



Office Building For Lease

South Tampa Freestanding Corner Medical
3901 Henderson Blvd, Tampa, FL 33629

For More Information:

813-254-6756 | EXT 46

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





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Executive Summary



OFFERING SUMMARY

Available SF:	2,033 SF
Lease Rate:	\$42 SF/yr (NNN)
Lot Size:	7,142 SF
Year Built:	1960
Building Size:	2,033 SF
Renovated:	1989
Zoning:	CG - General Commercial
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	17,200

PROPERTY OVERVIEW

This 2,033 SF freestanding medical office is located on a 7,142 SF corner lot with unmatched visibility and access at the 3 way intersection of Henderson Blvd, Watrous Ave, and Church St. in the heart of South Tampa. There is a large 18-20 person waiting room connected to an open central reception office. There are 5 exam rooms and staff offices that wrap the perimeter of the building and a large connected open room which has a private entrance. Two of the exam rooms are currently plumbed and the location of existing plumbing offers easy accessibility to add additional plumbed cabinetry into other rooms. There is also a large room, ideal for a procedure room, 2 restrooms in the rear of the spaces, as well as a break room. There is ample parking with 15 parking spaces in front and 3 in rear for a total of 18 spaces (9 spaces per 1000) which is a rare find in a South Tampa market traditionally starved for adequate parking. The site also features one of the larger and more visible pylon signs throughout the entire market. The owner is not offering a TI (Tenant Improvement) package but may offer abated rent/reduced rent in exchange for aesthetic renovations to the space to a qualified tenant. *Please note: This site is not for sale and the owner will not consider purchase offers. Initial estimated monthly rent: \$8,301 - includes base rate (42.00 sf/yr NNN) + CAM (\$7.00) plus applicable sales tax

LOCATION OVERVIEW

Located at the triangular intersection of Henderson Boulevard, W. Watrous Avenue, and S. Church Avenue across from Grady Elementary School.



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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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Floor Plan

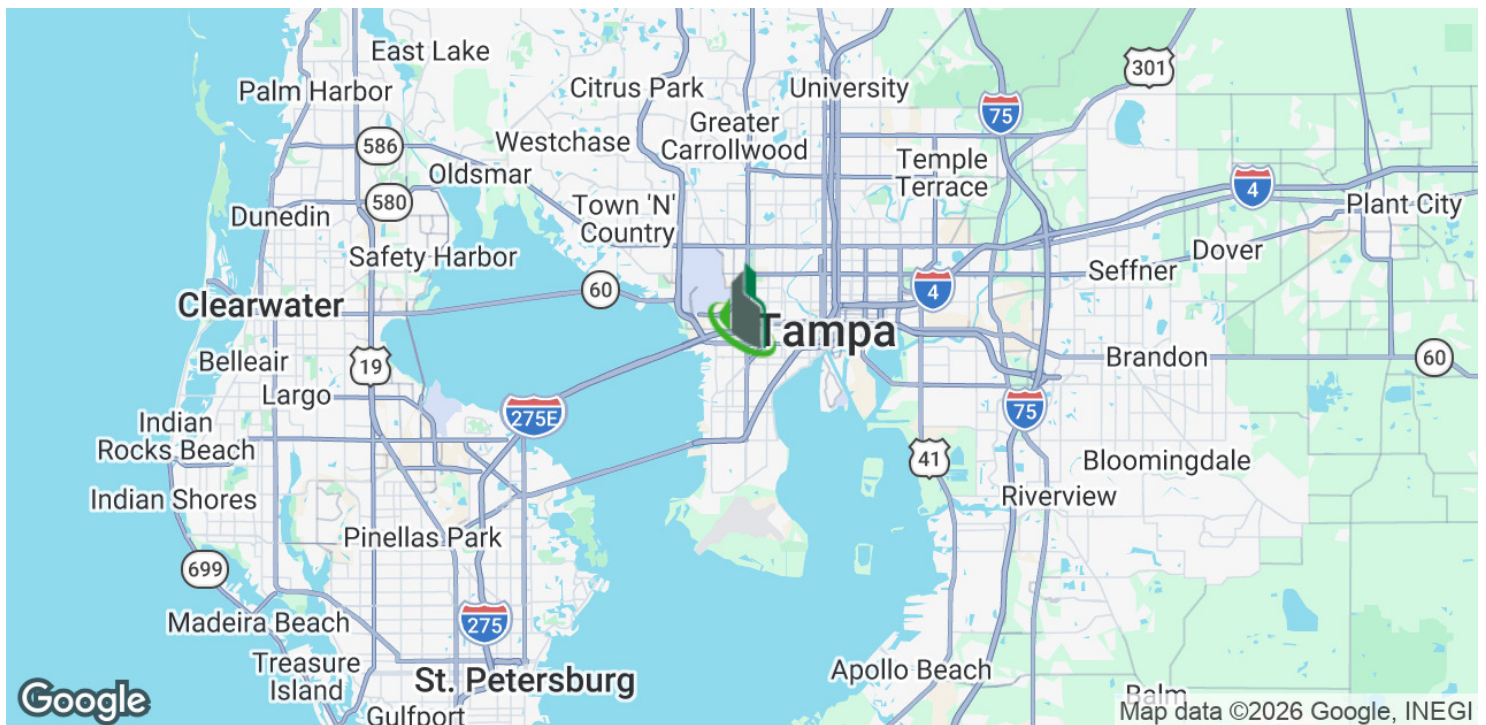
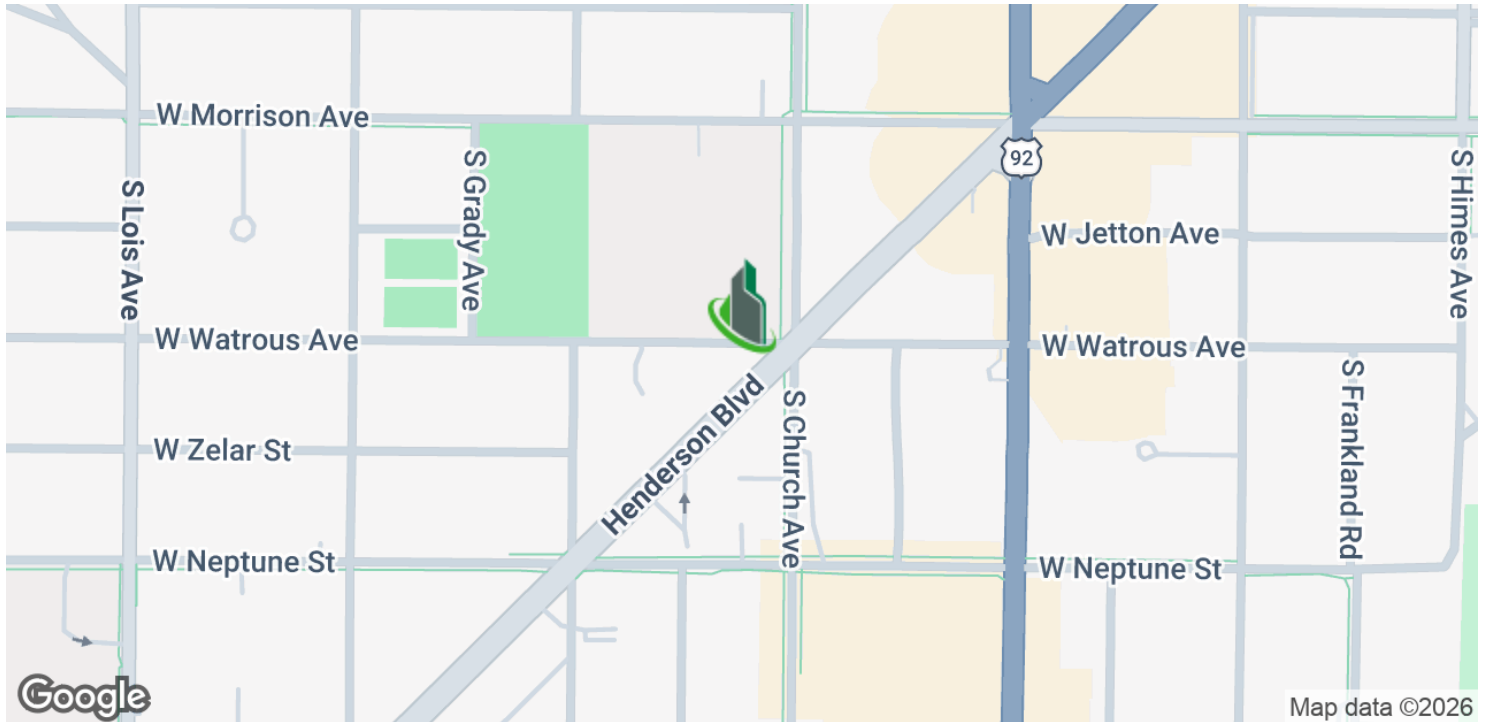




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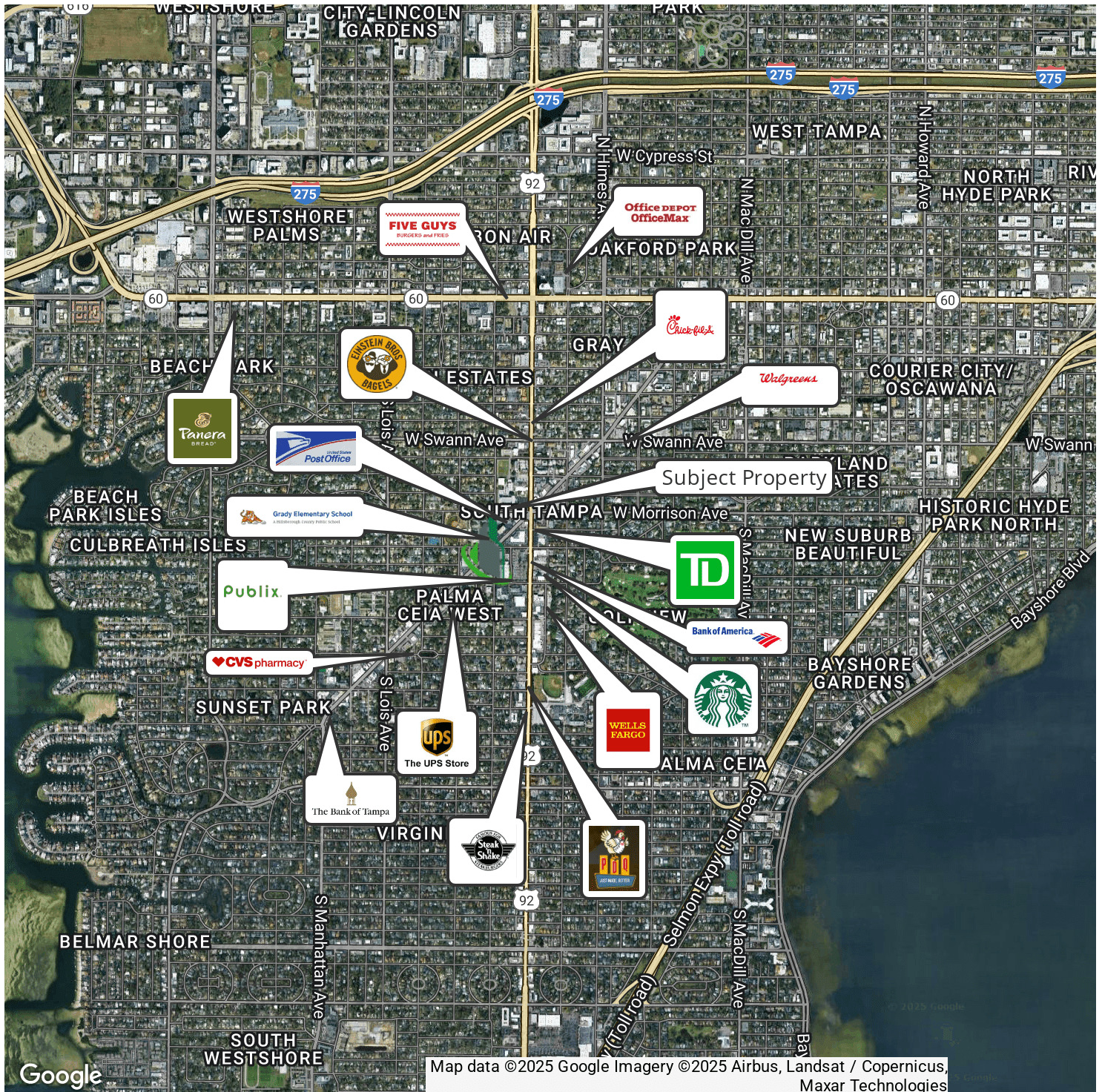




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Retailer Map



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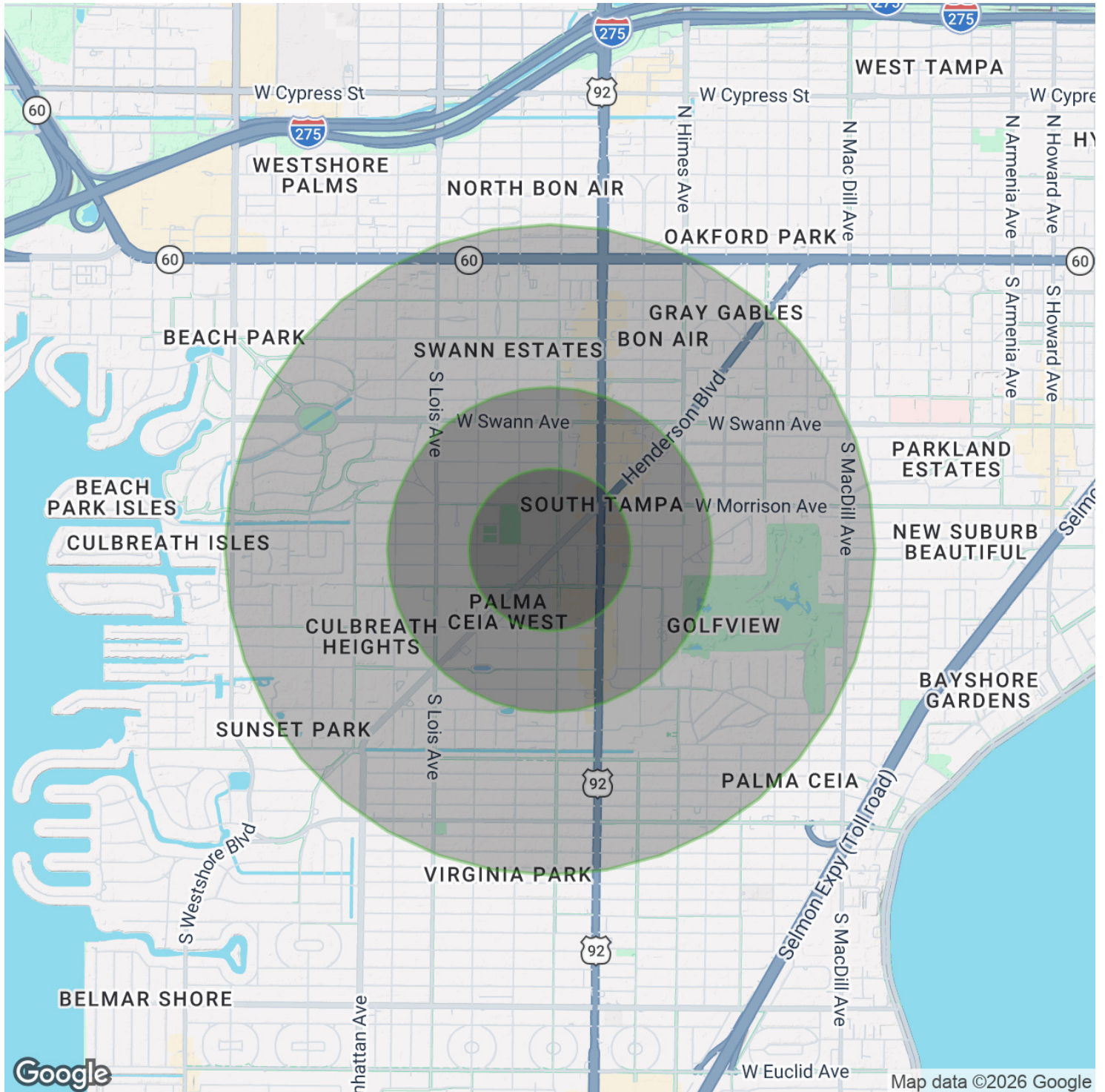
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Demographics Map & Report





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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	746	2,823	14,218
Average Age	40.8	41.8	41.0
Average Age (Male)	41.6	41.3	40.1
Average Age (Female)	40.8	41.8	41.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	305	1,186	6,120
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$147,255	\$159,105	\$154,006
Average House Value	\$569,157	\$590,783	\$600,567

ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	10.9%	11.8%	12.7%

RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	661	2,480	12,464
% White	88.6%	87.8%	87.7%
Total Population - Black	3	59	306
% Black	0.4%	2.1%	2.2%
Total Population - Asian	37	149	721
% Asian	5.0%	5.3%	5.1%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	0	14
% American Indian	0.0%	0.0%	0.1%
Total Population - Other	8	22	204
% Other	1.1%	0.8%	1.4%

TRAFFIC COUNTS

Henderson Blvd, W Watrous Ave and S Church Ave	17,200/day
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** Demographic data derived from 2020 ACS - US Census*

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