

4710

 HABANA  
PROFESSIONAL SUITES

# Habana Professional Suites, Unit #401

4710 North Habana Avenue #401, Tampa, FL 33614

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Liz Menéndez, CCIM  
727-409-0101  
liz@saundersrealestate.com

Kim Lohry  
727-488-5421  
kim@saundersrealestate.com

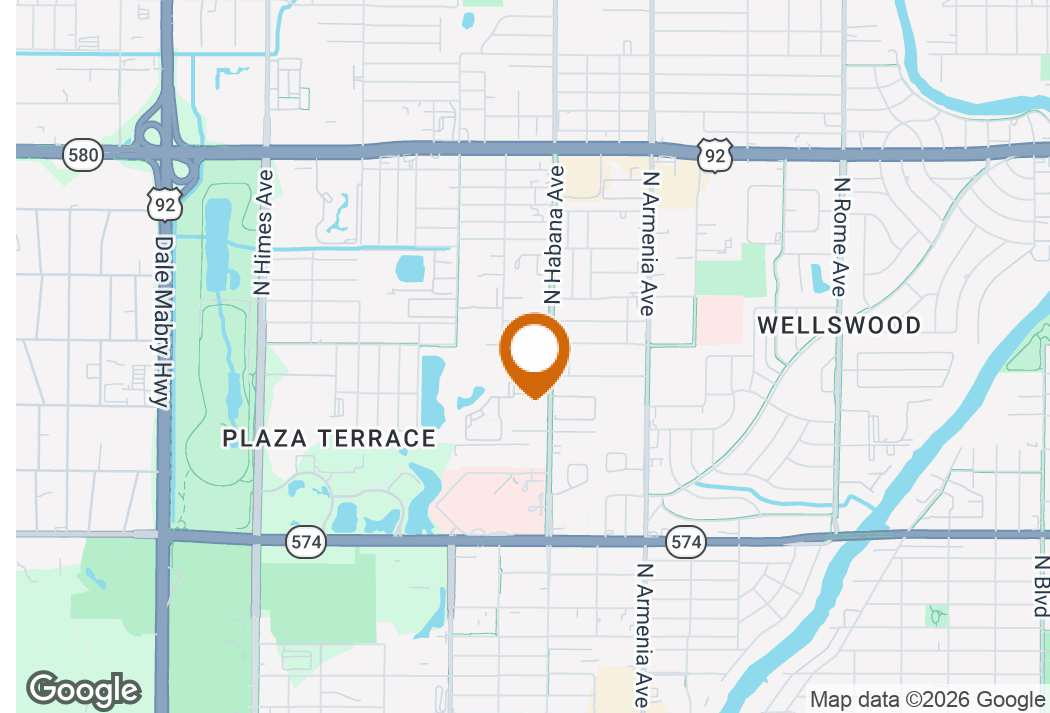
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## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$450,000
Building Size:	1,517 SF
Price / SF:	\$296.64
Floor:	4th Floor
Unit:	#401
PIN:	A-03-29-18-3IM-000000-00401.0
Zoning:	OP-1 - Commercial Condo
Market:	Tampa
Submarket:	Westshore

## Property Overview

Presenting an exceptional opportunity for medical office investors in the Tampa area. This 1,517 SF commercial condo, located on the 4th floor of the Medical Arts Building at 4710 North Habana Avenue #401, is perfectly suited for medical office use. Zoned OP-1, the property offers a flexible layout to accommodate medical practices, wellness centers, or specialized clinics. With its strategic positioning and easy access to major transportation routes, this property ensures convenience for patients, medical professionals, and staff. Embrace the potential of this purposefully designed medical office space, tailored to meet the unique needs of the thriving healthcare community in Tampa.

## Property Highlights

- 1,517 SF commercial condo
- Reception/waiting room, 2 exam rooms, 2 executive offices, a kitchen, and 3 restrooms
- Zoned OP-1 (Office Professional - MED.intensity 60 FT)
- Centrally located within a high-demand medical district
- Walking distance to BayCare St. Joseph's Hospital
- Monthly Condo Association Fee: \$1,688.34. Includes building maintenance, janitorial services for common areas, building insurance, management, exterior pest control, parking lot repairs, landscaping, signage, elevator & water.

## LOCATION DESCRIPTION

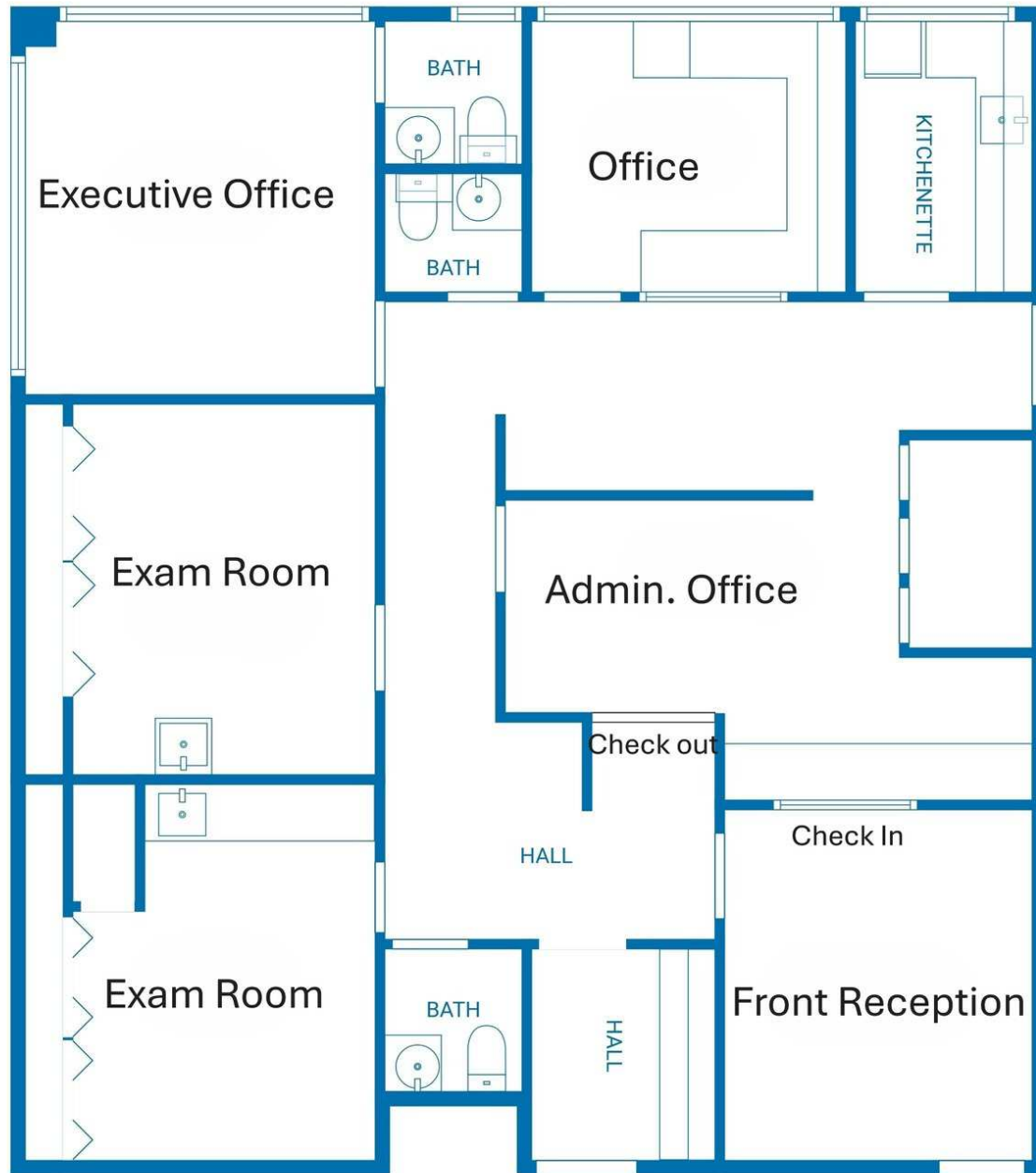


## Location Description

Immerse yourself in the healthcare-centric atmosphere surrounding this premier medical office building location. Nestled in the heart of Tampa, this area is a hub for medical professionals and patients alike, offering convenient access to renowned medical facilities, specialist practices, and wellness centers.

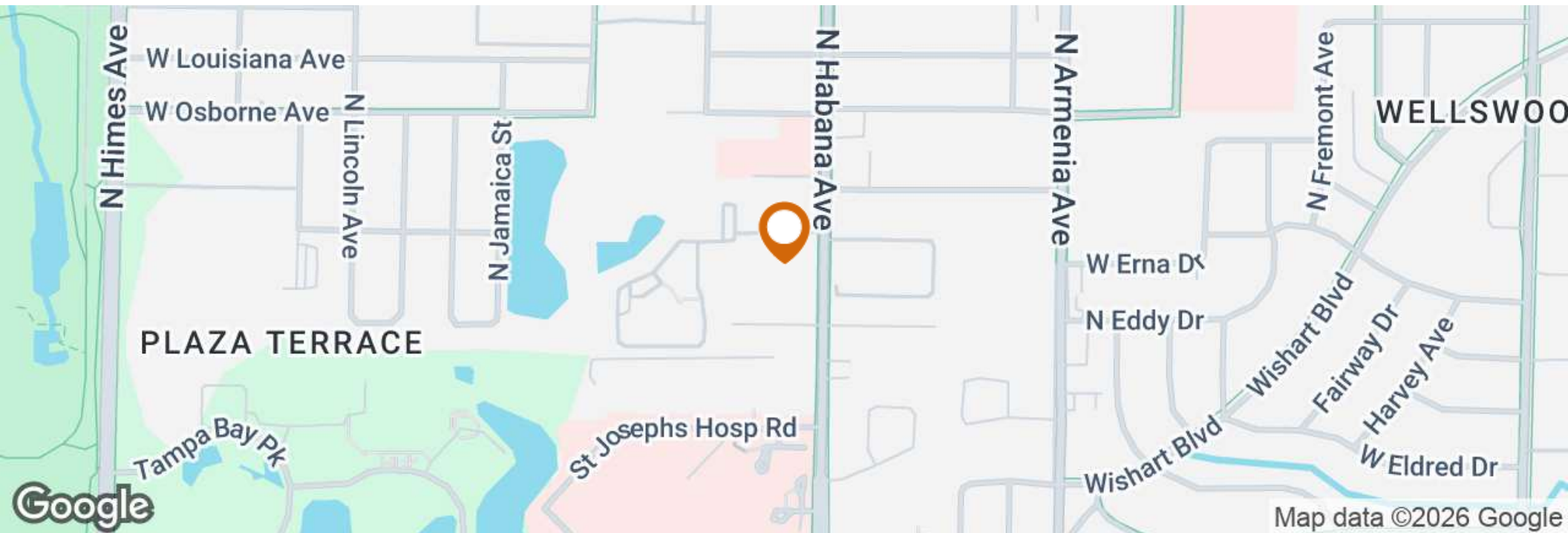
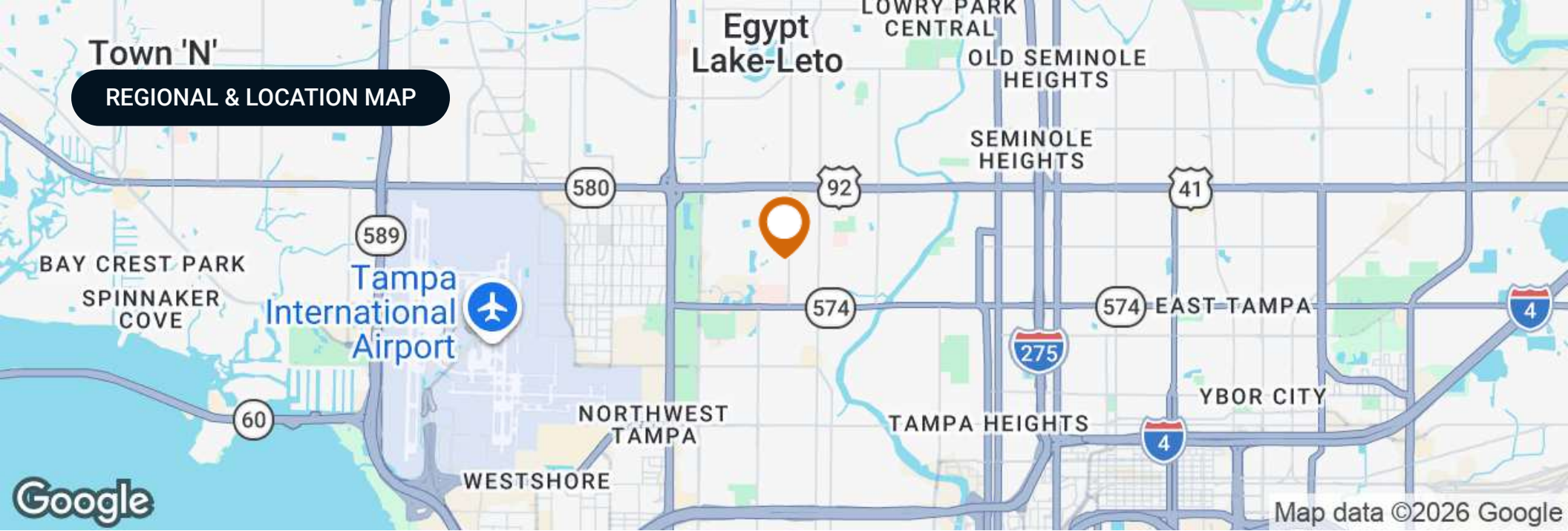
With close proximity to major transportation arteries and ample parking with 160 parking spaces available, the location ensures ease of access for patients and medical staff. Nearby, you'll find reputable medical institutions such as Tampa General Hospital and St. Joseph's Hospital, enriching the area's appeal for healthcare-related investment. Embrace the thriving medical community and the opportunity to join a dynamic healthcare landscape in the heart of Tampa.

FLOOR PLAN



# Town 'N'

## REGIONAL & LOCATION MAP



NEIGHBORHOOD MAP

WELLS FARGO

Walmart Neighborhood Market

Bank of America

CHASE



BEALLS Publix

DUNKIN' DONUTS

Kindred Hospitals

TRUIST

MaxHealth

The Bank of Tampa

St. Joseph's Hospital BayCare Health System



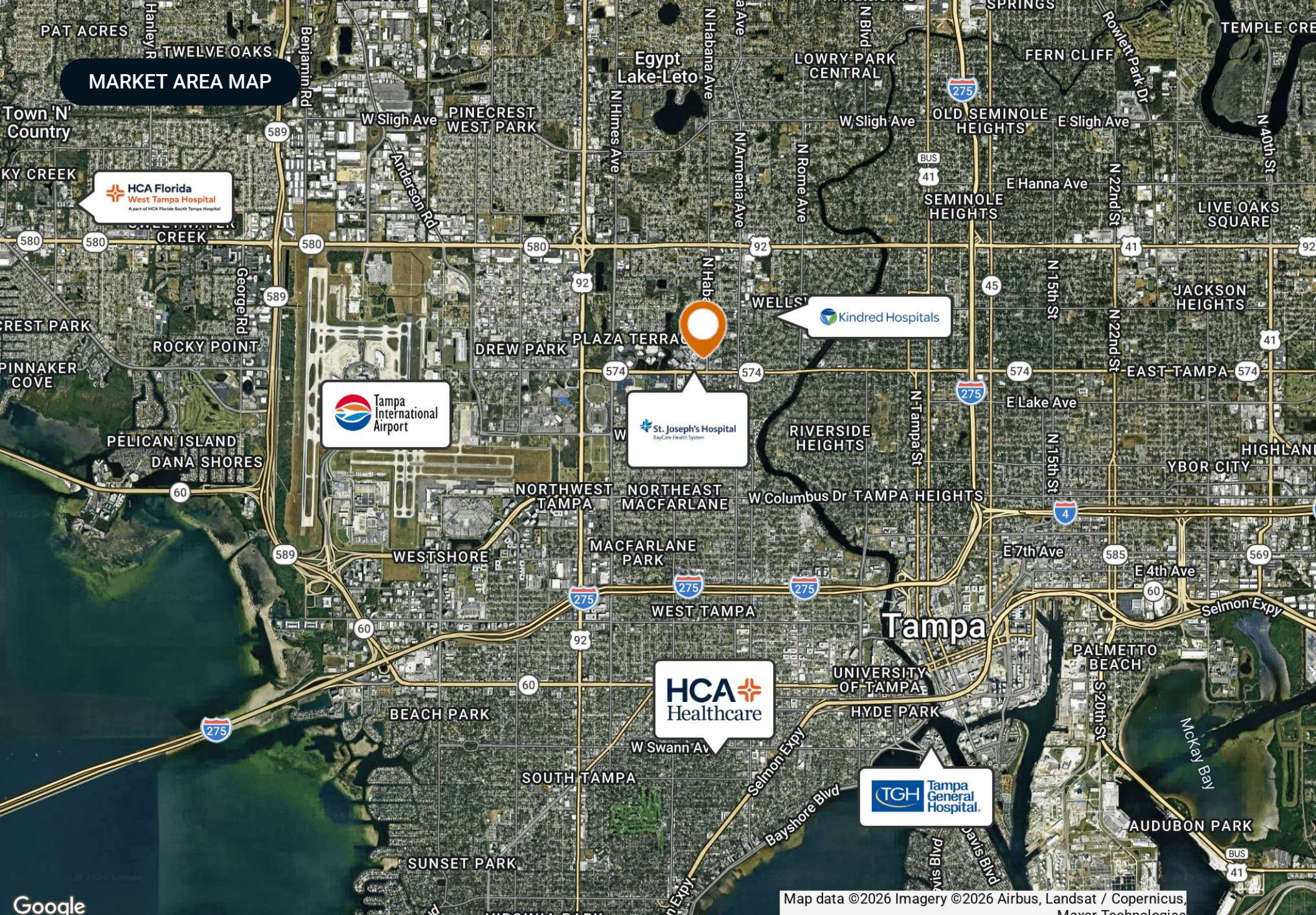
TRUIST



DUNKIN' DONUTS

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# MARKET AREA MAP

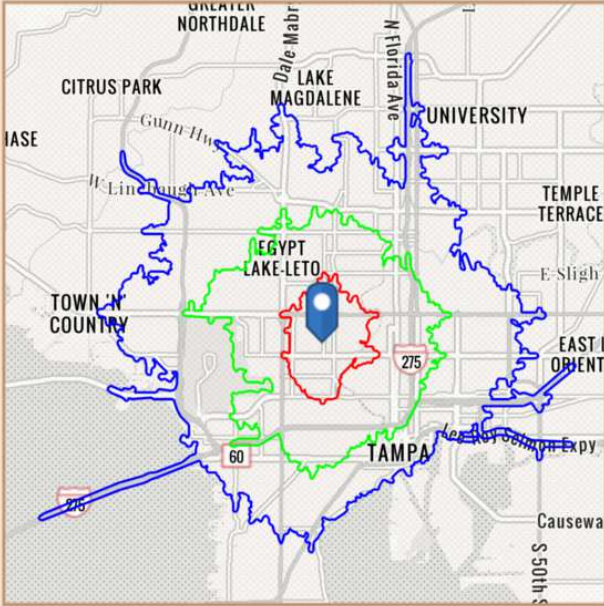


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# BENCHMARK DEMOGRAPHICS

4710 N Habana Ave, Tampa, Florida, 33614

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



## DRIVE TIME

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties Hillsborough County  
 CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area  
 States Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
0 - 4	4.66%	4.85%	5.03%	5.34%	4.70%	4.69%	5.39%
5 - 9	4.85%	5.00%	5.12%	5.69%	5.08%	5.03%	5.75%
10 - 14	4.21%	4.59%	5.05%	5.99%	5.40%	5.34%	5.98%
15 - 19	4.84%	4.85%	6.33%	6.67%	5.84%	5.84%	6.47%
20 - 34	20.52%	24.09%	24.13%	21.46%	18.51%	18.43%	20.33%
35 - 54	26.81%	27.53%	26.54%	26.30%	25.01%	24.41%	25.20%
55 - 74	23.54%	21.48%	20.80%	21.36%	25.41%	25.55%	22.82%
75+	10.54%	7.57%	7.01%	7.24%	10.06%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
<\$15,000	12.6%	12.4%	12.6%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	7.6%	8.0%	7.5%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	8.9%	7.2%	6.7%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	13.0%	11.4%	10.1%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	18.5%	16.8%	16.6%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	13.3%	12.9%	12.0%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	16.2%	16.0%	15.6%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	4.3%	6.7%	7.0%	8.9%	8.8%	8.7%	9.8%
\$200,000+	5.7%	8.6%	11.9%	14.1%	12.0%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Population	22,838	113,135	280,712	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	34,207	154,762	430,229	1,620,635	3,364,494	22,846,618	338,218,372
Employees	11,821	61,385	147,163	794,459	1,636,712	10,832,721	167,630,539
Households	9,646	48,378	118,123	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.31	2.30	2.31	2.54	2.36	2.43	2.50
Median Age	42.6	39.1	37.8	38.5	43.2	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Median Home Value	414,531	404,337	408,937	427,559	404,577	416,969	370,578
Owner Occupied %	50.2%	49.4%	48.0%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	49.8%	50.6%	52.0%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	10,196	52,048	127,694	648,302	1,564,169	10,635,372	146,800,552

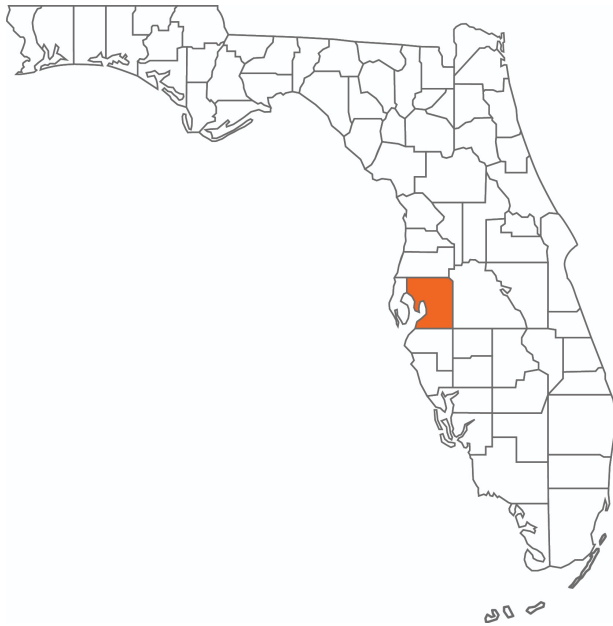
### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Median HH Income	\$60,509	\$65,477	\$68,977	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$35,125	\$40,411	\$45,098	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$74,642	\$83,951	\$91,244	\$201,691	\$245,761	\$253,219	\$228,144



## Hillsborough County

### FLORIDA



<b>Founded</b>	1834	<b>Density</b>	1,400.5 (2019)
<b>County Seat</b>	Tampa	<b>Population</b>	1,521,410 (2023)
<b>Area</b>	1,051 sq. mi.	<b>Website</b>	<a href="http://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



# Tampa

## HILLSBOROUGH COUNTY

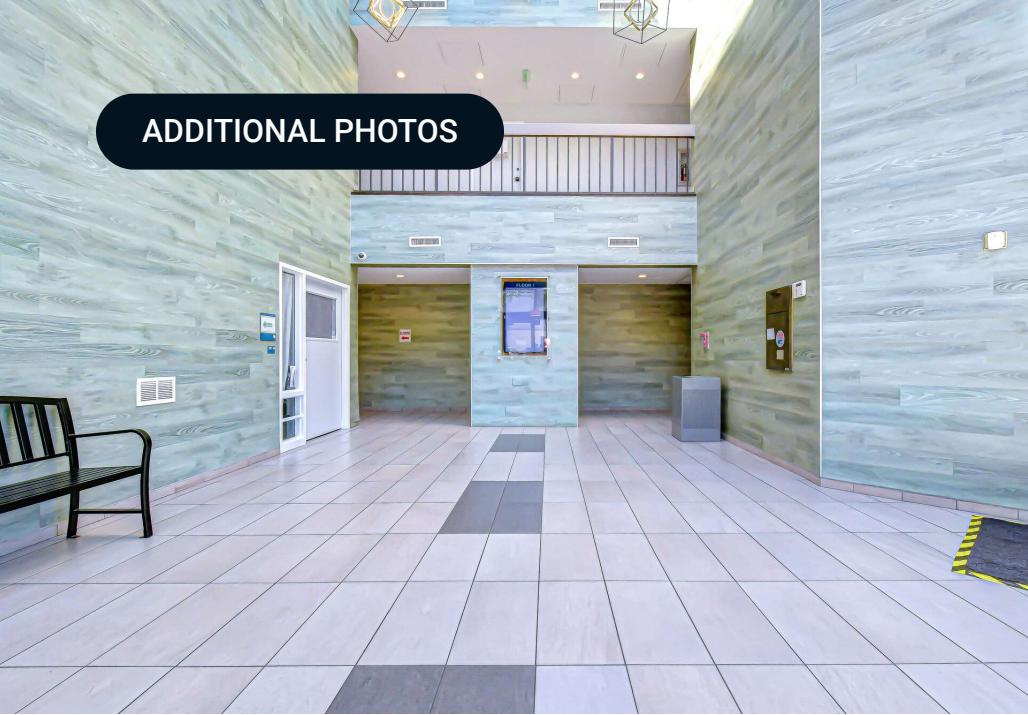
<b>Founded</b>	1855
<b>Population</b>	396,324 (2023)
<b>Area</b>	170.6 sq mi
<b>Website</b>	tampagov.net

<b>Major Employers</b>	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida
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With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Liz Menéndez, CCIM

Senior Advisor

[liz@saundersrealestate.com](mailto:liz@saundersrealestate.com)

Direct: **877-518-5263 x465** | Cell: **727-409-0101**

## Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office

## ADVISOR BIOGRAPHY



### Kim Lohry

Senior Advisor

[kim@saundersrealestate.com](mailto:kim@saundersrealestate.com)

Direct: **877-518-5263 x380** | Cell: **727-488-5421**

## Professional Background

Kim Lohry is a licensed sales professional with over 35 years of industry experience. She has a long record of successfully guiding private clients, public corporations, and international investors through commercial real estate acquisitions, dispositions, and lease negotiations.

Before joining Saunders Real Estate, Kim worked as a senior director at Berkshire Hathaway's commercial division, specializing in hospitality, multi-family, assisted living facilities, and mixed-use sales and leasing while consistently ranking in the top 5% of agents nationwide. In addition, she was responsible for the representation and disposition of bank-owned assets, as well as performing and non-performing notes.

Kim is embracing the rising prevalence of technology in this industry and recognizes how artificial intelligence helps her access the market in real time. This, along with her deep knowledge of area growth and a blend of practical experience, gives her a competitive edge and a strategic approach that is targeted and accurate to meet and exceed her clients' needs and expectations. Kim will continue to focus on site selection for mixed-use development, hospitality, retail, and office sales and leasing, primarily on the West Coast of Florida.

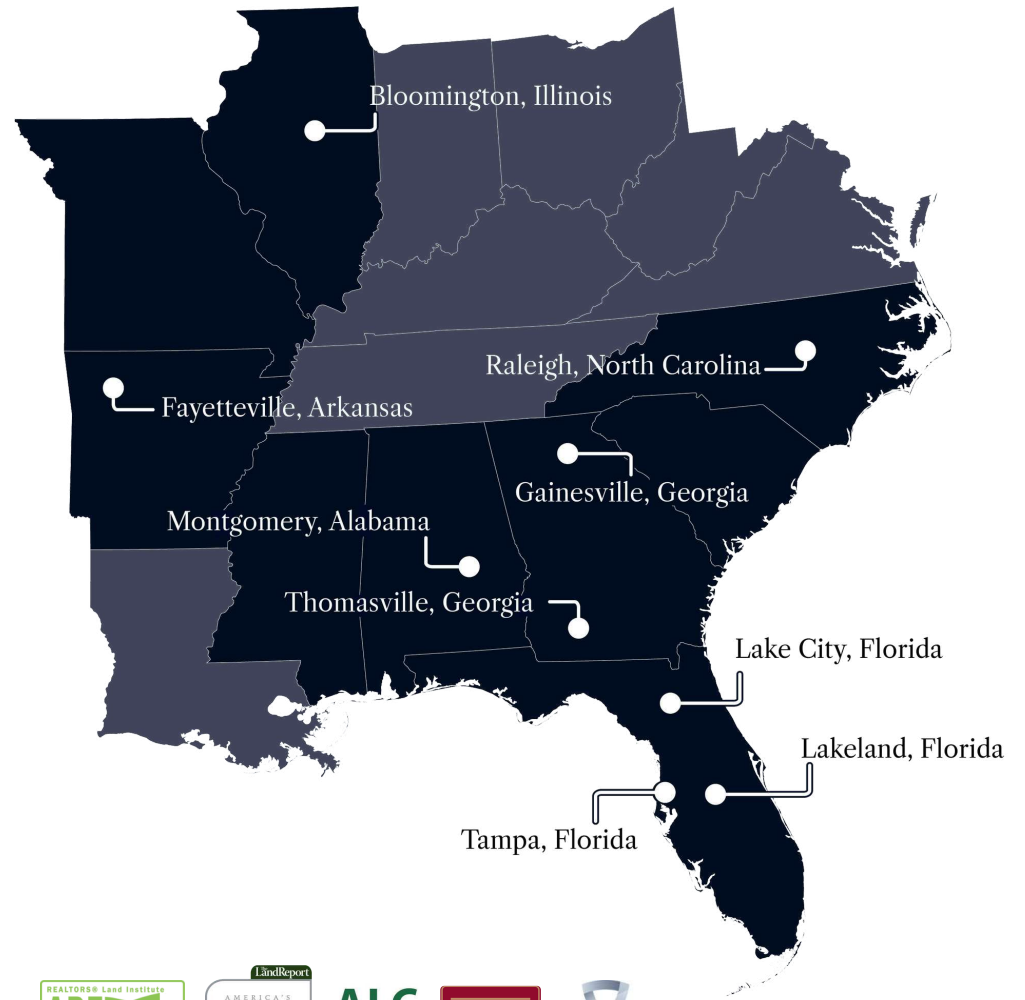
Kim serves as the Pasco County chairperson for CCIM (Certified Commercial Investment Member) for the West Coast District of Florida. She is an active member of professional real estate groups, including ICSC (International Council of Shopping Centers) and TBRA (Tampa Bay Retail Alliance), where she currently serves on the executive board as Secretary.

Kim specializes in:

- Mixed-Use Development
- Multifamily
- Hospitality
- Retail
- Office



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