

FOR LEASE

SE HILLSBOROUGH WAREHOUSE/FLEX

7812 Symmes Rd | Gibsonton, FL 33534

BUILDING SIZE	4,094 SF
YEAR BUILT	1970
AVAILABILITY	896 - 4,094 SF
ASKING RATE	From \$18.35/SF



SANDY HALL
M: 813-230-1400
T: 727-238-3876
shall@holdthysen.com

15500 Lightwave Dr
Suite 201
Clearwater, FL 33760
www.holdthysen.com



PROPERTY HIGHLIGHTS



Proj. 1.8%
Pop. Growth



15,500 VPD



Collector
Roadway



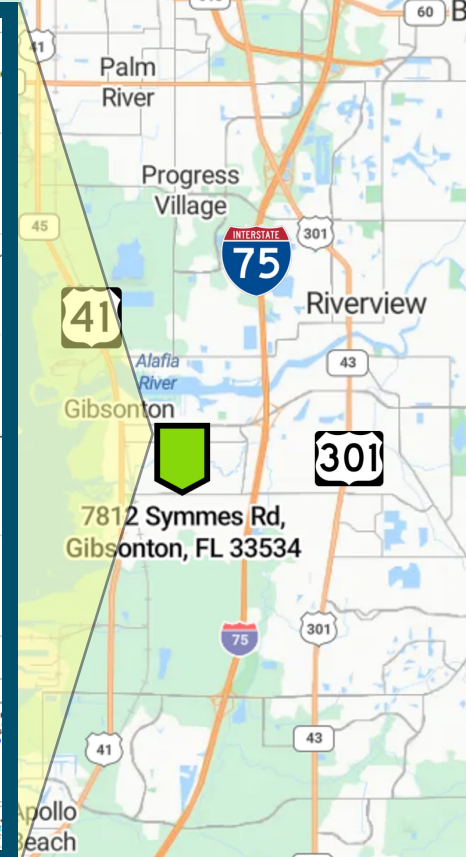
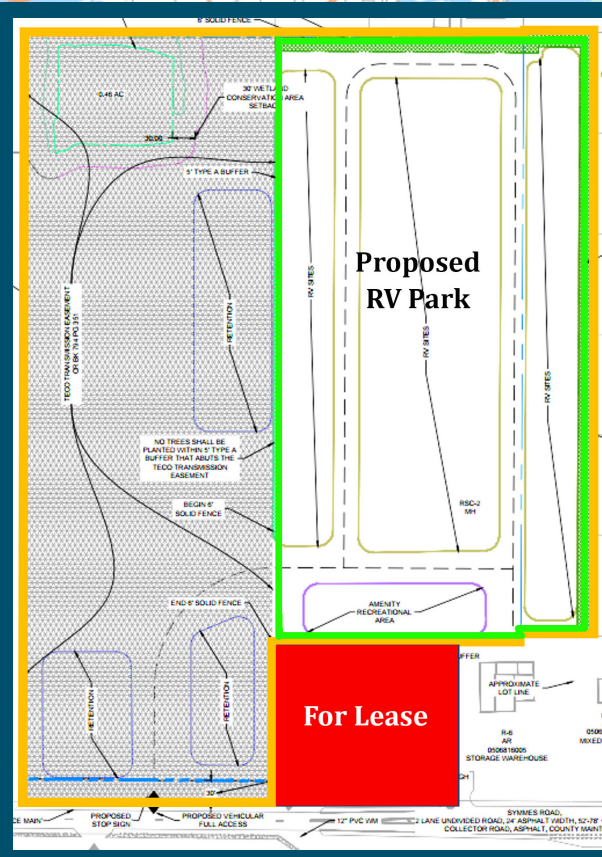
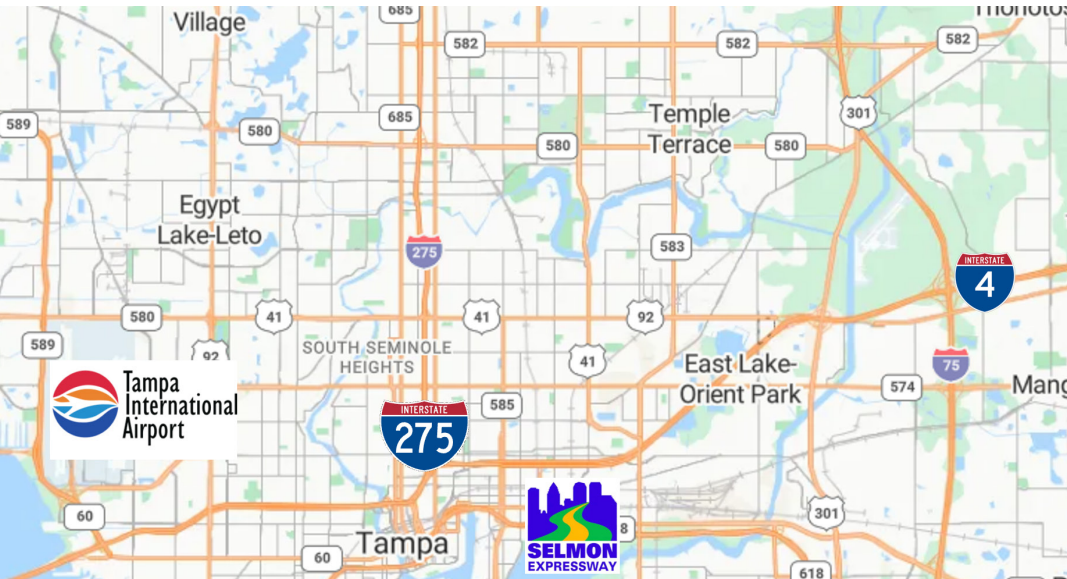
Urban Services
Area

- > Located between U.S. 41 and I-75 on Symmes Rd.
- > 1.28 AC with 246' of frontage and two curb cuts
- > Three-phase power, 200 Amp, 240 V
- > Office space available (U-Haul business now "Truck Share 24/7")
- > Approximately .56 AC excess land for ground lease
- > ASKING RATE: From \$18.35 SF - available immediately

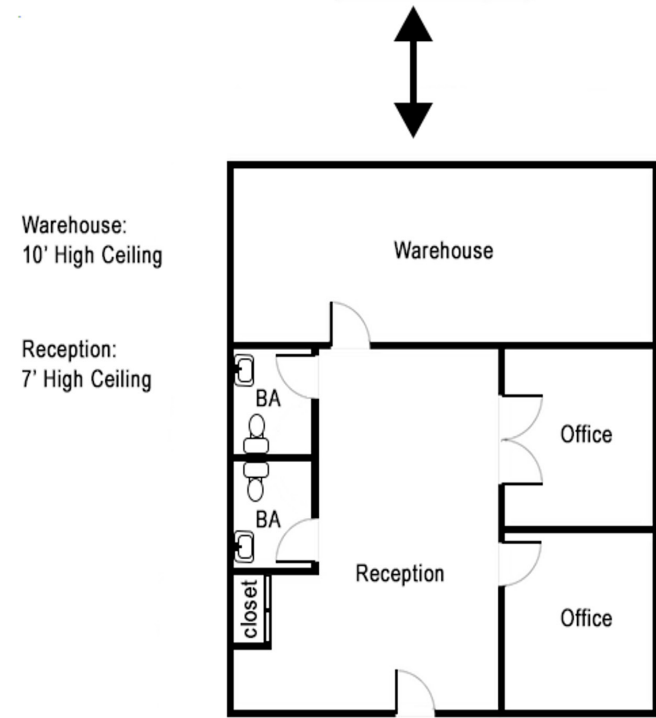
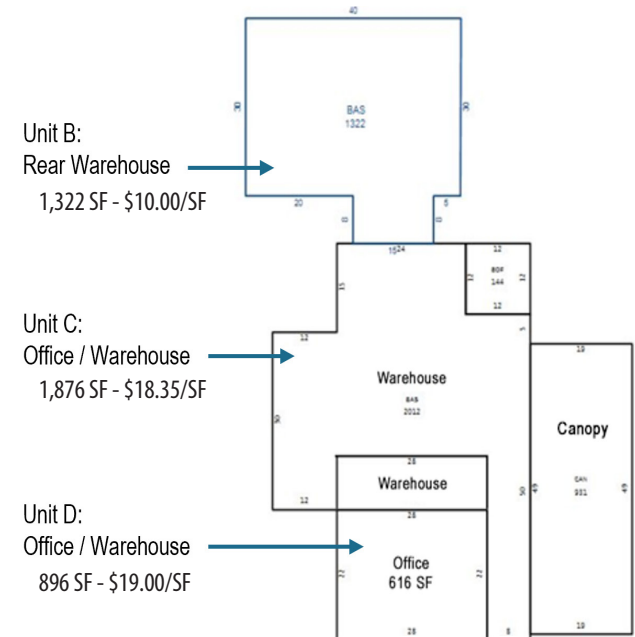
This summary has been prepared by Hold-Thyssen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thyssen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thyssen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thyssen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thyssen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.



LOCATION



FLOOR PLAN



Unit D Full Floor Plan



MARKET DEMOGRAPHICS



POPULATION

	1-MILE	3-MILE	5-MILE
2030 Projection	11,924	59,509	164,223
2025 Population	10,990	54,709	151,380
Growth 2020-2025	2.7%	3.1%	2.7%
Growth 2025-2030	1.7%	1.8%	1.7%
Median Age	34.5	36.8	37.6



HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2030 Projection	3,760	20,868	58,515
2025 Households	3,460	19,140	53,848
Growth 2020-2025	2.7%	3.0%	2.9%
Growth 2025-2030	1.7%	1.8%	1.7%



INCOME

	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$86,869	\$99,654	\$109,783
2025 Median Household Income	\$80,259	\$85,620	\$92,202

Source: Costar 2026



SANDY HALL
M: 813-230-1400
T: 727-238-3876
 shall@holdthysen.com

15500 Lightwave Dr
 Suite 201
 Clearwater, FL 33761
 www.holdthysen.com

