



Price Reduced: \$995,000 **\$698,000**



FOR SALE

Rahul Punj

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1,552 SF Professional Free Standing Office For Sale
304 S Westland Ave, Tampa, FL 33606

IMPACT Realty Tampa Bay

3309 West Bay to Bay Blvd, Tampa, FL 33629
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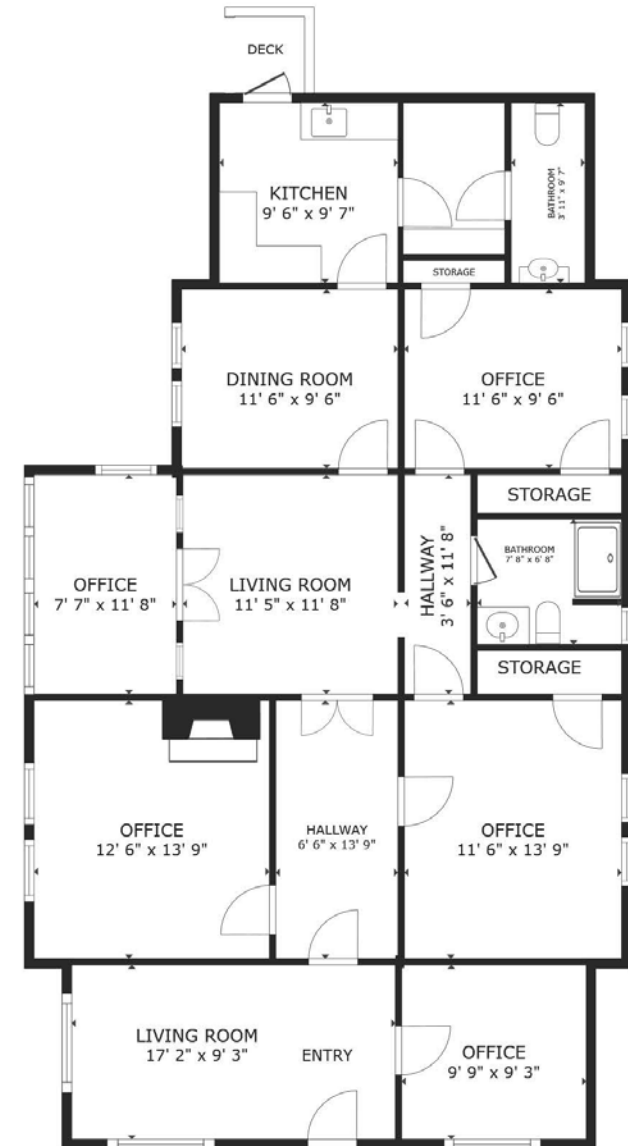
PROPERTY DETAILS

1,552 SF Professional Free Standing Office For Sale
304 S Westland Ave, Tampa, FL 33606

Available Professional Free Standing Office

| | |
|---------------------|---------------------------------------|
| Price | \$995,000 \$698,000 |
| Property Type | Office |
| Building Class | B |
| Sale Type | Investment or Owner User |
| Lot Size | 6,110 SF |
| Gross Building Area | 1,552 SF |
| Year Built | 1927 |
| Zoning Description | CG |
| Walk Score | 92 (Walker's Paradise) |
| Transit Score | 32 (Some Transit) |

- Stand Alone Prime Commercial Office Near SOHO (Zoned: CG)
- Fantastic Location near Shopping, Entertainment and Residential
- Potential to Rezone for Multifamily Development
- Surrounded by Highly Influential Neighborhoods
- **Zoned:** Commercial General (allows for a wide variety of business)



- **Prime South Tampa Commercial Property**

Rare opportunity to own a **stand-alone prime commercial property** in the heart of South Tampa! Near **SoHo, Hyde Park Village, Downtown Tampa**, and the bustling Westshore Business District with easy access to I-275 and the Selmon Expressway. Perfectly suited for **attorneys, CPAs, real estate offices, financial firms, and other consulting services**. Walking distance to excellent amenities including restaurants, cafés, shopping, and some of Tampa's best residential areas!

- **Flexible Use & Strong Investment Potential**

Currently operating as an attorney's office, the **1,550 SF building** sits on a **deep 6,110 SF lot (47 x 130) with alley access, on-site parking, and additional street parking**. It includes a **192 SF concrete block storage shed** and is **move-in ready for professional services**, yet easily adaptable for medical, retail, or other commercial uses. Investors and developers will appreciate the potential for full commercial redevelopment or possible rezoning to multifamily—buyer to verify with the City of Tampa.

- **Motivated Seller—Shown by Appointment**

This is an **exceptional chance to secure a property in one of Tampa's most coveted areas**. Whether you're an investor, developer, or owner-user, the possibilities are extensive.

Contact Rahul Punj at 813-590-1281 to schedule a private showing today and explore this outstanding investment opportunity.



EXTERIOR PHOTOS

1,552 SF Professional Free Standing Office For Sale
304 S Westland Ave, Tampa, FL 33606



INTERIOR PHOTOS

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INTERIOR PHOTOS

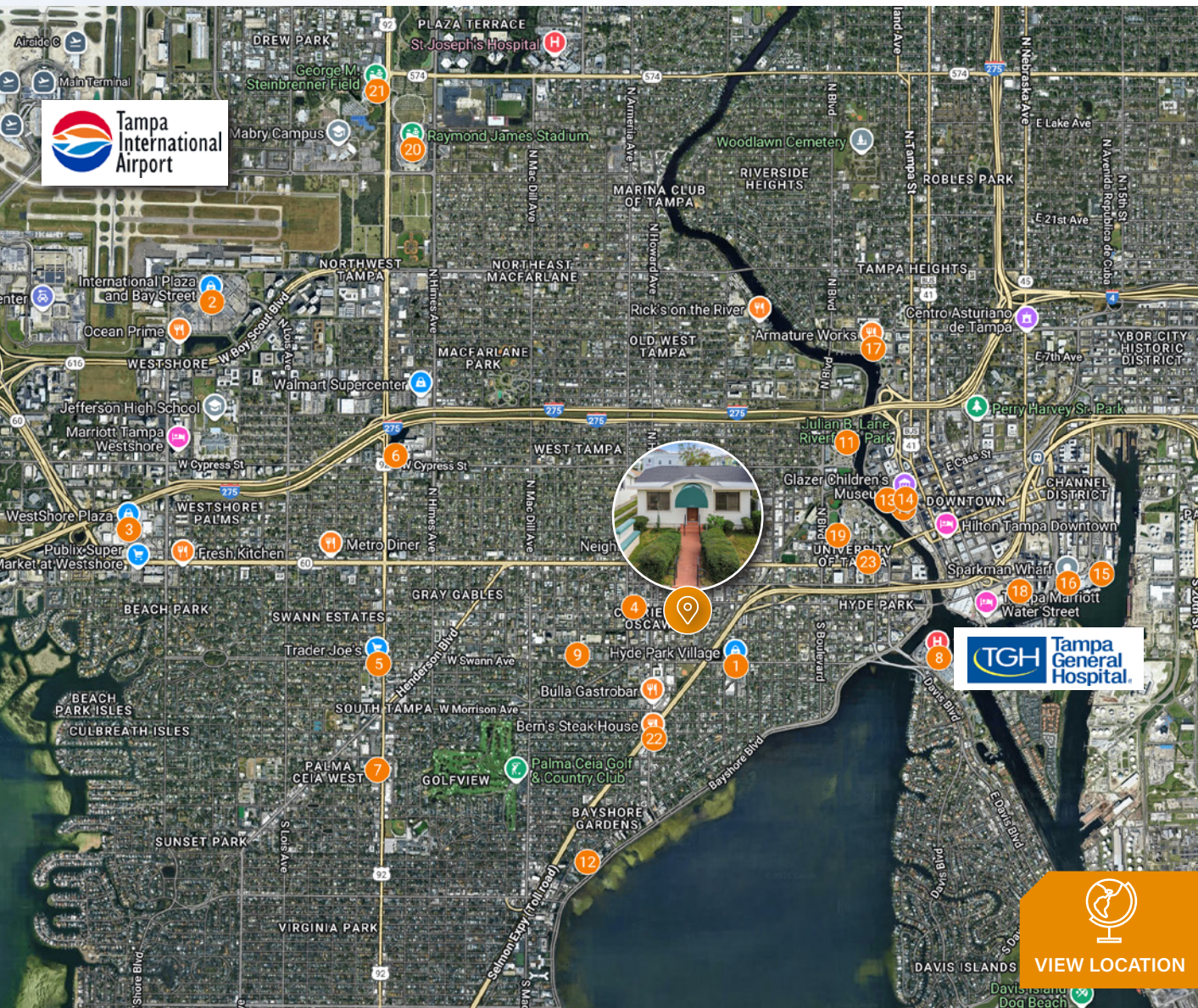
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LOCATION MAP

1,552 SF Professional Free Standing Office For Sale

304 S Westland Ave, Tampa, FL 33606



| Name | Category |
|---|------------------------|
| S 304 S Westland Ave | Subject Site |
| 1 Hyde Park Village | Shopping & Dining |
| 2 International Plaza and Bay Street | Shopping & Dining |
| 3 WestShore Plaza | Shopping & Dining |
| 4 Publix Super Market at Hyde Park | Grocery |
| 5 Trader Joe's South Tampa | Grocery |
| 6 Whole Foods Market Midtown Tampa | Grocery |
| 7 Sprouts Farmers Market South Tampa | Grocery |
| 8 Tampa General Hospital | Hospital |
| 9 HCA Florida South Tampa Hospital | Hospital |
| 10 Curtis Hixon Waterfront Park | Park / Waterfront |
| 11 Julian B. Lane Riverfront Park | Park / Waterfront |
| 12 Bayshore Linear Park Trail | Park / Waterfront |
| 13 Kate Jackson Park / Community Center | Park / Community |
| 14 Fred Ball Park | Park |
| 15 Tampa Museum of Art | Museum |
| 16 Glazer Children's Museum | Museum |
| 17 The Florida Aquarium | Attraction |
| 18 Sparkman Wharf (Water Street) | Dining / Entertainment |
| 19 Armature Works / Heights Public Market | Dining / Market Hall |
| 20 Benchmark International Arena | Arena / Events |
| 21 University of Tampa | University |
| 22 Raymond James Stadium | Stadium |
| 23 George M. Steinbrenner Field | Stadium |
| 24 Bern's Steak House | Dining |
| 25 Oxford Exchange | Dining / Retail |

DEMOGRAPHICS

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| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|---------------------|--------|---------|---------|
| 2029 Projection | 25,738 | 143,180 | 273,157 |
| 2024 Estimate | 23,405 | 130,704 | 250,339 |
| 2020 Census | 20,657 | 117,714 | 230,242 |
| Growth 2024 to 2029 | 9.97% | 9.55% | 9.11% |
| Growth 2020 to 2024 | 13.30% | 11.04a% | 8.73% |

| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
|---------------------|--------|--------|---------|
| 2029 Projection | 12,309 | 65,130 | 119,592 |
| 2024 Estimate | 11,142 | 59,203 | 109,246 |
| 2020 Census | 9,809 | 53,141 | 100,264 |
| Growth 2024 to 2029 | 10.47% | 10.01% | 9.47% |
| Growth 2020 to 2024 | 13.59% | 11.41% | 8.96% |
| Owner Occupied | 4,875 | 27,947 | 53,896 |
| Renter Occupied | 6,267 | 31,256 | 55,350 |

| HOUSEHOLDS INCOME | 1-MILE | 3-MILE | 5-MILE |
|------------------------------|-----------|-----------|-----------|
| 2024 Households by HH Income | 1,225 | 23,261 | 60,310 |
| 2024 Avg HH Income | \$125,538 | \$116,118 | \$102,518 |
| 2024 Med HH Income | \$92,246 | \$83,133 | \$69,588 |



250,339

2024 POPULATION
ESTIMATE
(5 Miles)



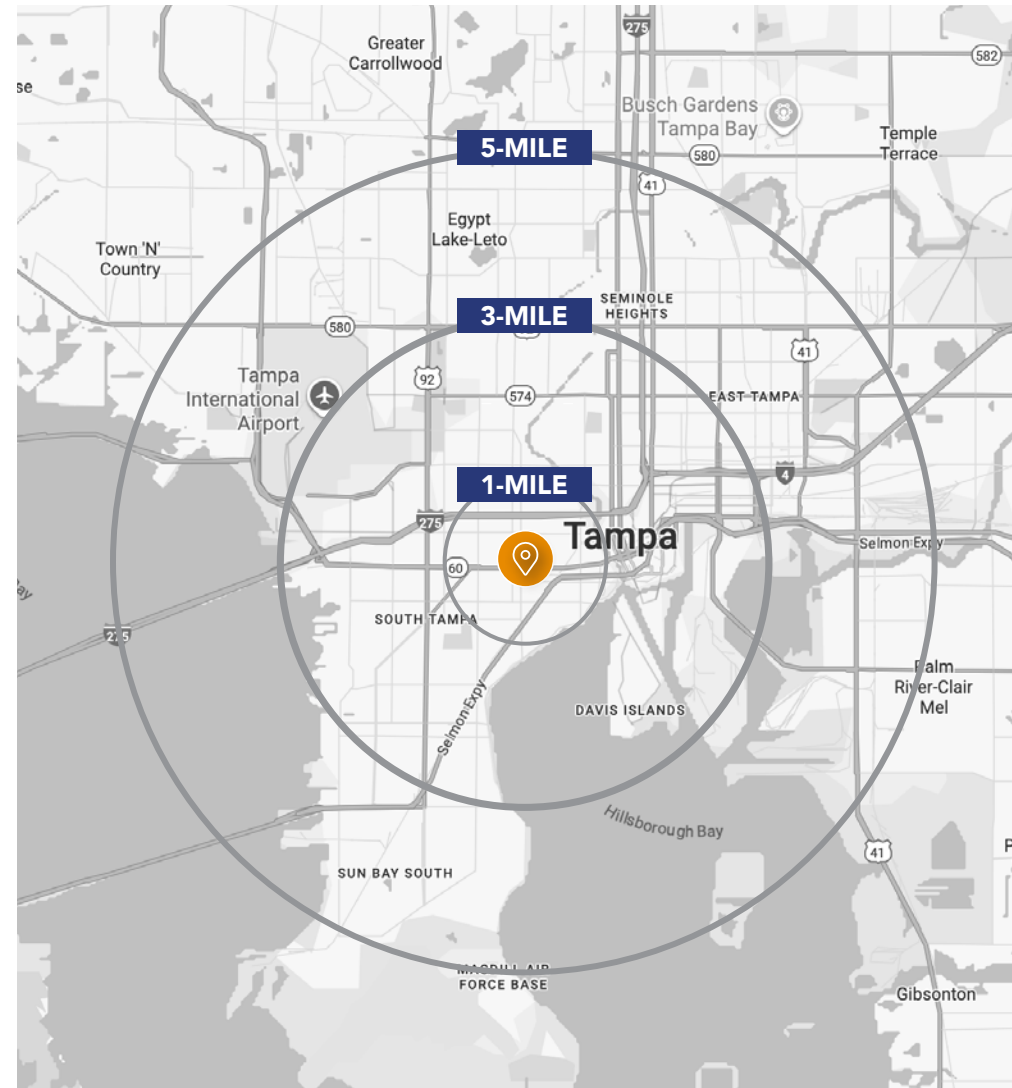
109,246

2024 HOUSEHOLDS
ESTIMATE
(5 Miles)



\$102,518

AVERAGE HOUSEHOLD
INCOME
(5 Miles)





Contact Broker for more information:

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