

6,000 SF HANGAR | TAMPA EXEC. AIRPORT | FOR SALE/LEASE

6950 Tampa Executive Arpt Blvd, Tampa, FL 33610

Marcus & Millichap



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EXECUTIVE SUMMARY

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INVESTMENT OVERVIEW

Offered for Sale & For Lease - New Construction Aircraft Hangar at Tampa Executive Airport

Rare opportunity to operate from a newly constructed 6,000 SF box hangar at Tampa Executive Airport. Conveniently located near the intersection of I-4 and I-275, the airport is approximately 15 minutes from Downtown Tampa, offering exceptional accessibility for both local and regional operators.

The hangar measures 80' wide by 75' deep and features an 18' x 70' Schweiss strap-system bi-fold door with remote control, a 12' x 12' grade-level roll-up door, and approximately 7,200 SF of private ramp space. Additional improvements include LED lighting, epoxy flooring, and a small restroom. Additional space is available to the rear of the property or inside the hangar for future office buildout, if desired.

Located on a secure, full-service, uncontrolled airfield, this modern, turnkey facility is ideal for aircraft storage, maintenance operations, corporate aviation users, or owner-operators seeking a high-quality aviation asset in one of Tampa Bay's most strategic aviation locations.

INVESTMENT HIGHLIGHTS

New Construction - 6,000 SF Box Hangar - Located at Tampa Executive Airport

15 Minutes from Downtown Tampa - Hangar Dimensions 80' Wide x 75' Deep

18' x 70' Bi-fold Door - 12' x 12' Grade Level Roll Up - 7,200 SF Private Ramp

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OFFERING SUMMARY

OVERVIEW

Pricing & Rent	Contact Agent
Square Feet	6,000 SF
Year Built	2026
Lot Size	0.45 Acres (19,602 SF)

CONSTRUCTION

Roof/Framing	Steel (145 MPH Rating)
Ramp	7,200 SF
Ceiling Height	Up to 32'
Bi-Fold Door	70' w x 20' h (18' tail clearance)
Power	200a/480v
Floor Support	-

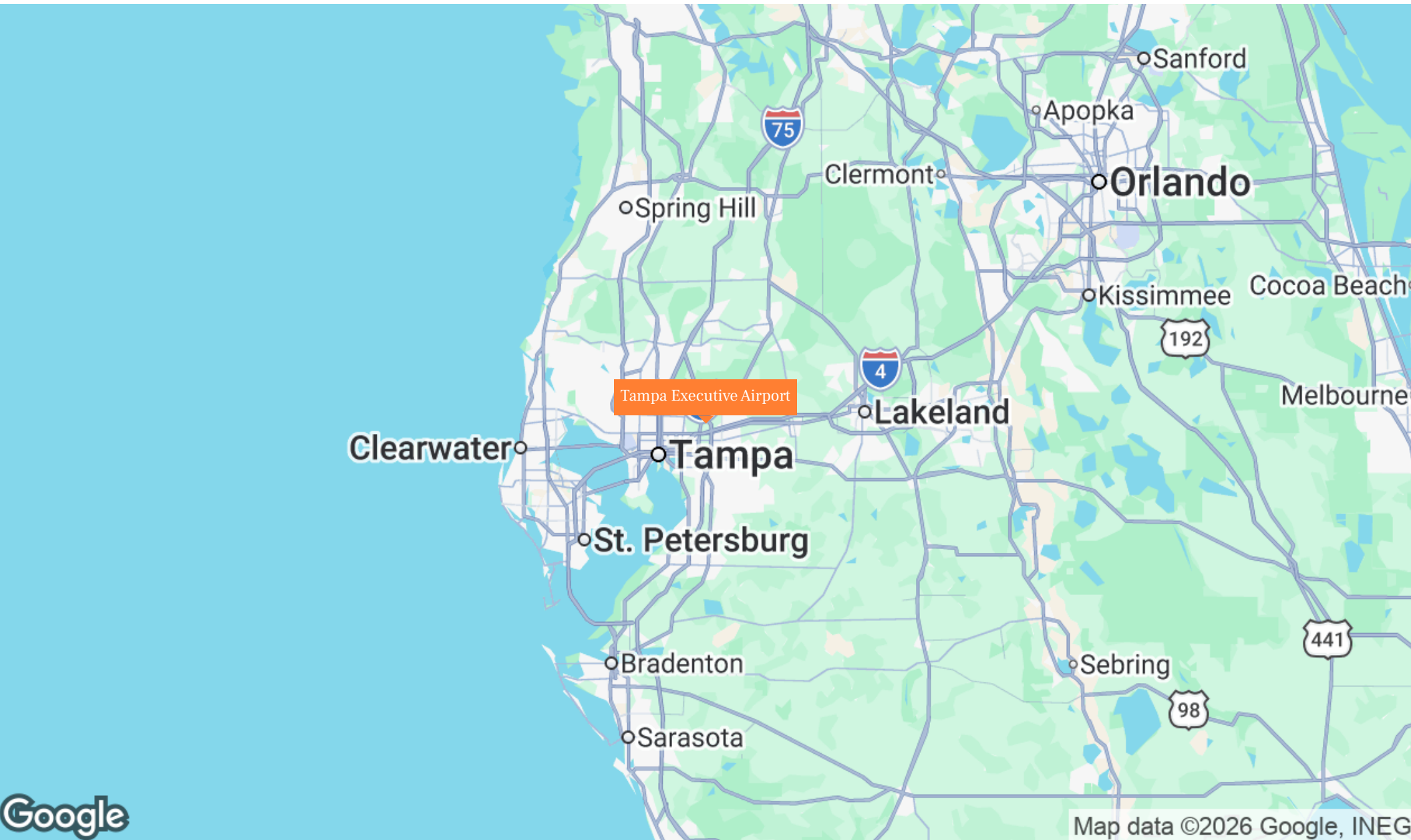
OWNERSHIP DETAILS

Electric	TECO
Water/Sewer	Included in Ground Lease
Ground Lease Term	30 Years
Ground Lease	~\$8,500.00/yr



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REGIONAL MAP

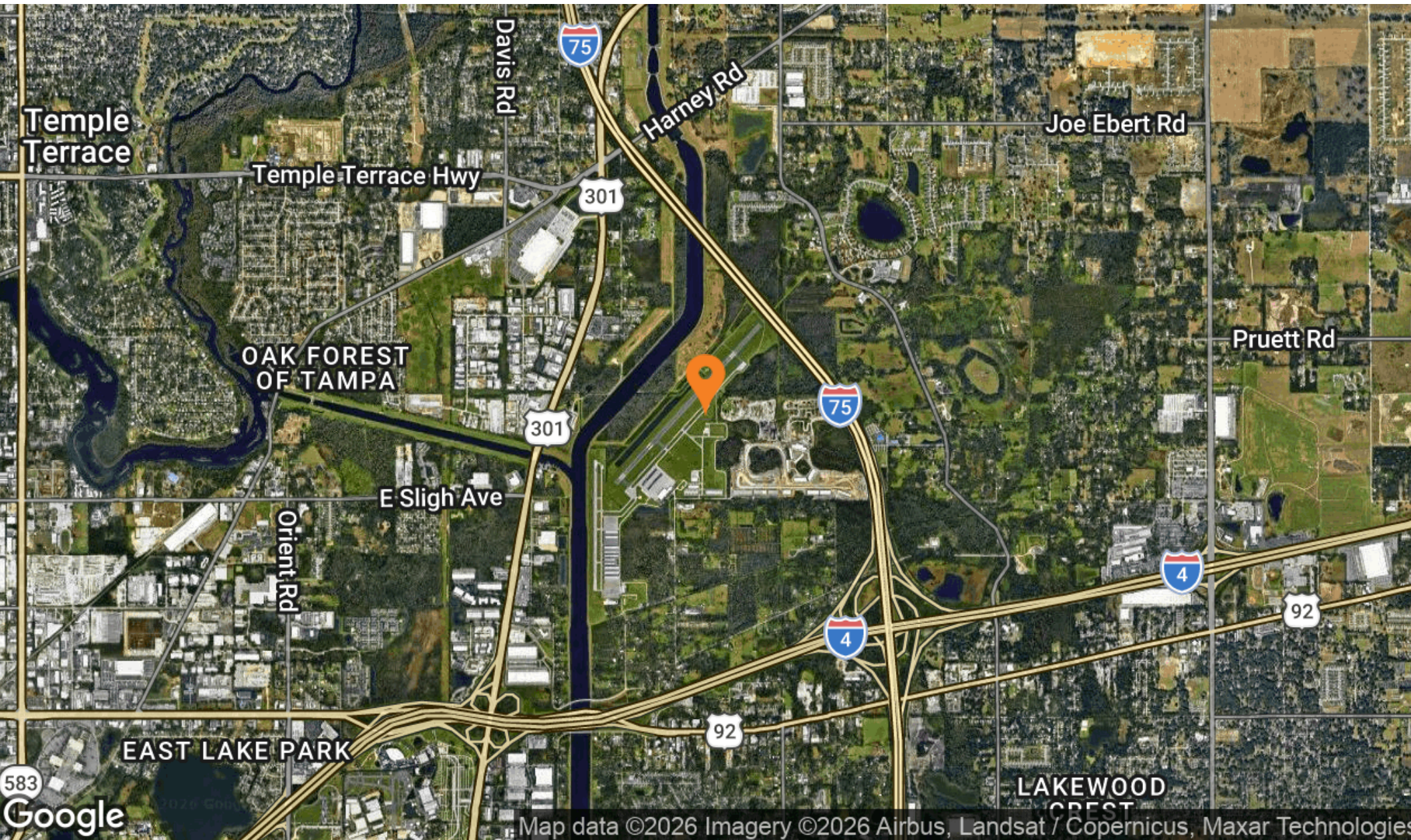


Google

Map data ©2026 Google, INEG

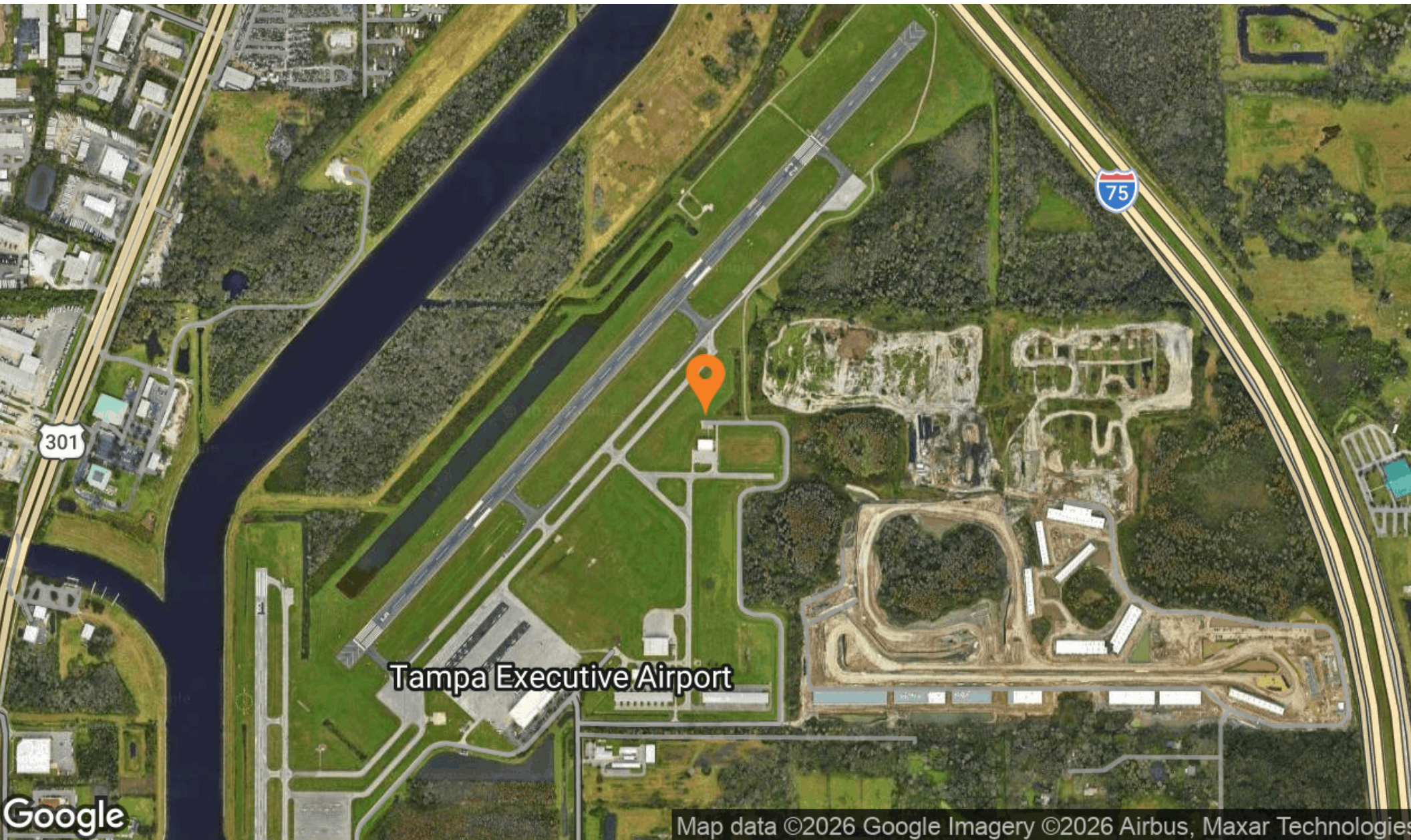
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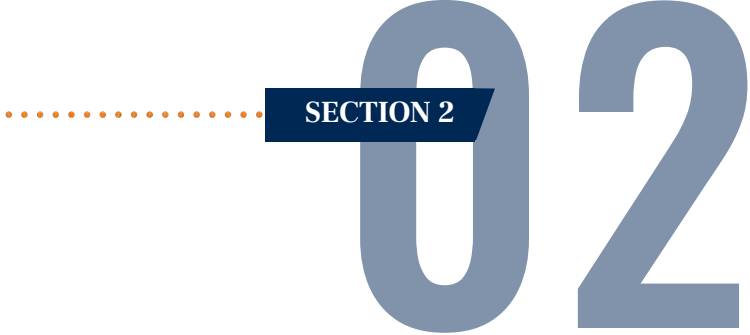
LOCAL MAP



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AERIAL MAP





SECTION 2



MARKET OVERVIEW

Market Overview
Demographics
Broker of Record

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MARKET OVERVIEW

TAMPA-ST. PETERSBURG

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.

METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost of living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



DIVERSE ECONOMY

High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy.

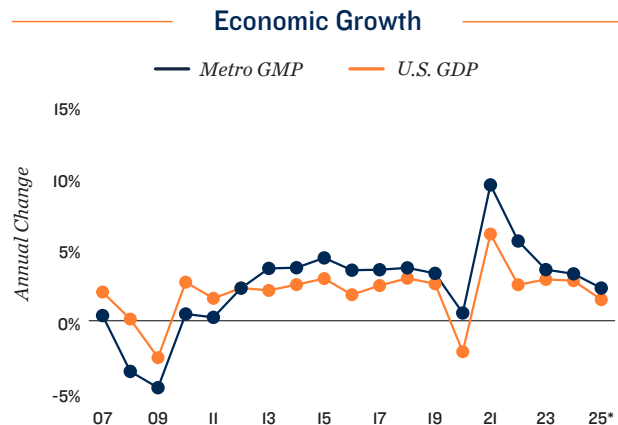


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MARKET OVERVIEW

ECONOMY

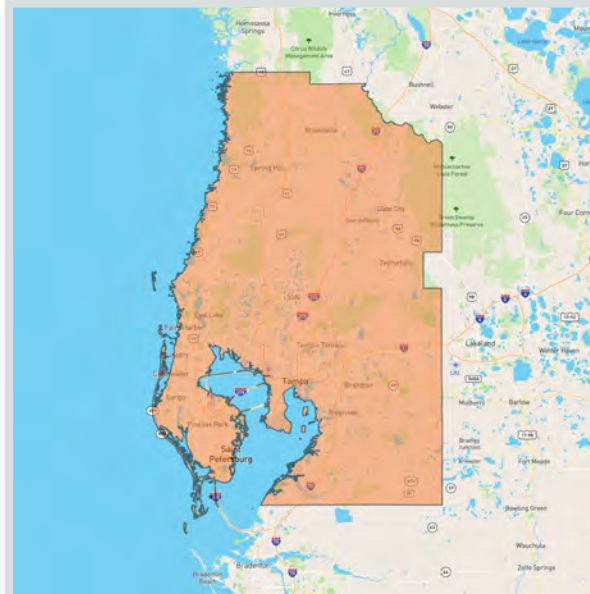
- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, as visitors are drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.



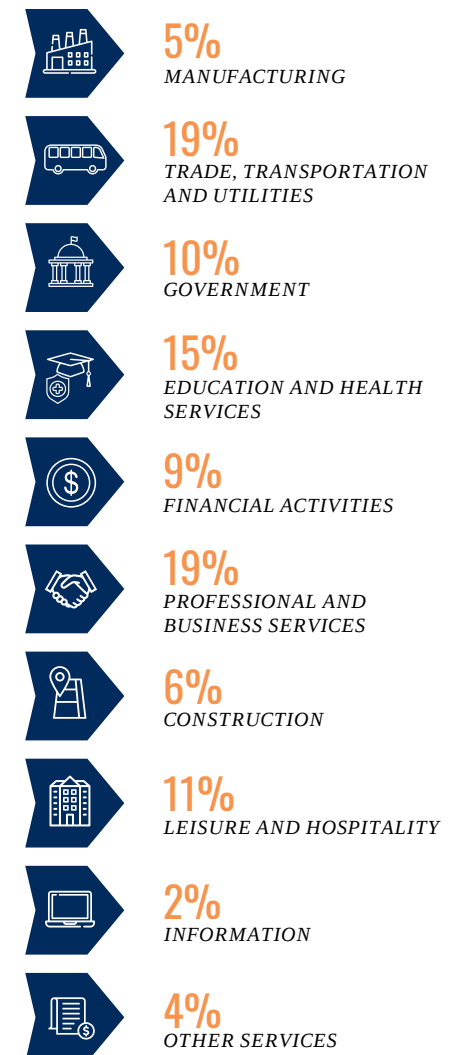
*Forecast

MAJOR AREA EMPLOYERS

- BayCare Health System
- Publix Super Markets, Inc.
- WellCare Health Plans
- Tech Data
- Verizon Communications, Inc.
- Power Design
- University of South Florida
- Sykes
- Raymond James
- TECO Energy, Inc



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

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MARKET OVERVIEW

DEMOGRAPHICS

- The local population will expand to roughly 3.4 million residents by 2028. During the next five years, the number of households will increase by nearly 80,000.
- Homeownership of 65 percent is slightly above the national rate; the median home price, \$411,000, is more than 3 percent above the U.S. median.
- Roughly 20 percent of residents hold bachelor's degrees, with more than 10 percent having also attained a graduate or professional degree.

QUALITY OF LIFE

The metro boasts a mild climate and a beautiful waterfront, which attract new residents and visitors. Tampa-St. Petersburg has hundreds of golf courses and abundant water-related activities, with Tampa Bay and the Gulf Coast nearby. There are more than 11,000 acres of parkland and 100 trail acres within a 60-mile radius. Numerous state parks, historical sites, museums, theaters and retail centers also dot the landscape. The world-famous Busch Gardens theme park also draws visitors, as do professional football, hockey and baseball teams. Educational advancement is available at numerous institutions of higher learning located in the Tampa Bay area. The University of South Florida in Tampa is one of the largest universities in the state.

SPORTS

Baseball | **MLB** | Tampa Bay Rays
Football | **NFL** | Tampa Bay Buccaneers
Hockey | **NHL** | Tampa Bay Lightning
Soccer | **MLS** | Tampa Bay Rowdies



EDUCATION

- Eckerd College
- St. Petersburg College
- The University of Tampa
- University of South Florida



ARTS & ENTERTAINMENT

- Busch Gardens
- The Florida Aquarium
- Museum of Science and Industry
- Museum of Fine Arts, St. Petersburg
- Straz Center for the Performing Arts



QUICK FACTS



POPULATION

3.3M

Growth 2025-2029*

3.9%



HOUSEHOLDS

1.4M

Growth 2025-2029*

4.0%



MEDIAN AGE

43

U.S. Median:

39



MEDIAN HOUSEHOLD INCOME

\$80,000

U.S. Median:

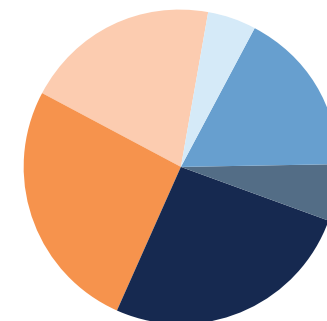
\$76,000

* Forecast

2025

Population by Age

5%	0-4 years
17%	5-19 years
5%	20-24 years
26%	25-44 years
27%	45-64 years
20%	65+ years



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Population	85,808	248,229	844,804
2025 Estimate			
Total Population	83,189	239,099	814,422
2020 Census			
Total Population	81,943	230,692	782,168
2010 Census			
Total Population	74,454	205,072	689,117
Daytime Population			
2025 Estimate	126,628	418,412	1,168,641
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Households	33,183	101,094	351,846
2025 Estimate			
Total Households	32,051	96,733	338,060
Average (Mean) Household Size	2.6	2.5	2.4
2020 Census			
Total Households	29,876	88,367	311,591
2010 Census			
Total Households	27,322	77,037	274,907

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2025 Estimate			
\$200,000 or More	2.5%	5.9%	10.4%
\$150,000-\$199,999	3.1%	5.3%	7.2%
\$100,000-\$149,999	10.5%	13.7%	15.9%
\$75,000-\$99,999	13.0%	12.9%	13.6%
\$50,000-\$74,999	18.0%	16.1%	15.8%
\$35,000-\$49,999	14.9%	13.2%	11.2%
\$25,000-\$34,999	10.6%	9.2%	8.0%
\$15,000-\$24,999	11.4%	9.2%	7.4%
Under \$15,000	16.0%	14.7%	10.5%
Average Household Income	\$62,338	\$74,593	\$95,897
Median Household Income	\$49,970	\$59,465	\$77,940
Per Capita Income	\$24,530	\$31,914	\$40,656
POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2025 Estimate Total Population	83,189	239,099	814,422
Under 20	27.7%	24.9%	23.2%
20 to 34 Years	22.6%	25.1%	24.5%
35 to 39 Years	7.1%	7.4%	7.4%
40 to 49 Years	12.2%	12.3%	12.7%
50 to 64 Years	17.5%	17.3%	18.1%
Age 65+	12.9%	13.0%	14.2%
Median Age	35.0	35.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	54,772	161,338	563,115
Elementary (0-8)	5.3%	6.1%	4.8%
Some High School (9-11)	12.1%	10.7%	7.3%
High School Graduate (12)	36.6%	30.7%	26.4%
Some College (13-15)	18.0%	17.2%	17.0%
Associate Degree Only	9.1%	9.2%	9.2%
Bachelor's Degree Only	13.0%	16.9%	22.2%
Graduate Degree	5.9%	9.2%	13.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	28.0	29.0

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 814,422. The population has changed by 18.18 percent since 2010. It is estimated that the population in your area will be 844,804 five years from now, which represents a change of 3.7 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,595 people per square mile.



EMPLOYMENT

In 2025, 453,714 people in your selected area were employed. The 2010 Census revealed that 64.1 percent of employees are in white-collar occupations in this geography, and 17.4 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSEHOLDS

There are currently 338,060 households in your selected geography. The number of households has changed by 22.97 percent since 2010. It is estimated that the number of households in your area will be 351,846 five years from now, which represents a change of 4.1 percent from the current year. The average household size in your area is 2.4 people.



HOUSING

The median housing value in your area was \$347,053 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 145,689.00 owner-occupied housing units and 129,216.00 renter-occupied housing units in your area.



INCOME

In 2025, the median household income for your selected geography is \$77,940, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 82.77 percent since 2010. It is estimated that the median household income in your area will be \$92,619 five years from now, which represents a change of 18.8 percent from the current year.

The current year per capita income in your area is \$40,656, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$95,897, compared with the U.S. average, which is \$103,571.



EDUCATION

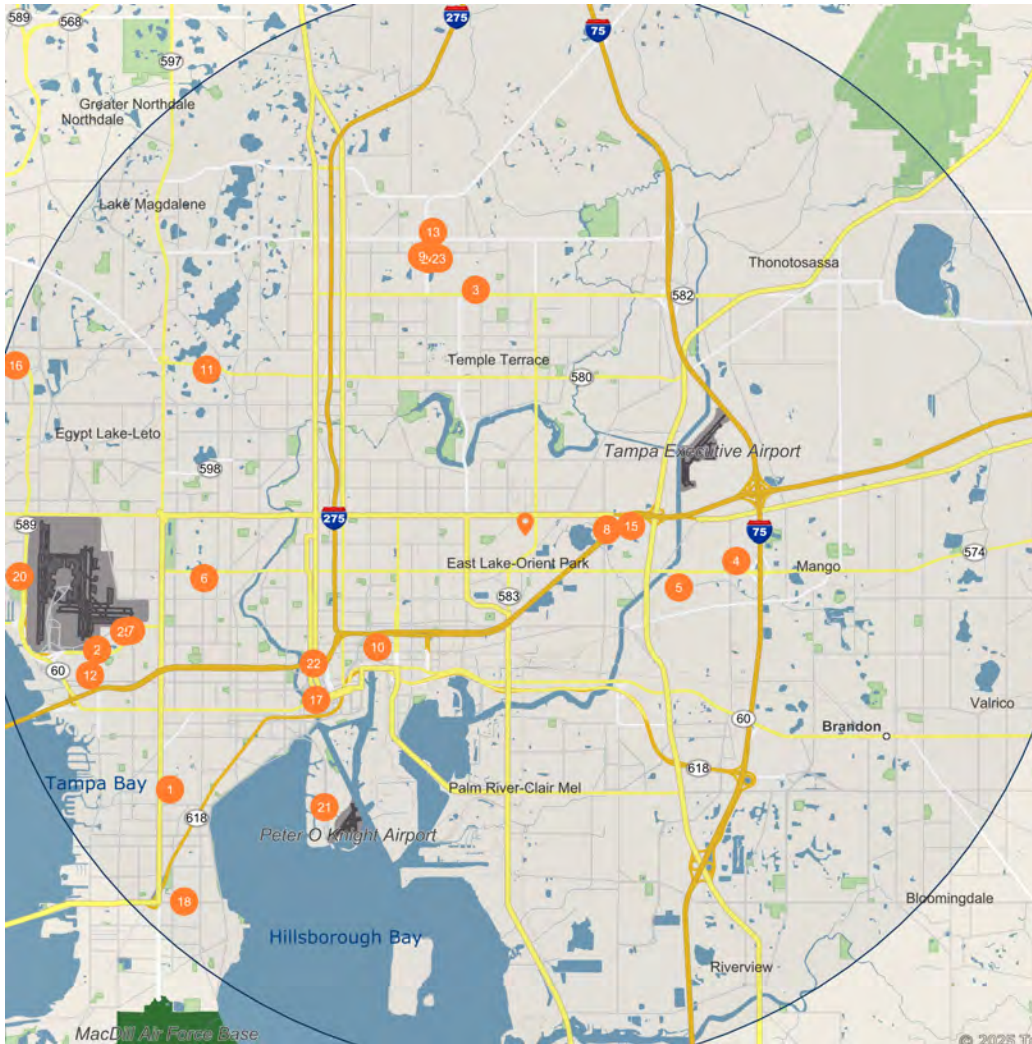
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 33.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 31.7 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



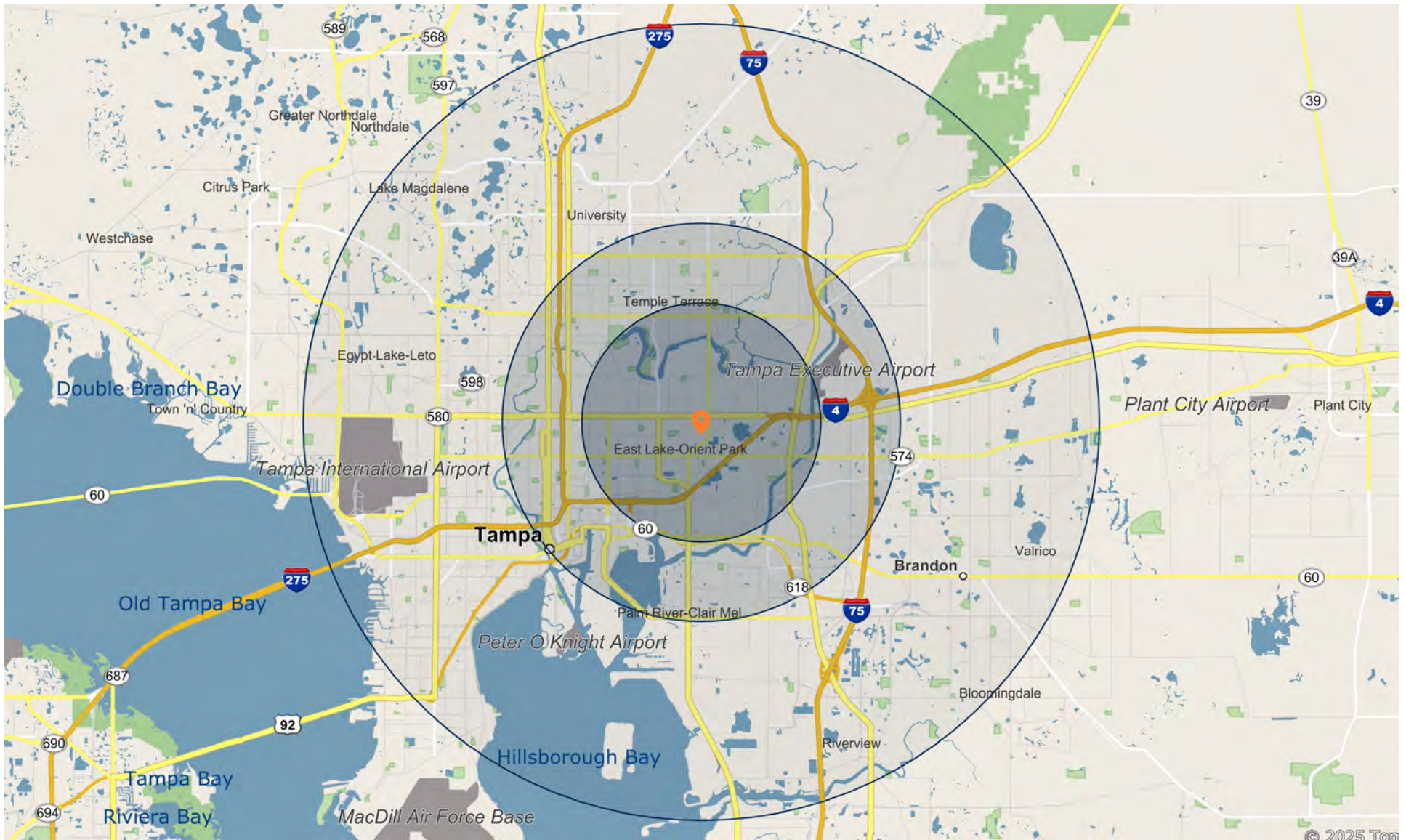
Major Employers

Employees

1	Hillsborough County School Dst-H B Plant Senior High School	24,460
2	OSI Restaurant Partners LLC-Outback Steakhouse	20,679
3	University of South Florida-	14,000
4	Valet Living LLC-	9,379
5	Kash N Karry Food Stores Inc-Sweetbay Supermarket	9,046
6	Baycare Health System Inc-St Josph Womens Hospital	5,555
7	Gerdau Ameristeel US Inc-Gerdau Long Steel North Amer	5,120
8	Seminole Tribe of Florida Inc-Seminole Casino	4,000
9	Veterans Health Administration-James A Haley Veterans Hosp	4,000
10	Ashley Furniture Inds LLC-Ashley Furniture Homestore	3,800
11	Bluepearl Vet LLC-	3,502
12	Jts Enterprises Tampa Limited-McDonalds	3,500
13	University Community Hosp Inc-Childrens Learning Center	3,500
14	Bluepearl Management LLC-	3,500
15	Legends Hospitality Holdg LLC-	3,328
16	Auto Club Group-	3,300
17	Connectwise LLC-	3,256
18	Florida Hlth Sciences Ctr Inc-Fast Track Urgent Care	3,105
19	University Community Hosp Inc-Adventhealth Tampa	3,000
20	Avg Intermediate Holdings LLC-Animal Clinic West Lake Worth	2,984
21	Buccaneer Holdings LLC-	2,538
22	Seven-One-Seven Prkg Svcs Inc-Seven One Seven Parking Entps	2,500
23	H Lee Mfft Cntr Ctr & RES-Moffitt Cancer Center	2,500
24	University S Fla Med Svcs Sppo-Boyce H Worth MD	2,400
25	Trinet Hr I Inc-	2,340

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DEMOGRAPHICS



..... 6950 TAMPA EXECUTIVE ARPT BLVD

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