



Executive Summary

4555 S MANHATTAN AVE | OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	36,543 SF
Lot Size:	3 Acres
Year Built:	1963
Zoning:	CG

PROPERTY OVERVIEW

Prime opportunity to lease, a unique, medical facility located in the heart of affluent South Tampa. The building is comprised of 36,543 SF situated on two lots, consisting of approximately 3 acres. The property is strategically located on Manhattan Avenue just north of Gandy Boulevard. It was recently occupied by Kindred Hospital, who vacated 3rd quarter 2025. The hospital consists of 73 beds, four ICU's, operating and recovery room, pharmacy, lab and physical therapy room. In addition, there is a large, cafeteria with a full commercial kitchen, and a center courtyard.

PROPERTY HIGHLIGHTS

- Prime location
- Two new back up generator
- Plenty of parking with approx. 117 spaces
- Multiple points of ingress and egress



GULFSTREAM
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Additional Photos

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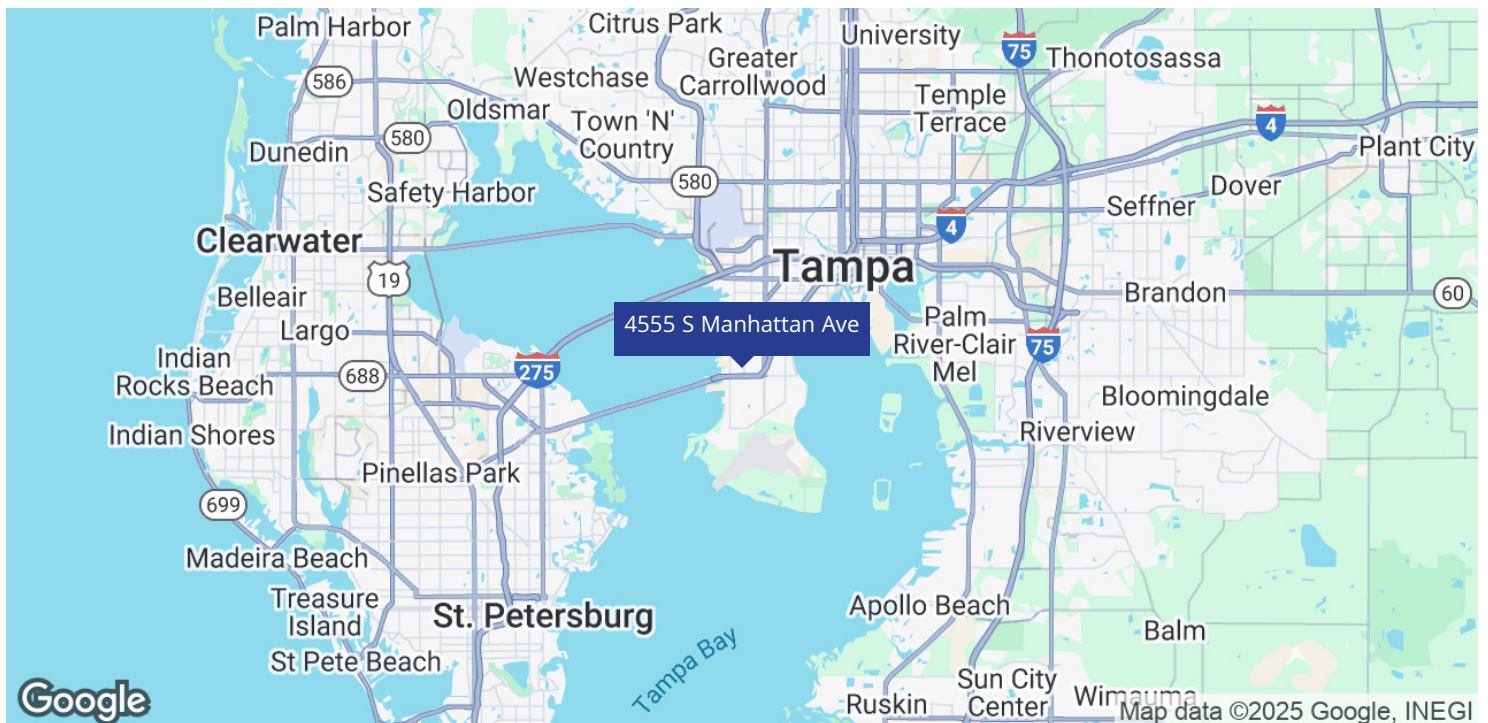
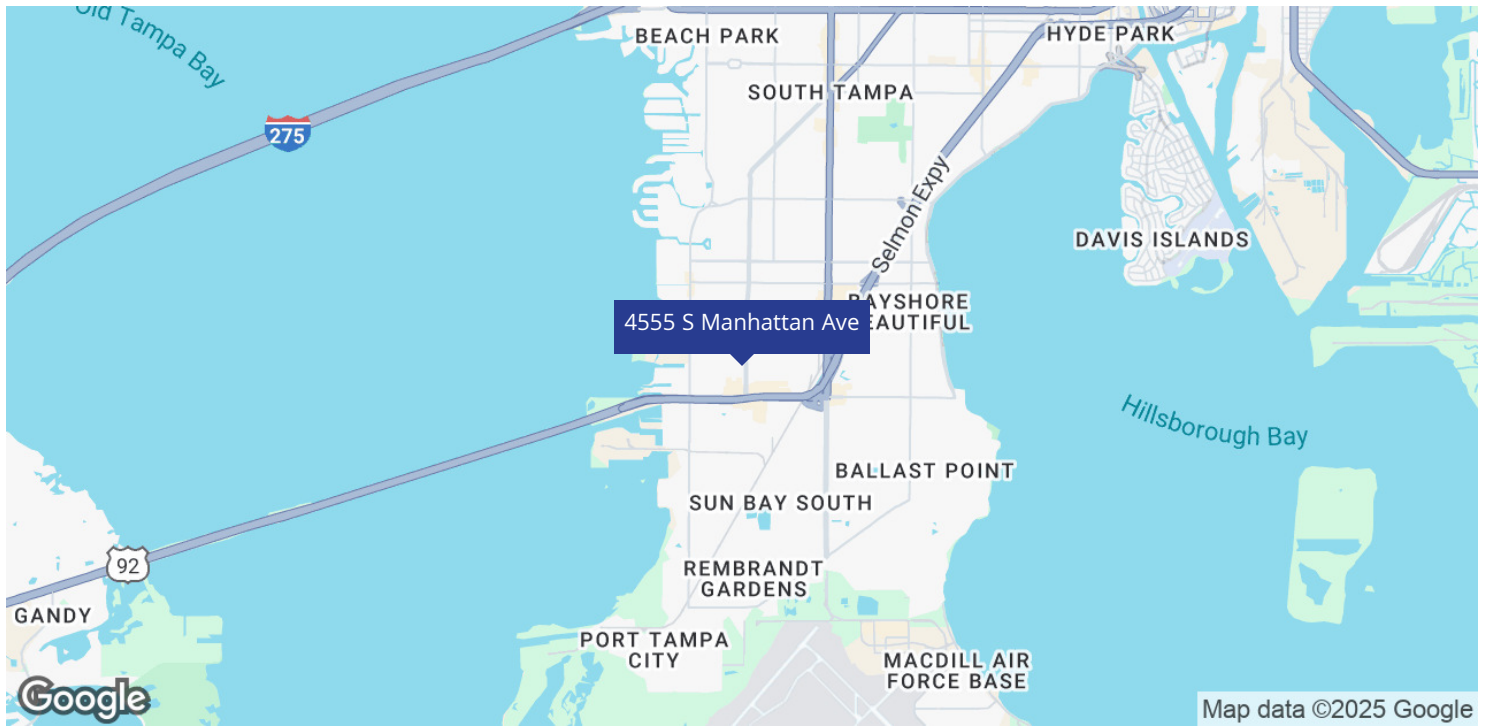


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Location Maps

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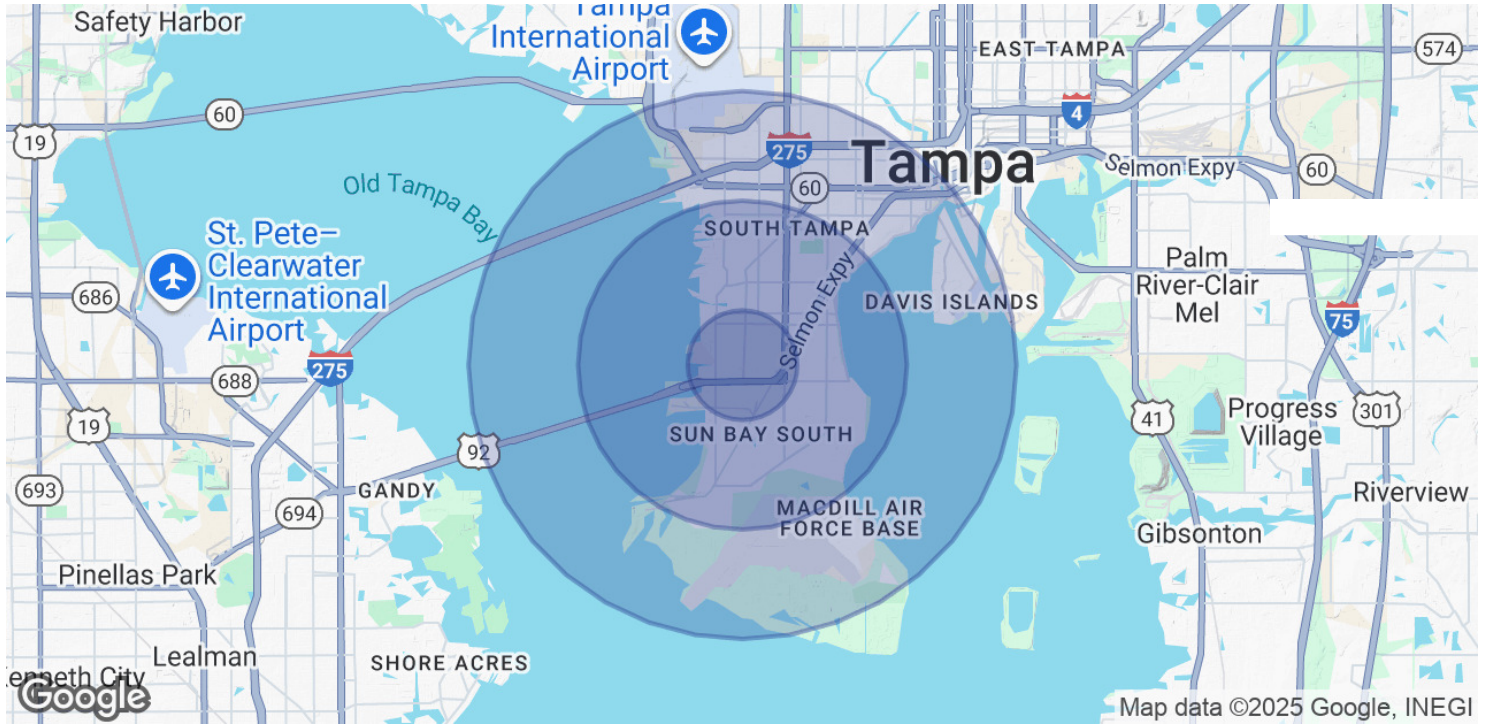


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Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,856	81,016	138,925
Average Age	43	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,845	35,899	61,353
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$111,556	\$161,573	\$149,669
Average House Value	\$481,080	\$712,028	\$700,129

Demographics data derived from AlphaMap