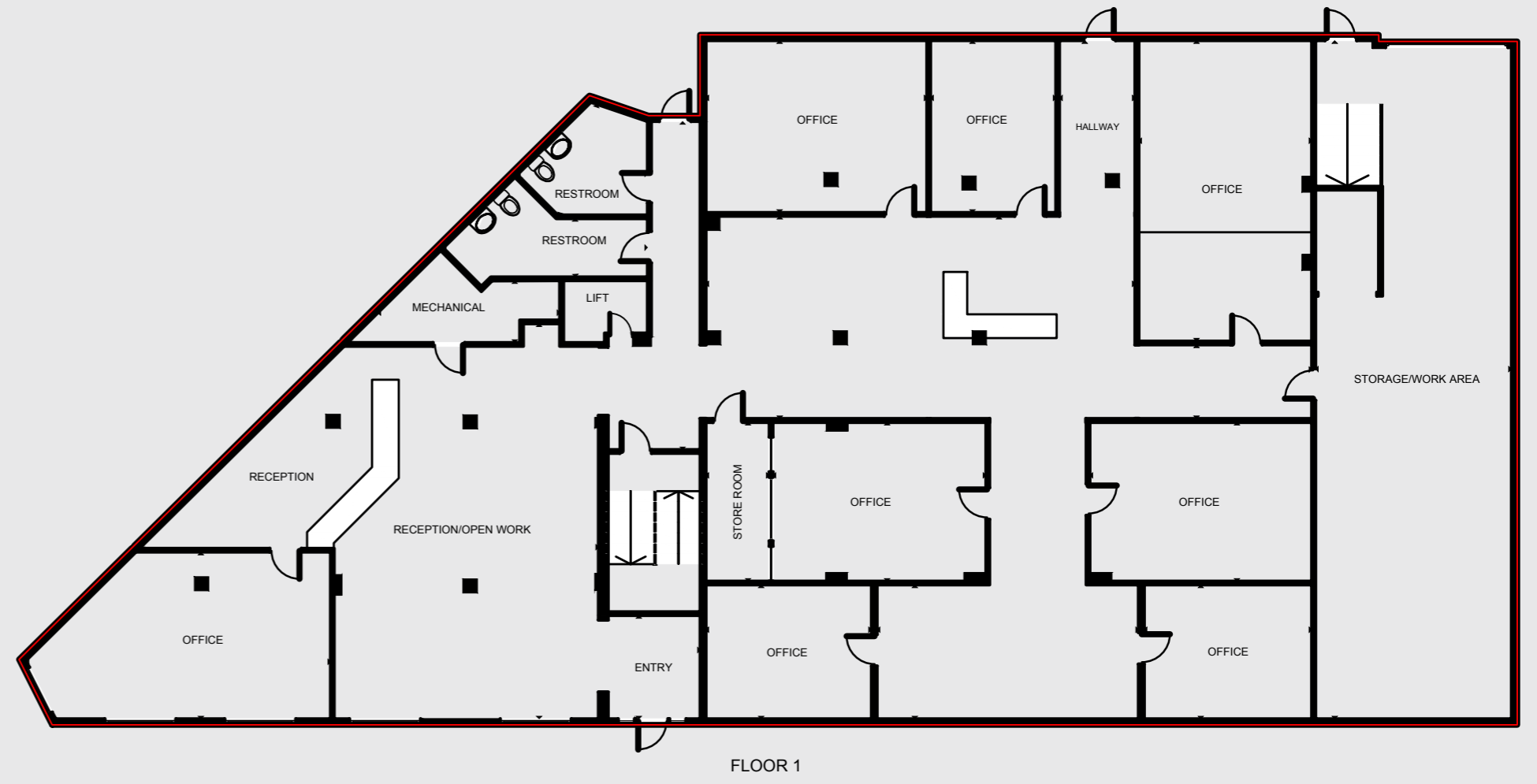
FLOOR PLANS



Conceptual Elevation Illustration Only. Final Design Subject to Change & Approval.

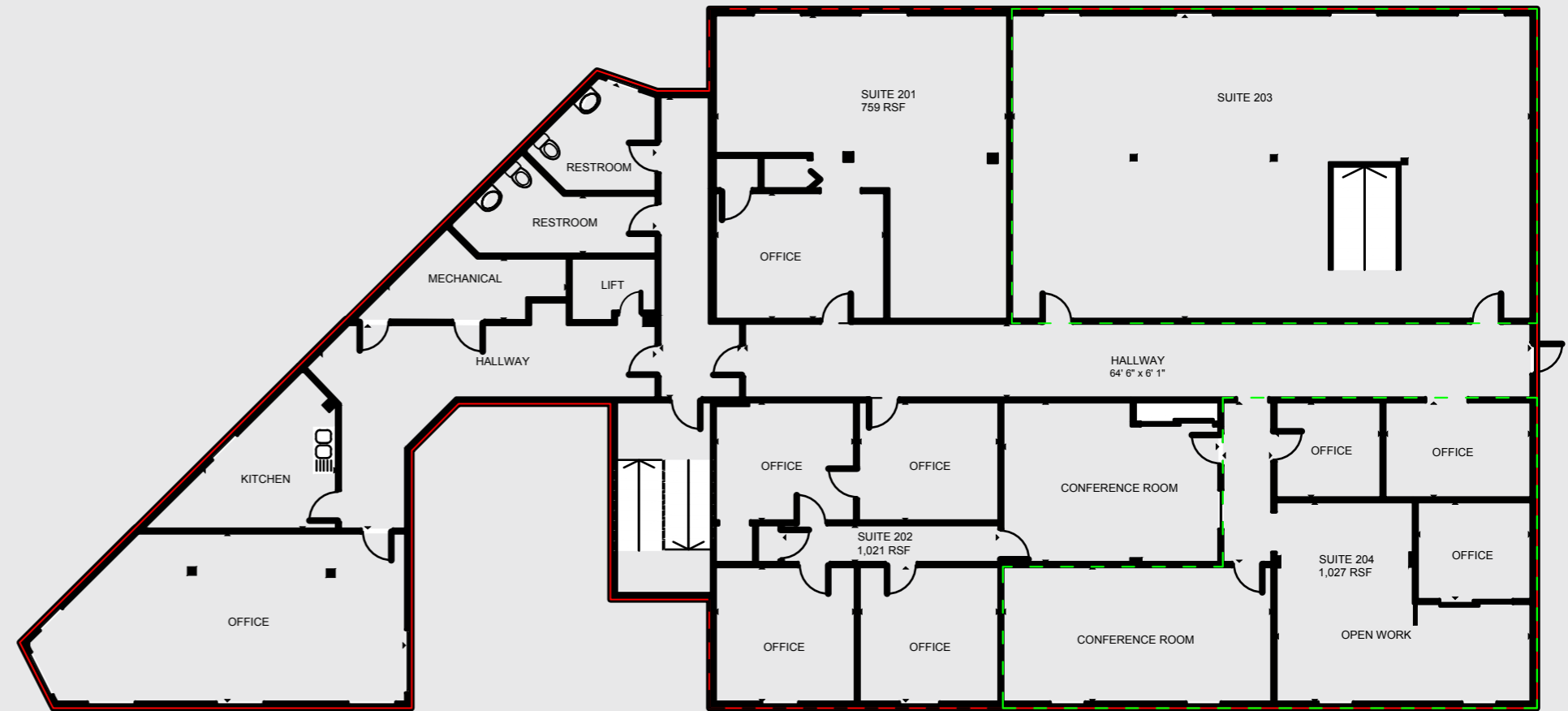
FLOOR ONE EXISTING BUILD OUT

Floor	1
Restrooms	Two (2)
Building Roof Age	2016
Elevator	Yes
Max. Contiguous (Floor 1)	6,500 RSF +/-
Space Condition	Full Build Out (Average)
Roll Up Door	Yes, at grade level.
HVAC	2023



FLOOR TWO EXISTING BUILD OUT

Floor	1
Restrooms	Two (2)
Building Roof Age	2016
Elevator	Yes
Max. Contiguous (Floor 1)	6,500 RSF +/-
Space Condition	Build Out (Average) & Vanilla Shell
HVAC	2023



FLOOR 2

NEW & IMPROVED LOOK



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NEW & IMPROVED LOOK



Conceptual Elevation Illustration Only. Final Design Subject to Change & Approval.

OPTIONAL INDOOR PARKING



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STRATEGIC LOCATION

EXCELLENT LOCATION

17,200 VEHICLES PER DAY



37,500 Vehicles/Day (FDOT)

17,200 Vehicles/Day (FDOT)

**FOR LEASE
RETAIL OR OFFICE**

PYLON SIGNAGE

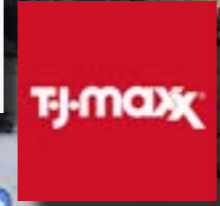
3655 Henderson Blvd

EXCELLENT LOCATION

**FOR LEASE
RETAIL OR OFFICE**

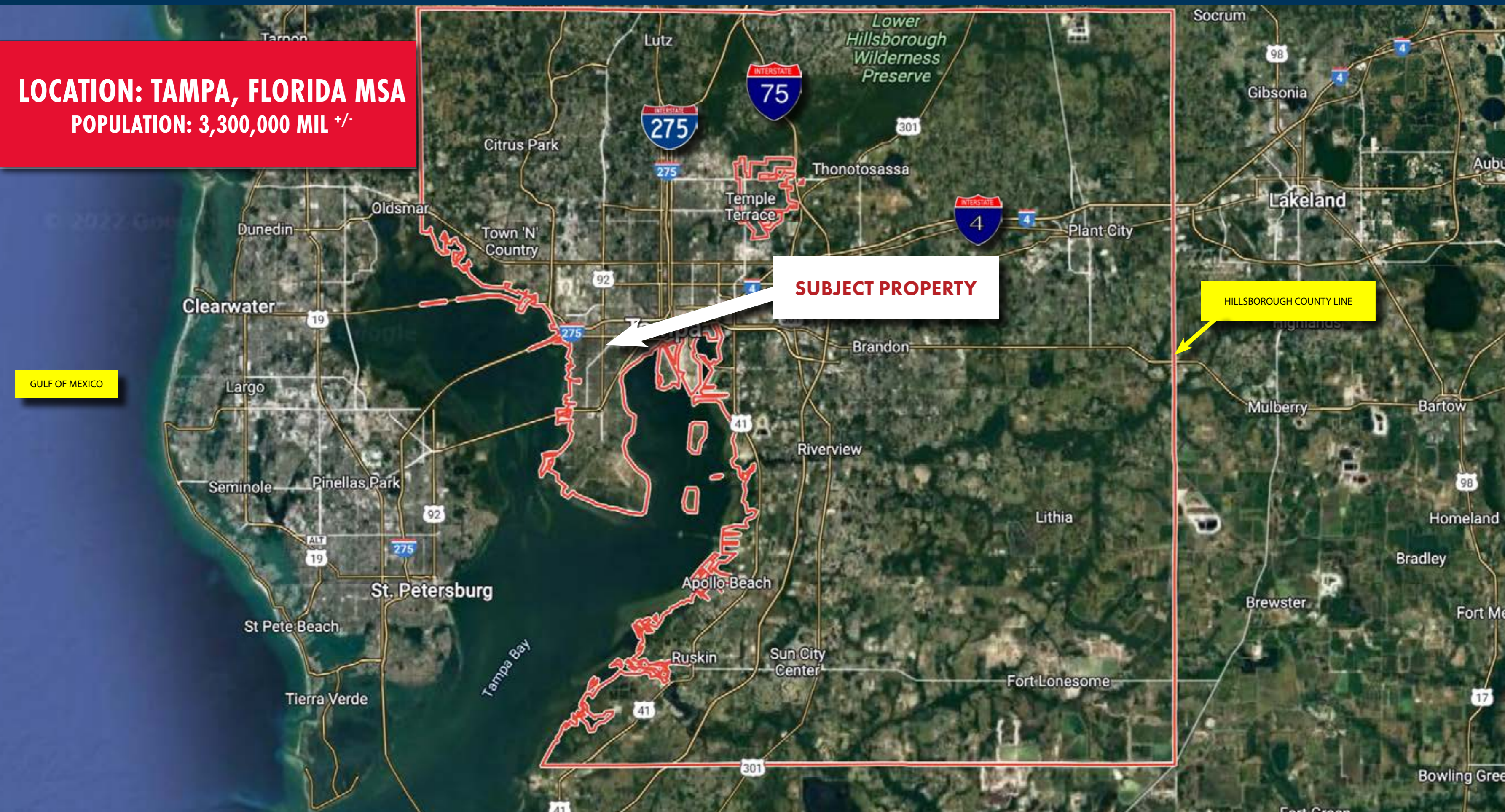


3655 Henderson Blvd



EXCELLENT LOCATION

LOCATION: TAMPA, FLORIDA MSA
POPULATION: 3,300,000 MIL +/-



TAMPA BAY METROPOLITAN AREA

MARKET AREA

HILLSBOROUGH COUNTY



Hillsborough
County Florida



TAMPA / HILLSBOROUGH

BY THE NUMBERS

Industry giants taking notice of Tampa-Hillsborough's distribution clout:

Home Depot: Adding to its 800,000-sq.-ft. ecommerce distribution center in Plant City with a 400,000-sq.-ft. warehouse in Gibsonton

Ace Hardware Corporation: Upsizing its Tampa-based Retail Support Center at a new 315,000-sq.-ft. facility based in Plant City

Amazon: Opening a 633,000-sq.-ft. fulfillment center in Temple Terrace



WATER STREET TAMPA

READY AND RESILIENT

On January 1, 2020, Tampa-Hillsborough's future couldn't have looked brighter ... and those celebratory fireworks raining down over Channelside at one minute past midnight weren't the only reason.

Tampa had closed out 2019 with a bang. At Water Street Tampa, Strategic Property Partners' innovative live-work-play development, a \$200-million JW Marriott luxury hotel was taking shape alongside "1001 Water Street," the first new trophy office tower to be built downtown in almost three decades. Along I-275, near Raymond James Stadium, the first phase of Midtown Tampa, a \$550-million, 22-acre mixed-use development combining office, retail, residential, entertainment and hospitality was nearing completion. And just a few miles up the road, toward the University of South Florida, plans were underway to transform the old University Mall on the edge of campus into an Uptown Innovation District.

Tampa International Airport had just come off of its best year yet and business was brisk at Port Tampa Bay. Tourism in Tampa-Hillsborough was at an all-time high with more than 24.5 million visitors logged in 2019. And with the annual Gasparilla Pirate Festival just four weeks away and preliminary preparations well in hand for Super Bowl LV, coming to Tampa in 2021, there seemed to be no end to this city's good fortune.

Until there was. And it came in the form of a global pandemic that would confine the residents of Tampa-Hillsborough to their homes for a few weeks and force everyone to think about the places we live and the work we do in new and unusual ways.

SIMPLY UNSTOPPABLE

TAMPA-HILLSBOROUGH

Living and working in Tampa-Hillsborough isn't quite like being on vacation every day, but it comes pretty close. Yes, there are theme parks and beaches and warm breezes in January. But there is also a vibrant mix of Fortune 500 companies, sassy tech start-ups, world-class health care facilities and serious educational options. And, hey, if a pandemic couldn't faze Tampa, nothing will.



MAP: TERESANNE COSSETTA RUSSELL

HILLSBOROUGH COUNTY AT A GLANCE

1,471,968 Population
750,269 Labor force
2,035,146 Households
\$49,730 Per capita income

At the time of the community-wide shutdown, Tampa had something like 52 major projects in the works plus a Super Bowl to get ready for in 2021 and, says Mayor Jane Castor, "we never really thought of stopping our development."

And so the 52 projects that were already underway continue to move forward. "Those are hotels, those are office space, those are things that we're going to fill up," says Mayor Castor, "and whenever you look at anybody's deadline it's always not a numerical date, it's Super Bowl."

Tampa is, of course, no stranger to hosting Super Bowls, especially those that take place during trying times. The 1991 game was played in Tampa during the Gulf War, and the 2009 game took place here in the midst of the Great Recession. The upcoming 2021 event, while highly anticipated and sure to generate significant media coverage, will be a little different in that due to coronavirus concerns, there may be limits on pre-game events and the number of people who can attend. Nevertheless, Tampa is gearing up for Super Bowl business as usual and both Water Street Tampa

2021 – 2026 Hillsborough County Population Growth By Zip Code



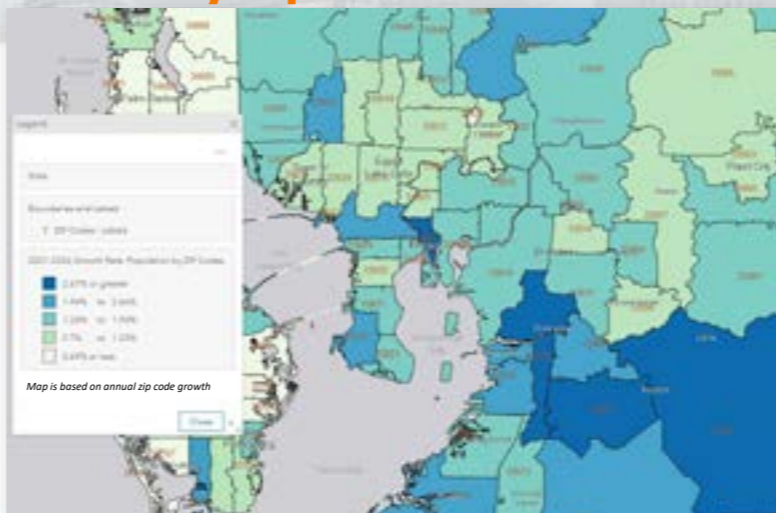
Current population in Hillsborough County is nearly **1.5 million**.

By 2026, Hillsborough County's population is projected to add **123,950** more residents totaling over **1.6 million**.

In the next five years:

- Tampa zip code 33602 is projected to grow the most at **25%** followed by...

- ...Riverview (33579 & 33578), Lithia, Gibsonton, Tampa (33616) and Wimauma.



Source: Esri June 2021

TAMPA / HILLSBOROUGH

and Midtown Tampa have timed the opening of several buildings within their developments to coincide with the big game. In fact, the 26-story JW Marriott, which is expected to open in late fall 2020, was designated the official Super Bowl host hotel clear back in 2018.

And the fact that those stands might not be filled to capacity doesn't bother the mayor one bit.

"It's like when we hosted the RNC," (the Republican National Convention, which came to Tampa in 2012), she says. "We wanted that coverage to show

what's great about this community. Same thing when the Super Bowl comes. Even if those stands aren't completely full, there are still going to be millions of people worldwide watching Tampa."

And that's the point, according to Mayor Castor. "We want everyone to know the paradise we live in and how welcoming we are. What a great quality of life we have, what a great place this is to start a business, to grow a business, to move your organization."



It's what Tampa Bay does today that counts the most.

DID YOU KNOW?

TAMPA IS:
The 5th Best Place to Start a Business -WalletHub

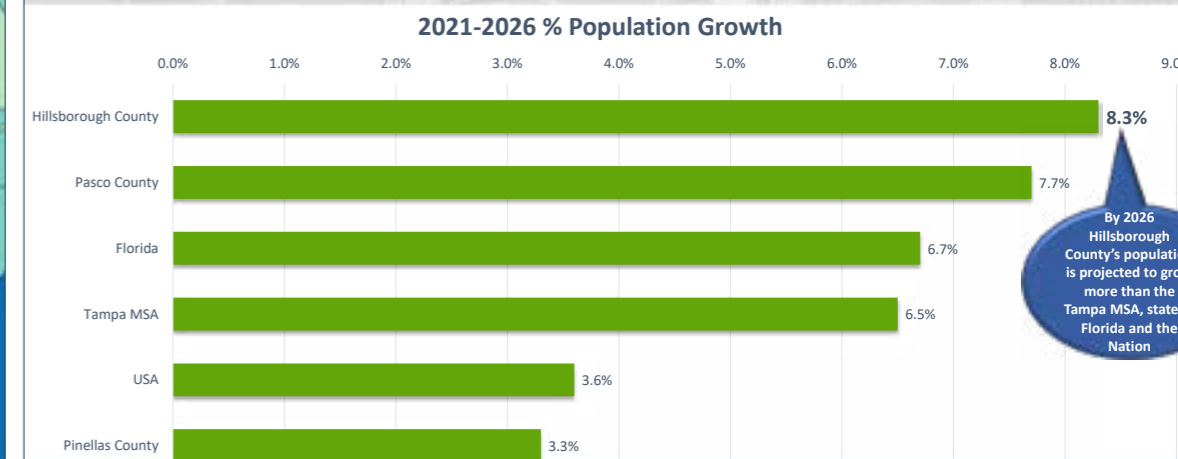
The Most Livable City in America -U.S. Conference of Mayors

The 4th Most Family Friendly City in the U.S. -Homes.com

The 6th Best Place for First-Time Homeowners -WalletHub

AND ACCORDING TO LONDON-BASED IHS MARKIT:

2021 – 2026 Population Growth



By 2026 Hillsborough County's population is projected to grow more than the Tampa MSA, state of Florida and the Nation

Source: Esri June 2021

TAMPA / HILLSBOROUGH

RESHAPING THE COMMERCIAL LANDSCAPE

Uptown, Midtown, all around the town, Tampa-Hillsborough's commercial real estate market is alive and well – some might even call it “explosive” – with three major developments in the works.

The most prominent and comprehensive of these is Water Street Tampa. Conceived and created by Strategic Property Partners, this 56-acre mixed-use development being constructed in downtown Tampa is the first neighborhood in the world to be certified as a WELL Community by the New York-based WELL Building Institute. Here, hotels are designed to be social hubs, homes to be personal sanctuaries and offices to be centers of productivity and innovation. Currently under construction is a JW Marriott Hotel, which is slated for completion well before the Super Bowl comes to town; “1001 Water Street,” a 20-story office tower;



1011 EAST CUMBERLAND AVENUE

60 NOVEMBER 2020 TAMPA / HILLSBOROUGH COMMUNITY PORTRAIT / FLORIDA TREND CUSTOM CONTENT



WATER STREET TAMPA RISING

and soon, “Heron,” consisting of 420 rental apartments in twin 20-plus story towers with 40,000 square feet of retail space at street level.

The first phase of Water Street Tampa to be completed by late 2021, includes more than 4.5 million square feet across 12 distinct buildings. Full buildout of Water Street Tampa is anticipated by 2027. Once complete, the neighborhood will be home to approximately 9 million square feet of new commercial, residential, hospitality, entertainment, cultural, retail and educational spaces – all connected by pedestrian-friendly streets and lushly landscaped public spaces.

Meanwhile, Midtown Tampa, a 22-acre development just south of I-275 on the northeast corner of North Dale Mabry Highway and West Cypress Street, continues to take shape. The \$550-million project includes a hotel, apartments, office space and retailers, including Whole Foods Market and Tampa's first Shake Shack. If all goes according to plan, the hotel and residences will open in January 2021, just ahead of Super Bowl LV.

And currently just beginning construction, is a third development – RITHM at Uptown – along Fowler Avenue adjacent to the University of South Florida where the largely vacated University Mall used to be. RD Management, which purchased the 100-acre property in 2014, is finally redeveloping it into a mixed-use “urban research

village” with offices and co-working spaces, restaurants, shops, apartments, hotels and parks. And culminating the project: a three-story, mixed-use office building. RITHM, by the way, is an acronym that stands for Research, Innovation, Technology, Habitat and Medicine. The builders believe it speaks to the dynamic redevelopment and future purposes of the former mall property.

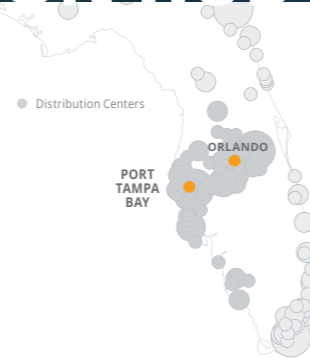
One thing to note ... not all of the development currently under way in Tampa-Hillsborough is visible from the street. A lot of it, in fact, is going on inside buildings as workplaces evolve and adapt to office life after COVID-19. Consider for example, the 526,000-sq.-ft. office of global law firm Baker McKenzie at SunTrust Financial Center in downtown Tampa. The roughly 200 professionals who are employed there have been largely working from home during the COVID shutdown and many are not particularly anxious to return to an office environment.

So the firm's Executive Director Jamie Lawless is, quite literally, thinking outside the box. “We have really flipped the script on a traditional law firm layout,” she says, “completely open, completely modular, no assigned seating.” And while certain elements of Baker McKenzie's work can't be accomplished at home or replaced by Zoom, Lawless is turning whatever space needs to be accessed at the downtown office into a place where employees want to come when they need to collaborate.



FLORIDA'S DISTRIBUTION HUB PORT TAMPA BAY & THE I-4 CORRIDOR

- Over 380 million square feet of distribution center space
- One of the hottest industrial real estate markets in the U.S
- Over 10 million square feet of additional DC capacity under development
- Global container connections with new Asia direct services
- Expanding terminal facilities with plenty of room for growth



In 2018, Tampa was named – for the first time – one of the nation's top 10 markets for real estate investors in an annual survey led by PwC and the Urban Land Institute.

What makes the Tampa Bay area so attractive? Housing is affordable, the employment base is growing, and population is increasing at almost twice the national rate.

There is currently \$13 billion in new projects underway that will transform the area over the next few years and create an urban environment unlike any other in the country. A vast majority of this expansive investment is happening along the waterfront, which until recently had gone largely untapped.

TAMPA / HILLSBOROUGH

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POWER BROKER

