



6516 N 40TH ST TAMPA

6516 North 40th Street | Tampa, FL 33610

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 6514-6516 North 40th Street, Tampa, FL. This property boasts a 5,384 SF building with 5 units, ideal for Retail/Strip Center investors. Originally constructed in 1958 and tastefully renovated in 2023. Zoned CG a compelling prospect for savvy investors seeking to capitalize on the current market rents with a new tenants. 100% Occupied Triple Net Leases.

PROPERTY HIGHLIGHTS

- Corner Lot
- Block Construction
- Double Outdoor Billboard
- Triple Net Lease

OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	5
Lot Size:	0.54 Acres
Building Size:	5,384 SF
NOI:	\$95,813.00
Cap Rate:	9.63%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,564	44,385	131,137
Total Population	15,091	118,776	332,175
Average HH Income	\$53,748	\$60,699	\$66,097

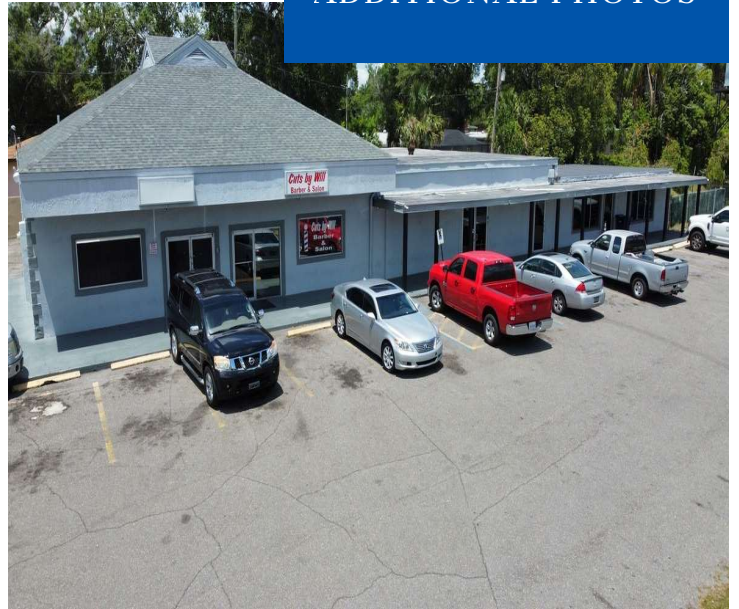


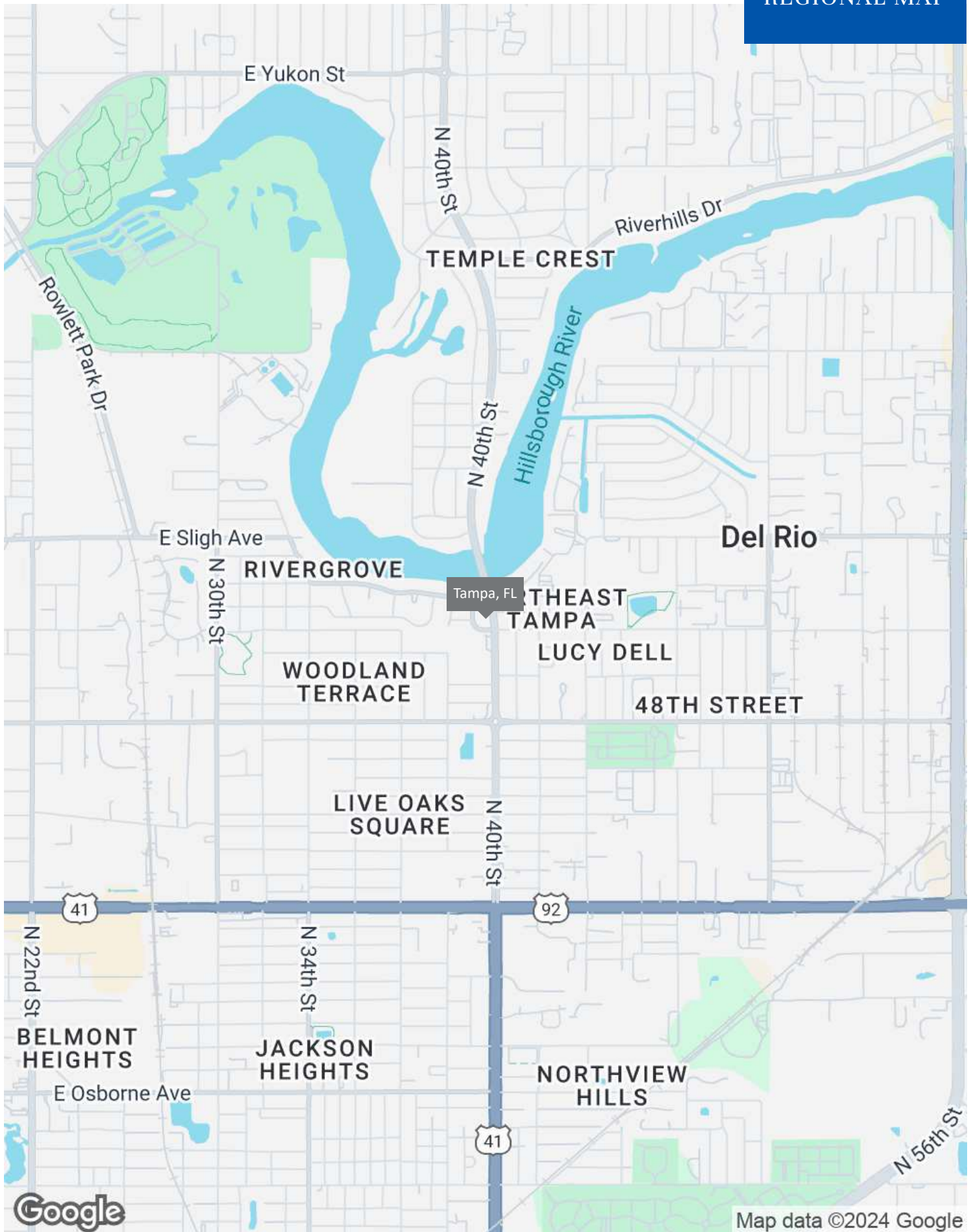
PROPERTY DESCRIPTION

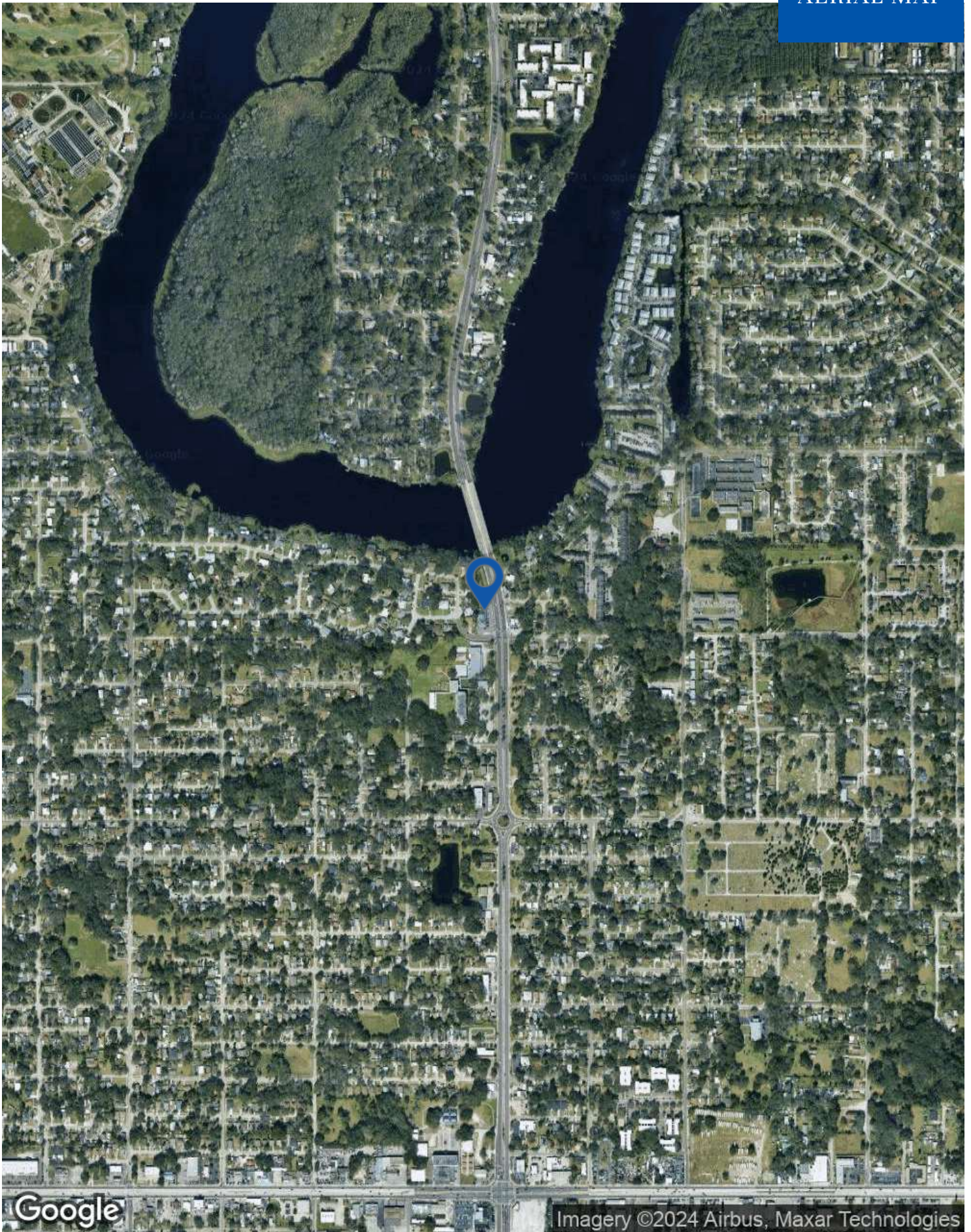
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LOCATION DESCRIPTION

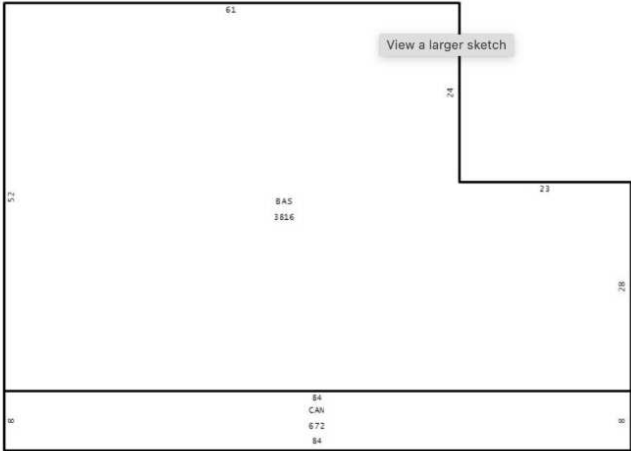
Situated between Hillsborough Blvd to the south and the Hillsborough River to the north, and nestled between East Tampa and Temple Crest, this center enjoys a prime location along a busy thoroughfare through a residential area. The scarcity of commercial spaces for lease in this area enhances its exceptional visibility, making it an appealing site for local businesses. Strategically located near attractions like Busch Gardens Tampa Bay, the University of South Florida, the Hard Rock Casino, and the Tampa Museum of Art, it acts as a neighborhood hub. Its proximity to major highways ensures easy commuting, while access to Tampa International Airport facilitates business travel. Surrounded by neighborhoods with limited commercial opportunities, this location offers retail tenants the chance for high visibility in a vibrant setting.



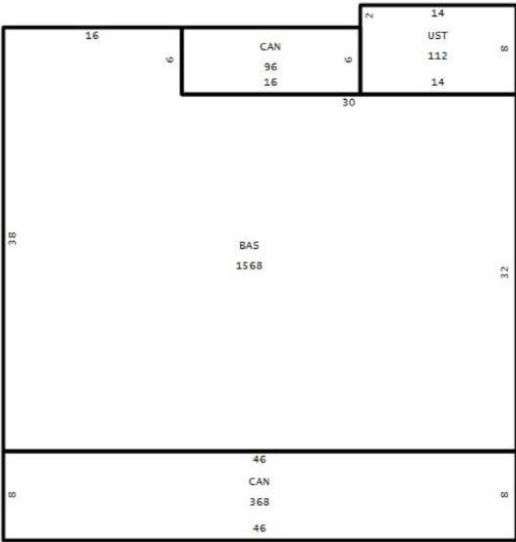




Building 1



Building 2



INVESTMENT OVERVIEW

6524 N 40TH STREET

Price	\$995,000
Price per SF	\$185
CAP Rate	9.63%

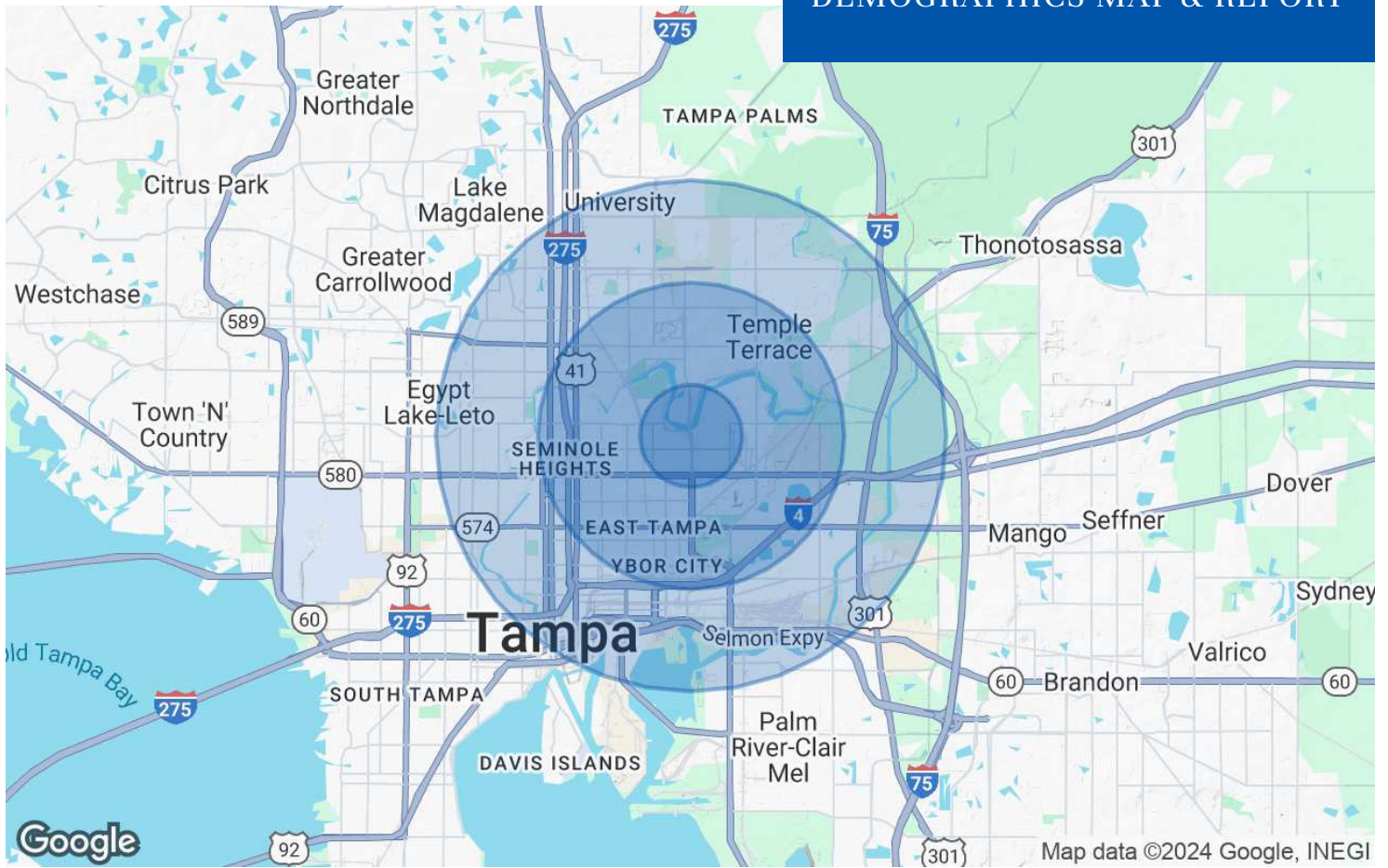
OPERATING DATA

6524 N 40TH STREET

Net Operating Income	\$95,813
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FINANCING DATA

6524 N 40TH STREET



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,091	118,776	332,175
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,564	44,385	131,137
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$53,748	\$60,699	\$66,097
Average House Value	\$238,320	\$256,710	\$296,590

Demographics data derived from AlphaMap

**AUSTIN PENNINGTON**

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Direct: **813.629.0997****PROFESSIONAL BACKGROUND**

Austin Pennington is the President and Broker of Latitude Commercial Realty, where he leads both the Multi-Family Real Estate Team and the Commercial Real Estate Team. A Florida native, Austin brings over 15 years of experience in real estate, insurance, and finance to his role. His expertise extends across various property classes, including Retail, Industrial, Multifamily, Mobile Home Parks, RV Communities, Hospitality properties, Office space, Storage, Land, and other unique real estate assets.

Austin is renowned for his reliability and commitment to excellence, focusing on expanding Latitude Commercial Realty by building strong relationships with real estate owners and professionals. His extensive skill set enables him to effectively manage and sell commercial properties throughout Florida and the Southeast, making him a key player in the region's real estate landscape.

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