

Retail Property
FOR LEASE



4242 HENDERSON BLVD

Tampa, FL 33629

TRACY WATERS

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present this multi-unit Salon Suites building located at 4242 Henderson Blvd. in Tampa, FL. This property has 3 units available for lease at varying rates. With close proximity to Westshore Business District, Downtown Tampa, and 224 ft of frontage on Henderson Blvd. it is a perfect location for your next private salon space!

PROPERTY HIGHLIGHTS

- Key FOB access to building
- Private lockable suite
- Walk in customers
- Wifi and utilities included
- Wheelchair accessible
- Common area cleaning
- Hair washroom

OFFERING SUMMARY

Lease Rate:	\$295.00 - 585.00 SF/yr (Weekly)
Number of Units:	18
Available SF:	100 - 175 SF
Lot Size:	0.33 Acres
Building Size:	4,387 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,591	87,220	260,368
Total Population	14,812	177,073	591,534
Average HH Income	\$181,860	\$101,483	\$75,144

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LEASE INFORMATION

Lease Type:	Weekly	Lease Term:	Negotiable
Total Space:	100 - 175 SF	Lease Rate:	\$295.00 - \$585.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	130 SF	Weekly	\$330.00 / week	-
Unit 5	Available	100 SF	Weekly	\$300 /week	-
Unit 17-A	Available	100 SF	Weekly	\$295.00 /week	-

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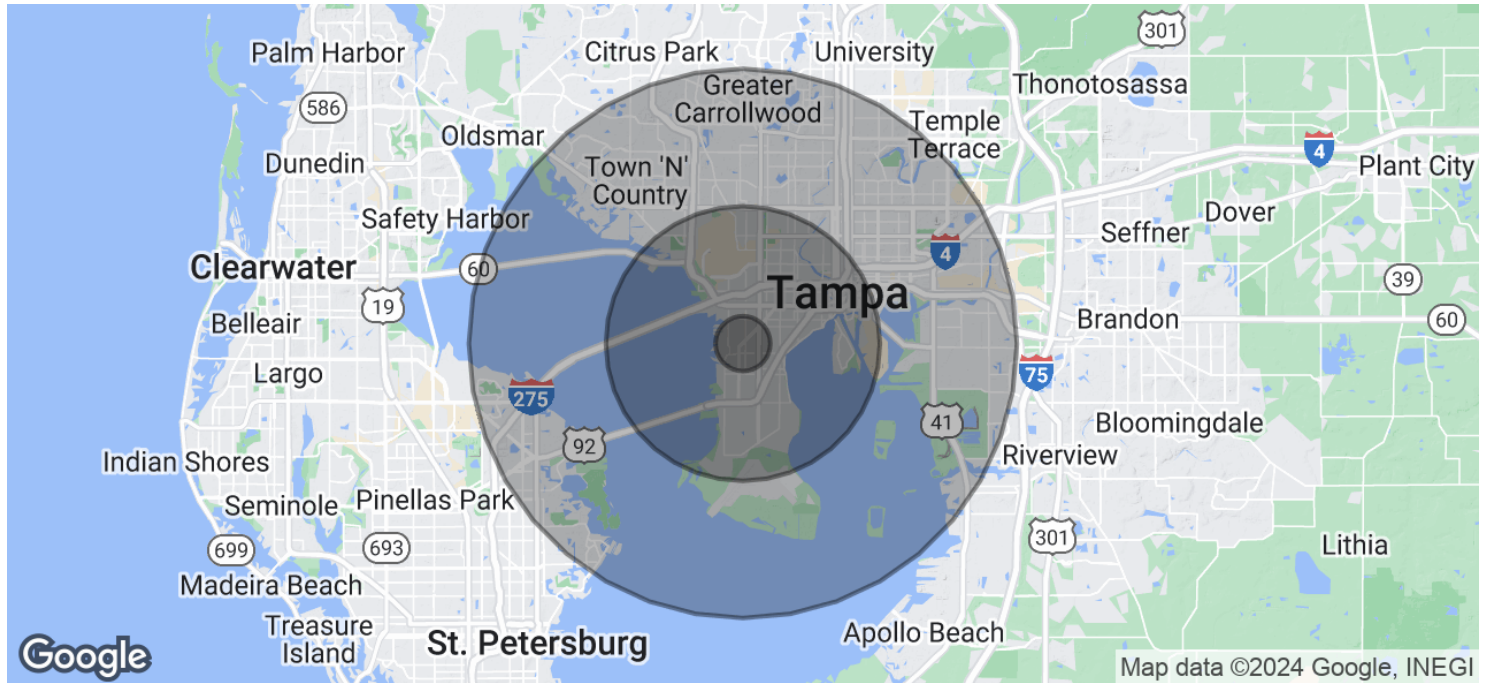
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,812	177,073	591,534
Average Age	40.7	39.4	38.1
Average Age (Male)	40.1	39.0	37.1
Average Age (Female)	40.8	40.2	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,591	87,220	260,368
# of Persons per HH	2.6	2.0	2.3
Average HH Income	\$181,860	\$101,483	\$75,144
Average House Value	\$691,688	\$386,757	\$253,122

* Demographic data derived from 2020 ACS - US Census

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