

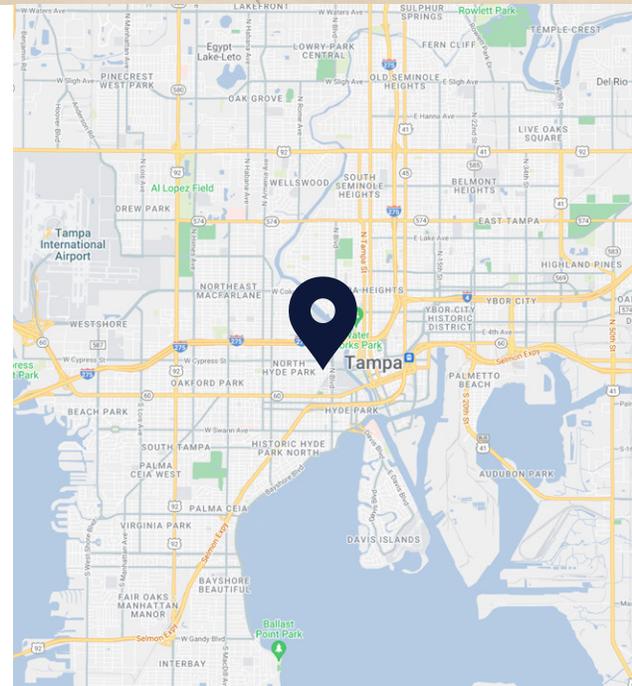
# FOR LEASE

## 1111 W. CASS STREET, TAMPA, FL 33606



### PROPERTY HIGHLIGHTS

- ❑ **Lease Rate:** \$25/sf NNN + \$9.10/SF in OpEx
- ❑ 4,698 Square Feet (All Usable)
- ❑ Located in North Hyde Park next to UTampa
- ❑ Mix of open space and private offices
- ❑ Surrounded by new development
- ❑ Great access to Downtown & Westshore
- ❑ Perfect for retail and/or office users



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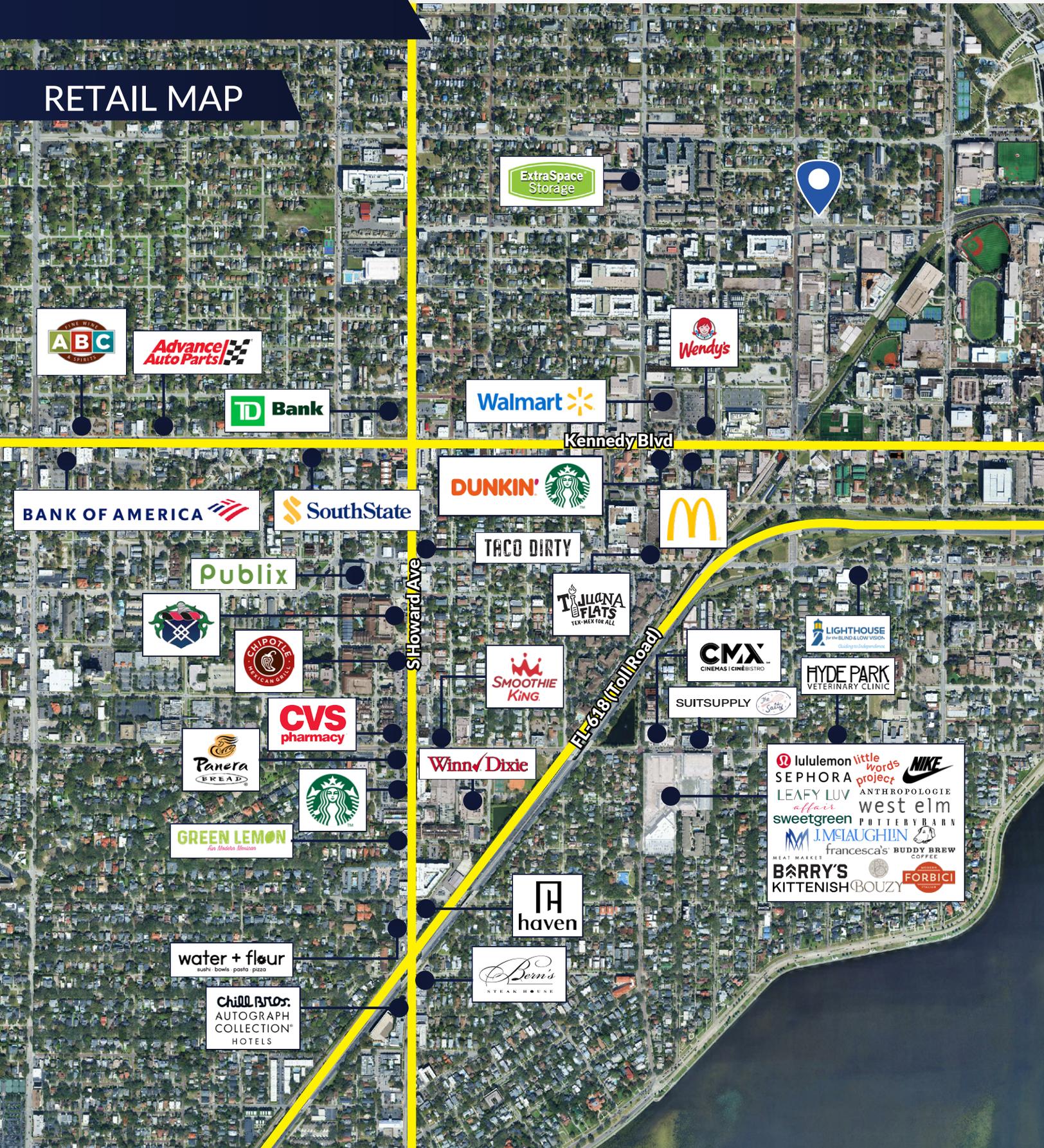
For More Info Contact  
**John DeLaVergne, CCIM**

✉ | [john@delavergne.com](mailto:john@delavergne.com)  
☎ | (813) 215-9144

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## RETAIL MAP



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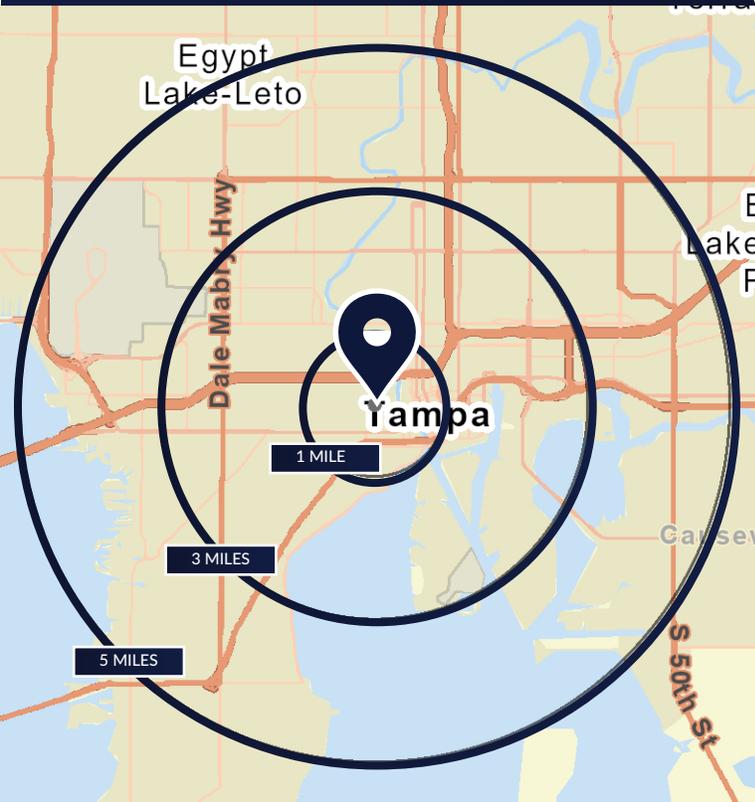
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## DEMOGRAPHICS



### 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	25,412	131,253	259,571
Households	11,041	61,134	113,206
Families	3,963	27,741	58,968
Average Household Size	1.83	2.04	2.22
Owner Occupied Housing Units	2,390	26,902	57,423
Renter Occupied Housing Units	8,651	34,232	55,783
Median Age	29.6	37.0	38.2
Median Household Income	\$77,940	\$85,063	\$77,858
Average Household Income	\$120,410	\$135,293t	\$128,520

### 2030 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	28,792	141,597	275,763
Households	12,980	67,098	121,692
Families	4,694	30,068	62,774
Average Household Size	1.82	2.02	2.20
Owner Occupied Housing Units	2,763	29,725	63,132
Renter Occupied Housing Units	10,217	37,373	58,560
Median Age	30.9	38.5	39.6
Median Household Income	\$87,330	\$98,769	\$90,277
Average Household Income	\$126,318	\$144,905	\$140,351



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## FLOOR PLAN



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