



Office Building For Sale

South Tampa Freestanding Retail Professional Office With Parking
2001 W Kennedy Blvd, Tampa, FL 33606

For More Information:

813-254-6756 | EXT 44

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





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,190,000
Price / SF:	\$534.11
Lot Size:	7,550 SF
Year Built:	1928
Building Size:	2,228 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	35,000

PROPERTY OVERVIEW

This 2,228 SF South Tampa office building is located on a 7,550 SF PD zoned lot. Currently operating as a med spa and, previous to that, as an attorney's office, the existing layout and PD zoning allows for a variety of additional office and business professional uses. The building is a charming early century bungalow common to the immediate area. The site has both front and rear parking boasting 14 parking spots. The main entryway has a large covered porch which enters into a large open waiting and reception area. The main floor has four offices with one full restroom and 1/2 restroom, as well as a kitchenette / break area. The second floor has two large rooms, each with an en suite restroom with shower.

This site presents an intriguing opportunity to own a freestanding building in the South Tampa market just a few blocks from the University of Tampa at an affordable price.

Future Land Use of Urban Mixed Use 60 (3.25 FAR)
Traffic count: 35,000 VPD

LOCATION OVERVIEW

Located in Tampa just east of Dale Mabry Highway and north of the Selmon, 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

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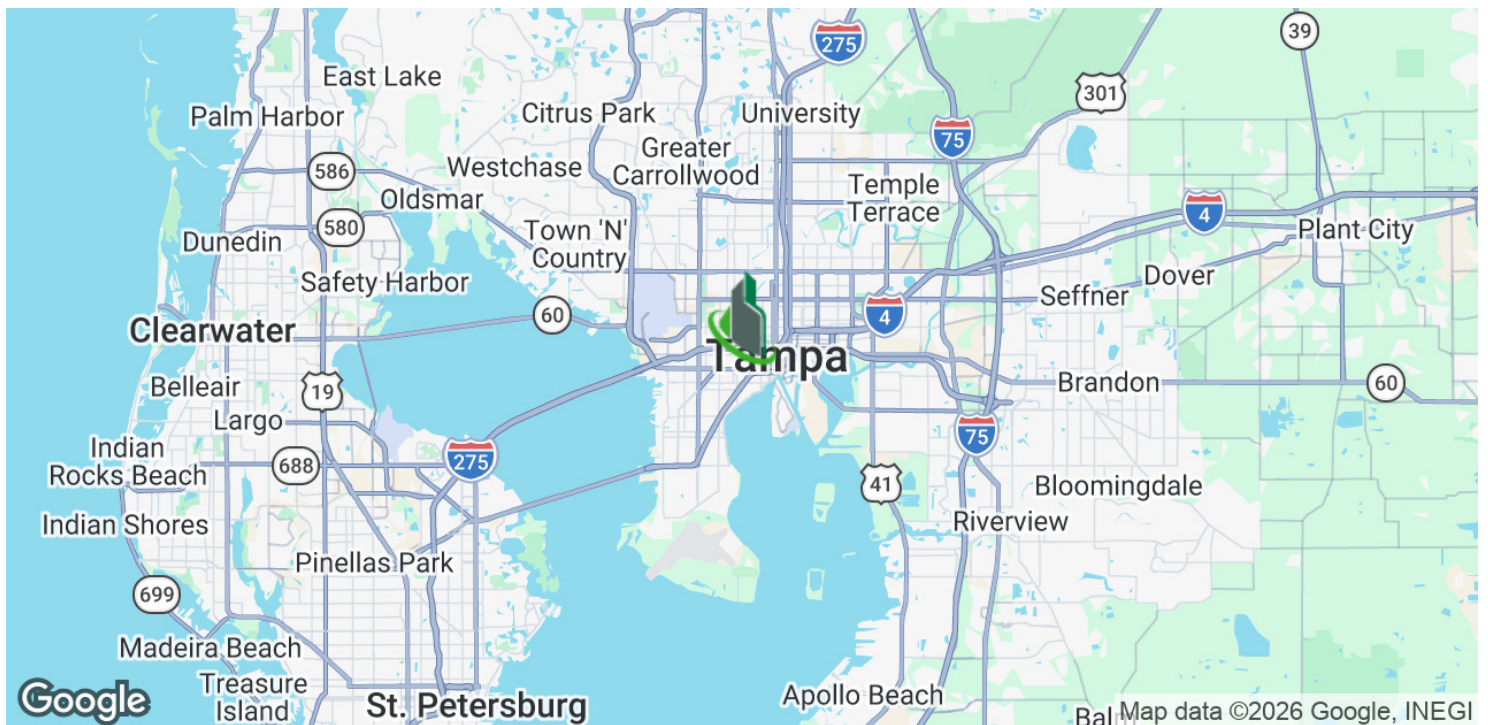
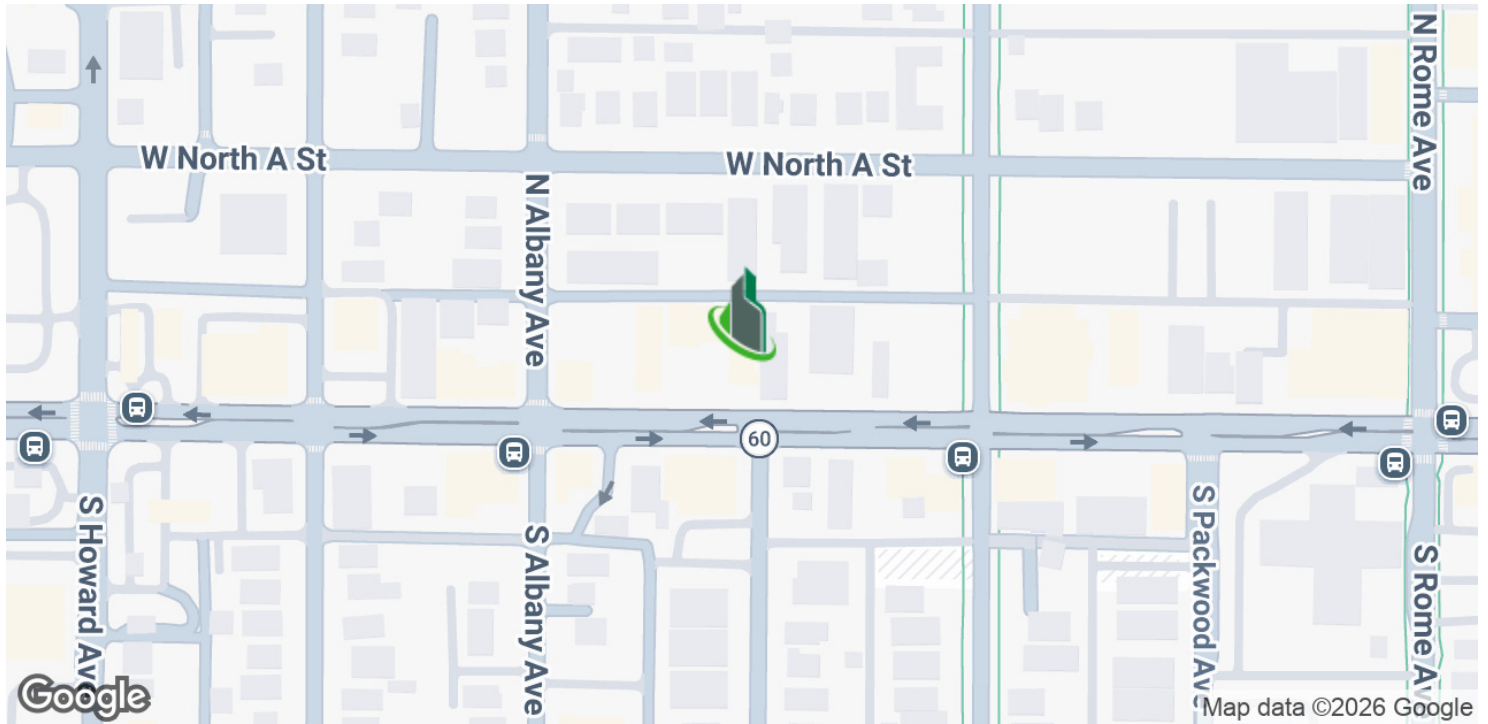




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Location Map



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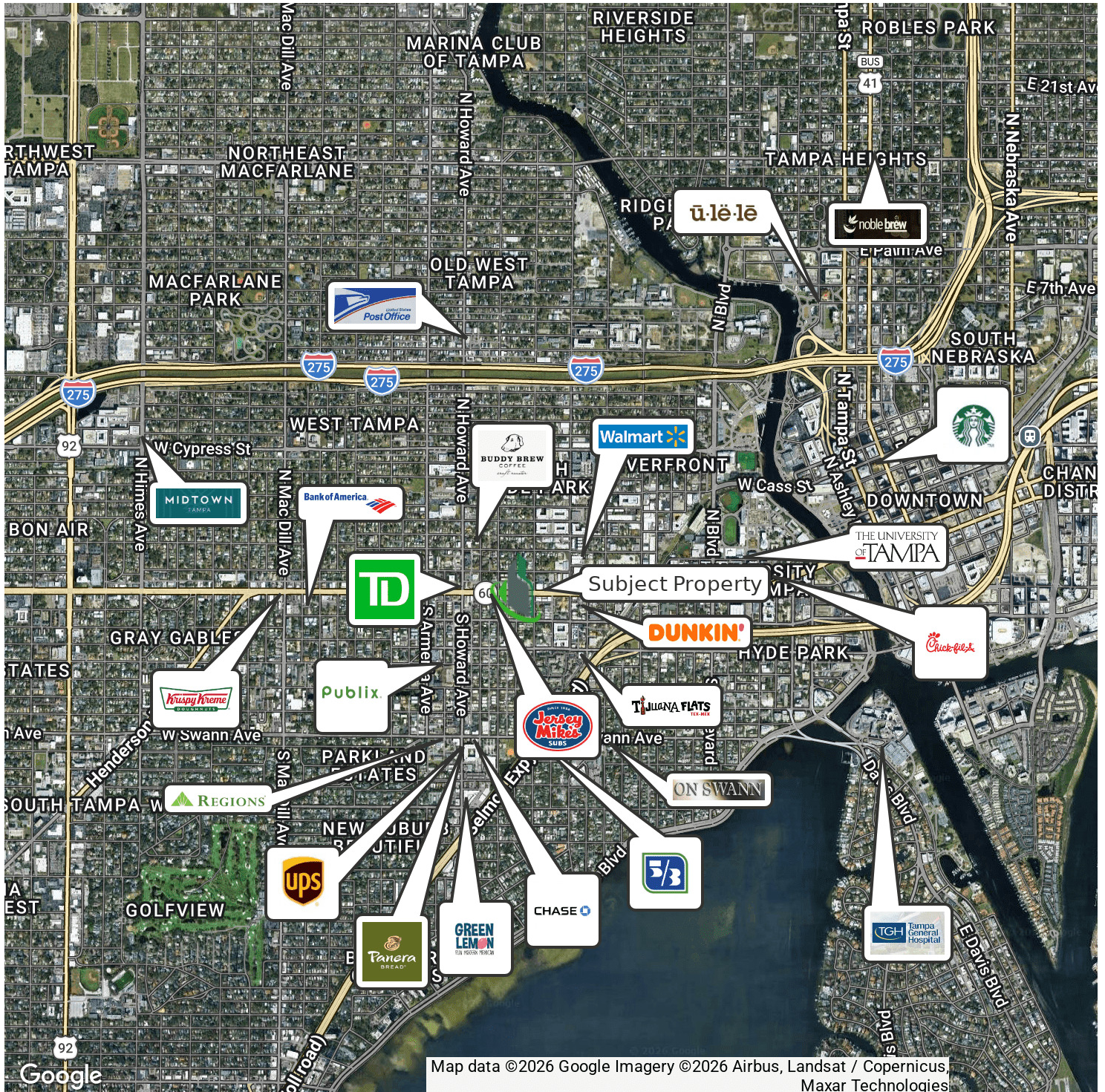




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Retailer Map



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Aerial Map



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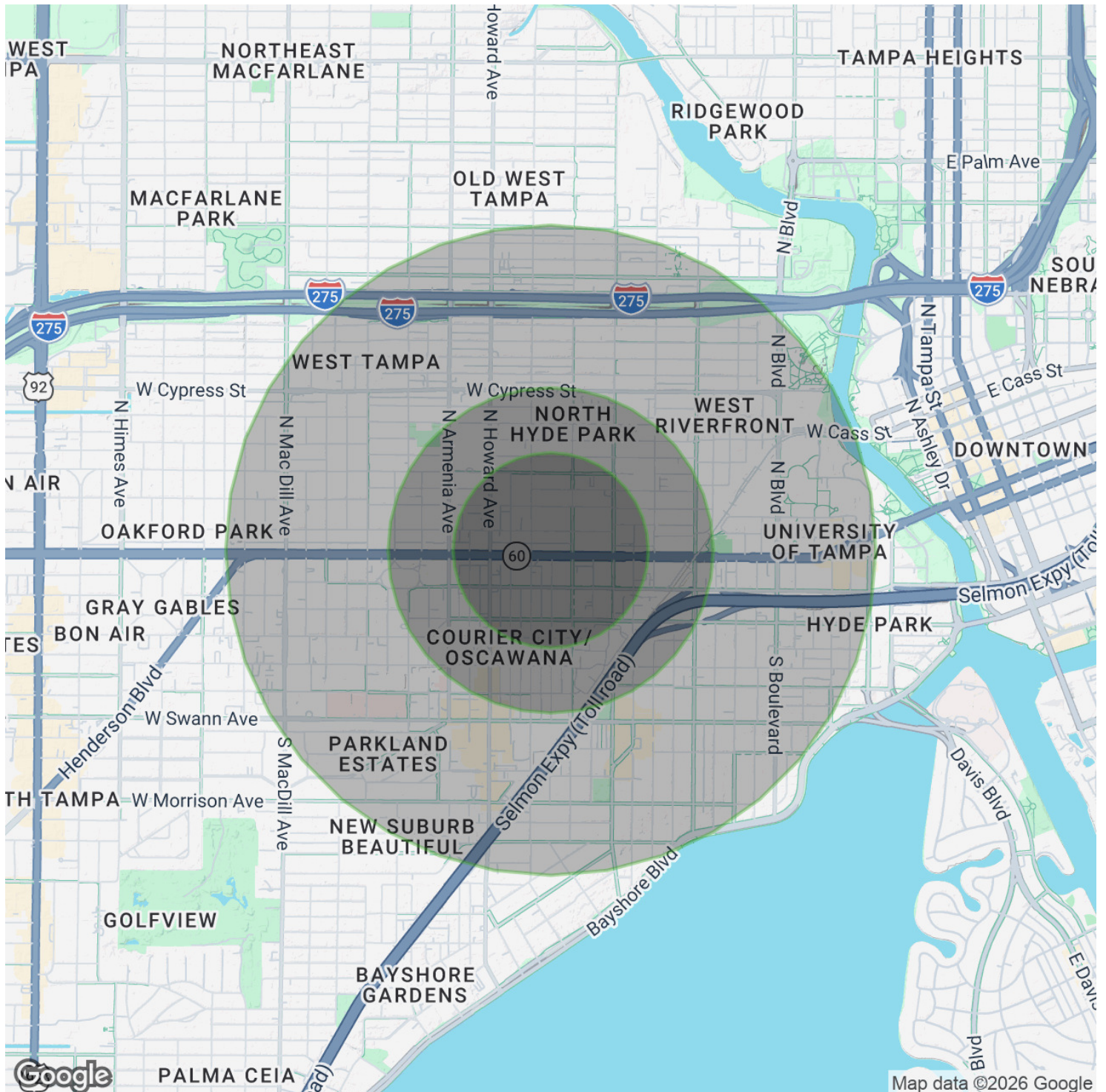




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,229	6,260	23,030
Average Age	28.3	29.5	31.6
Average Age (Male)	29.8	29.6	31.4
Average Age (Female)	28.7	31.1	32.1

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,141	3,133	9,513
# of Persons per HH	2.0	2.0	2.4
Average HH Income	\$133,207	\$135,192	\$153,589
Average House Value	\$476,360	\$490,896	\$630,475

ETHNICITY (%)

	0.3 MILES	0.5 MILES	1 MILE
Hispanic	17.6%	17.8%	20.1%

RACE

	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	1,397	4,253	16,129
% White	62.7%	67.9%	70.0%
Total Population - Black	380	846	2,373
% Black	17.0%	13.5%	10.3%
Total Population - Asian	116	262	1,013
% Asian	5.2%	4.2%	4.4%
Total Population - Hawaiian	0	0	48
% Hawaiian	0.0%	0.0%	0.2%
Total Population - American Indian	6	9	9
% American Indian	0.3%	0.1%	0.0%
Total Population - Other	4	47	504
% Other	0.2%	0.8%	2.2%

TRAFFIC COUNTS

W Kennedy Blvd & S Howard Ave 35,000/day

2023 American Community Survey (ACS)