

4115 Henderson Blvd

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TAMPA, FL 33629

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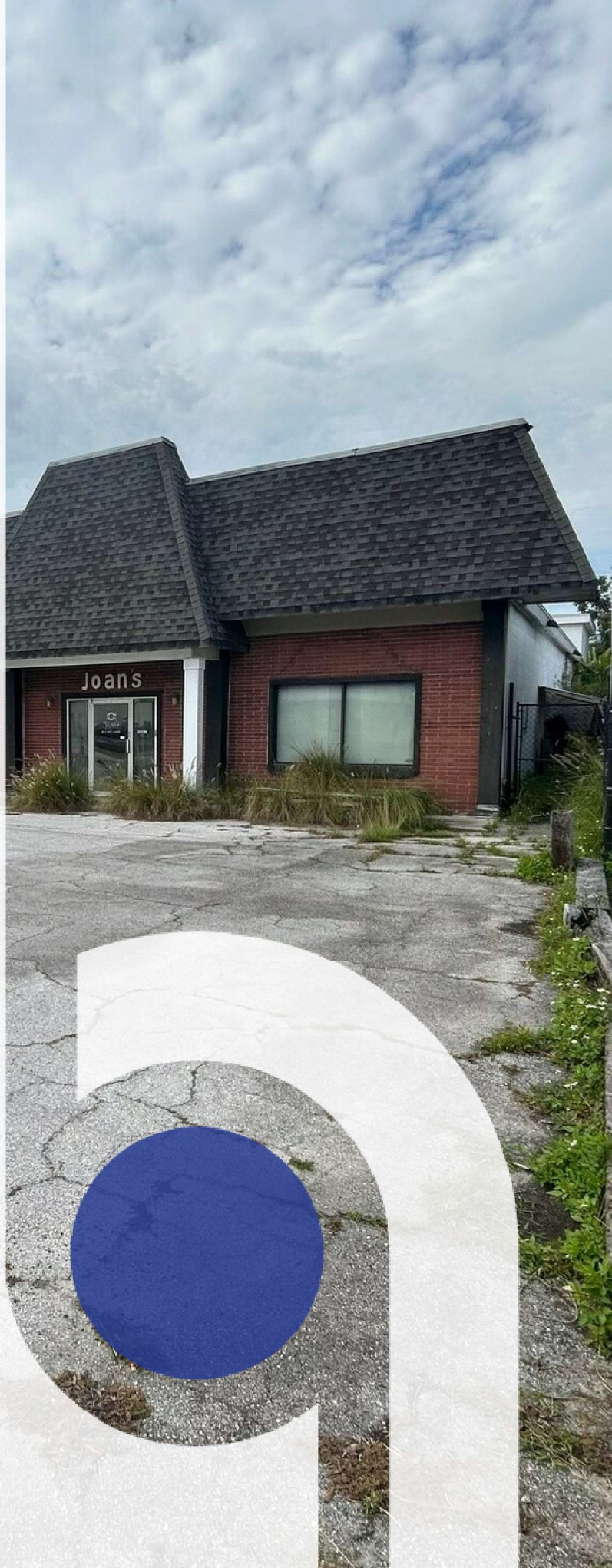




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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	4,500 SF
Lot Size:	0.3 Acres
Price / SF:	\$466.67
Year Built:	1965
Zoning:	CG

PROPERTY OVERVIEW

Premier commercial building in the heart of affluent South Tampa for sale. This property features a 4,500 SF building on a 0.3 acre lot on Henderson Blvd just west of Dale Mabry Hwy. Currently the building is in vanilla shell condition with interior wide open ready for your custom buildout. Lots of parking with approx. 20 spaces and a fenced storage yard on south side of building.

PROPERTY HIGHLIGHTS

- Prime location
- Large monument signage
- Shell interior condition
- Previous use was a catering company with commercial kitchen
- Approved permit in hand for vanilla shell ready for your custom buildout

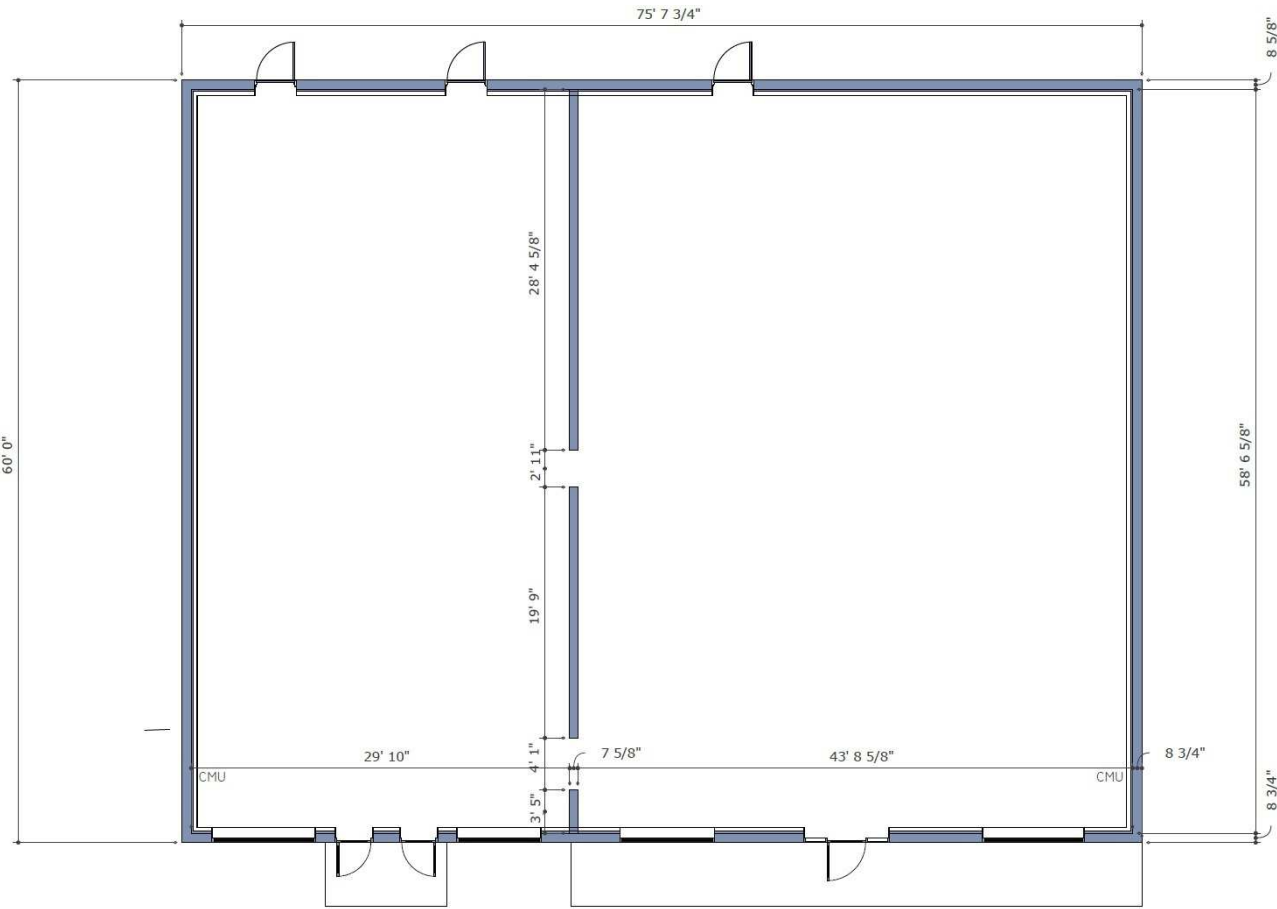


Additional Photos

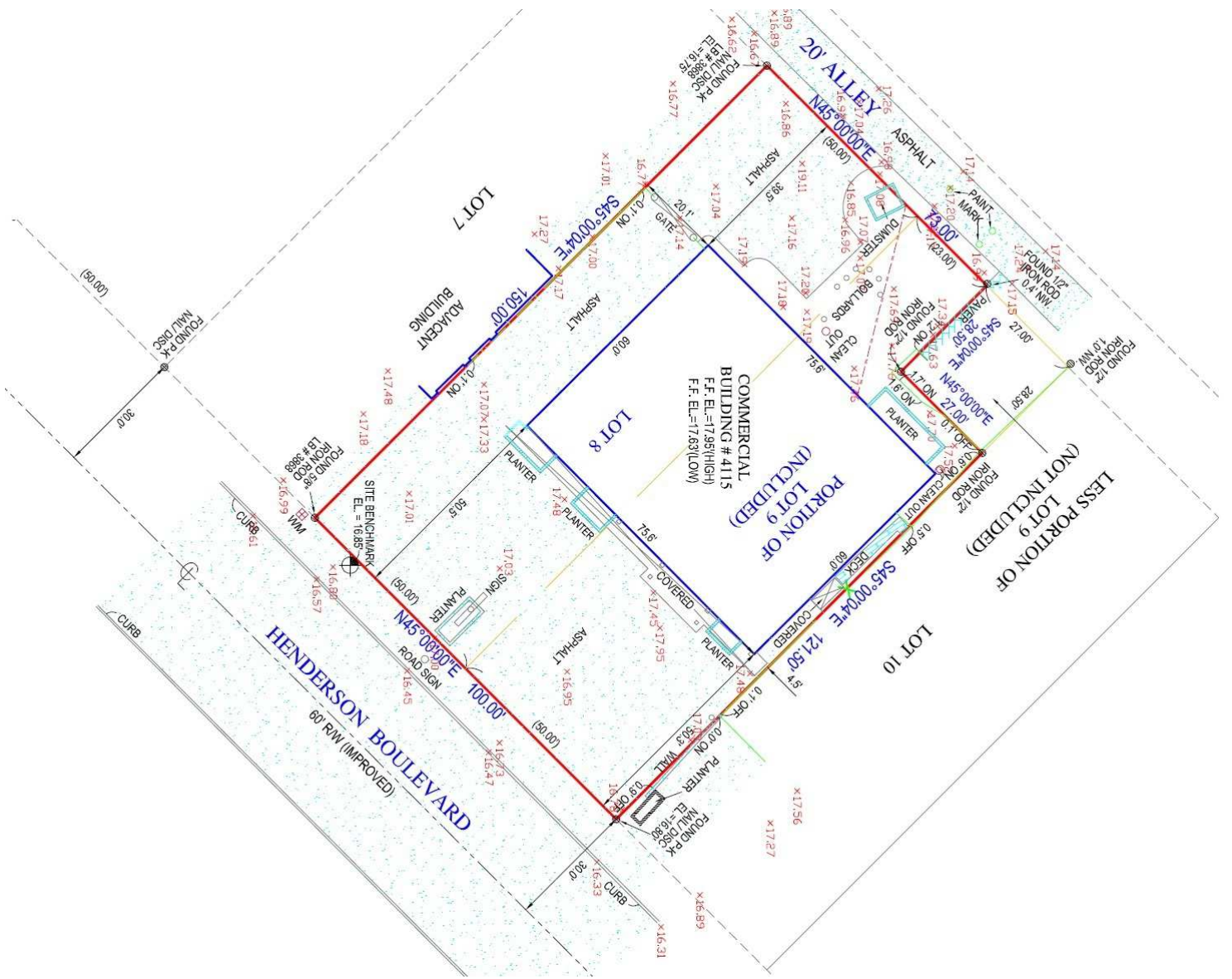




Floor Plan

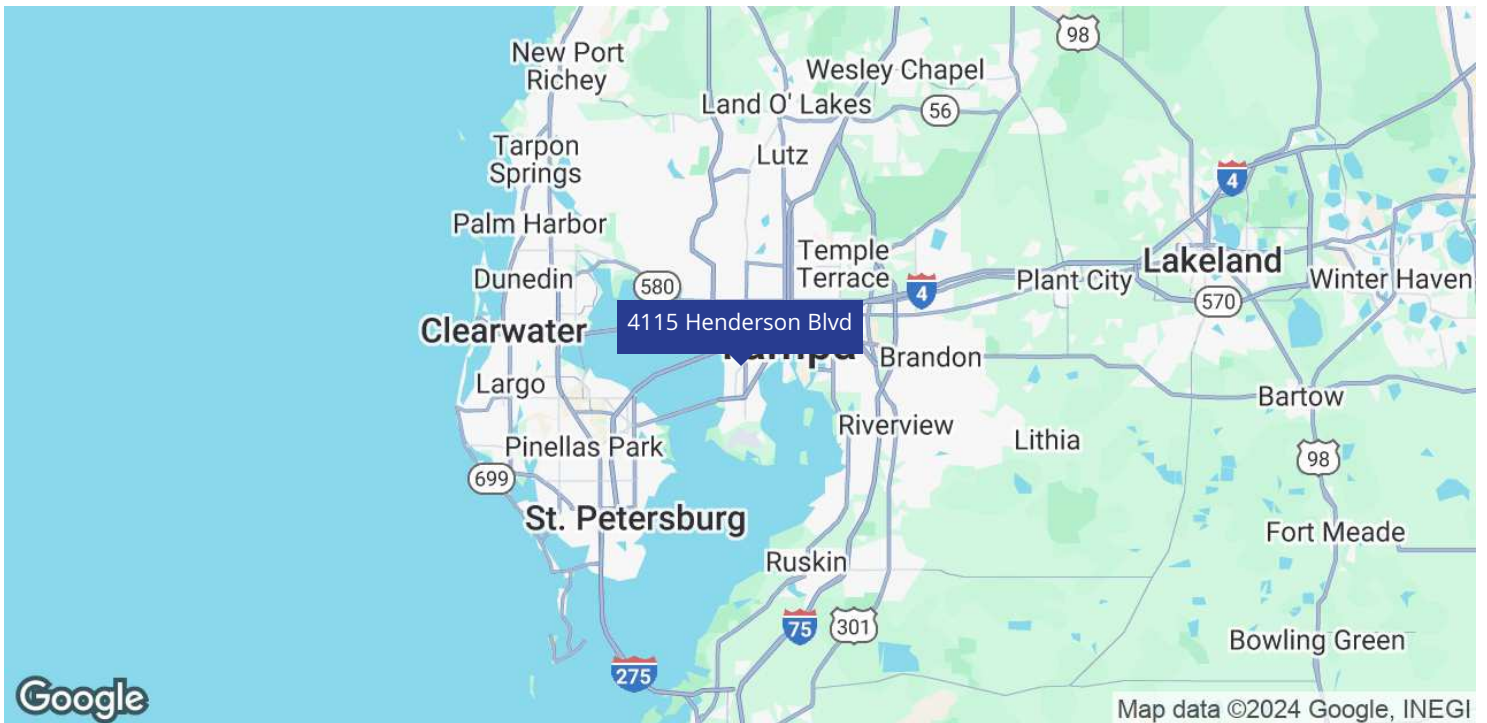
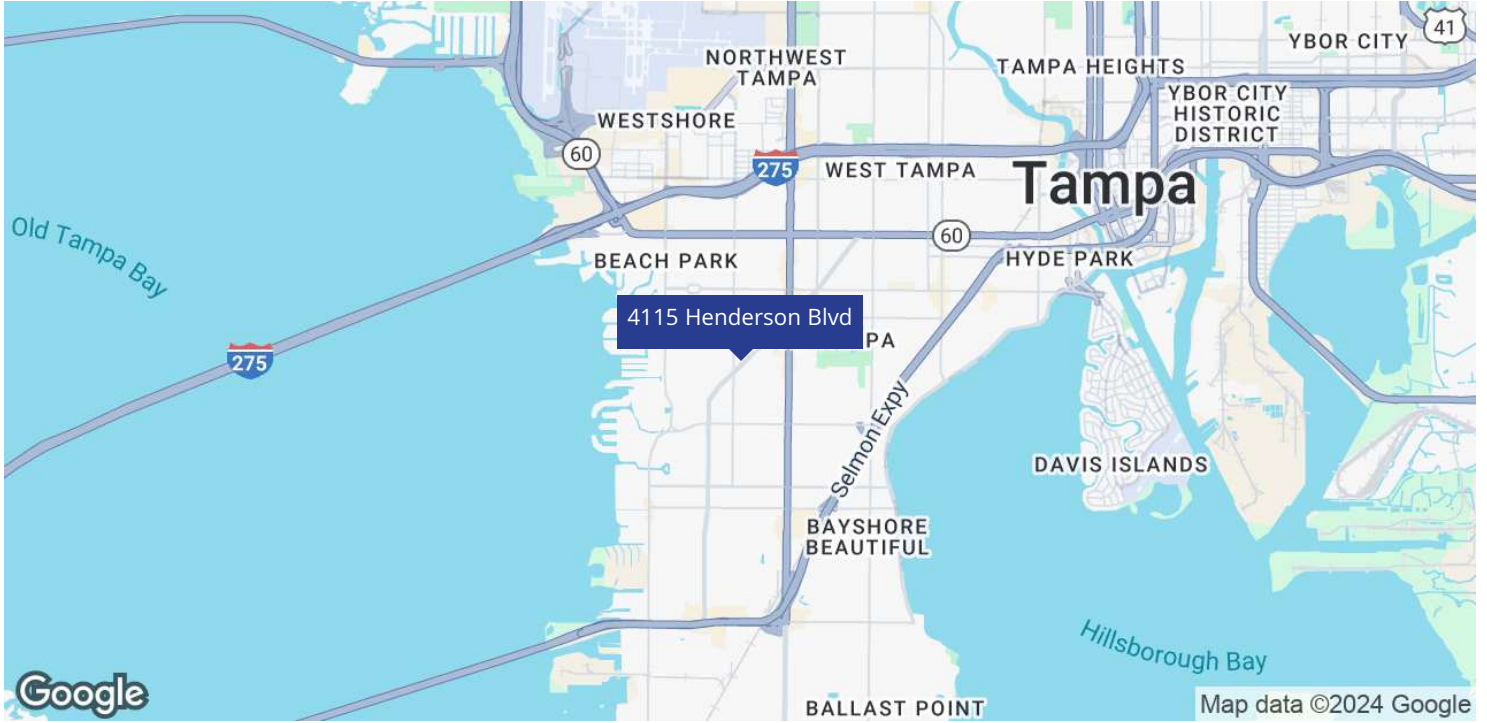


A	FLOOR PLAN
A1.01	SCALE : 1/8" = 1'-0"



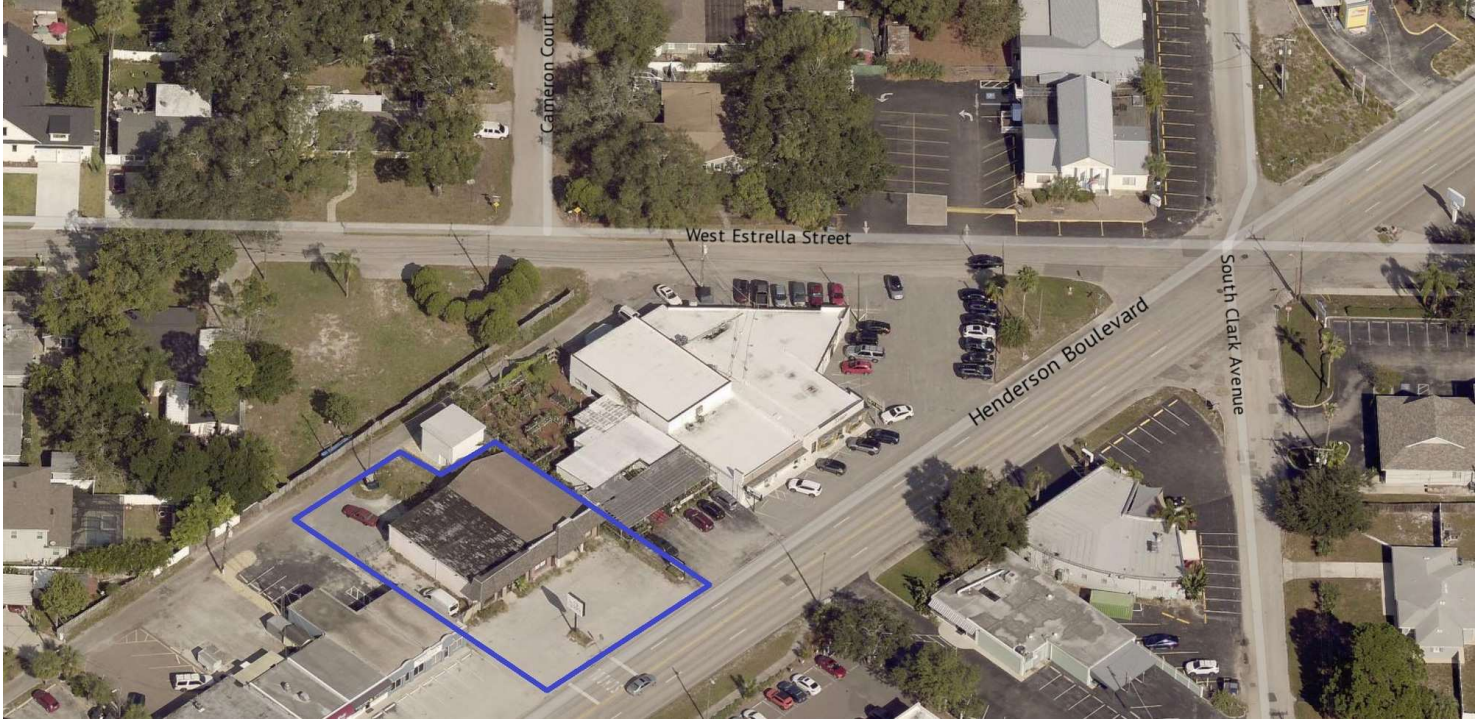


Location Map



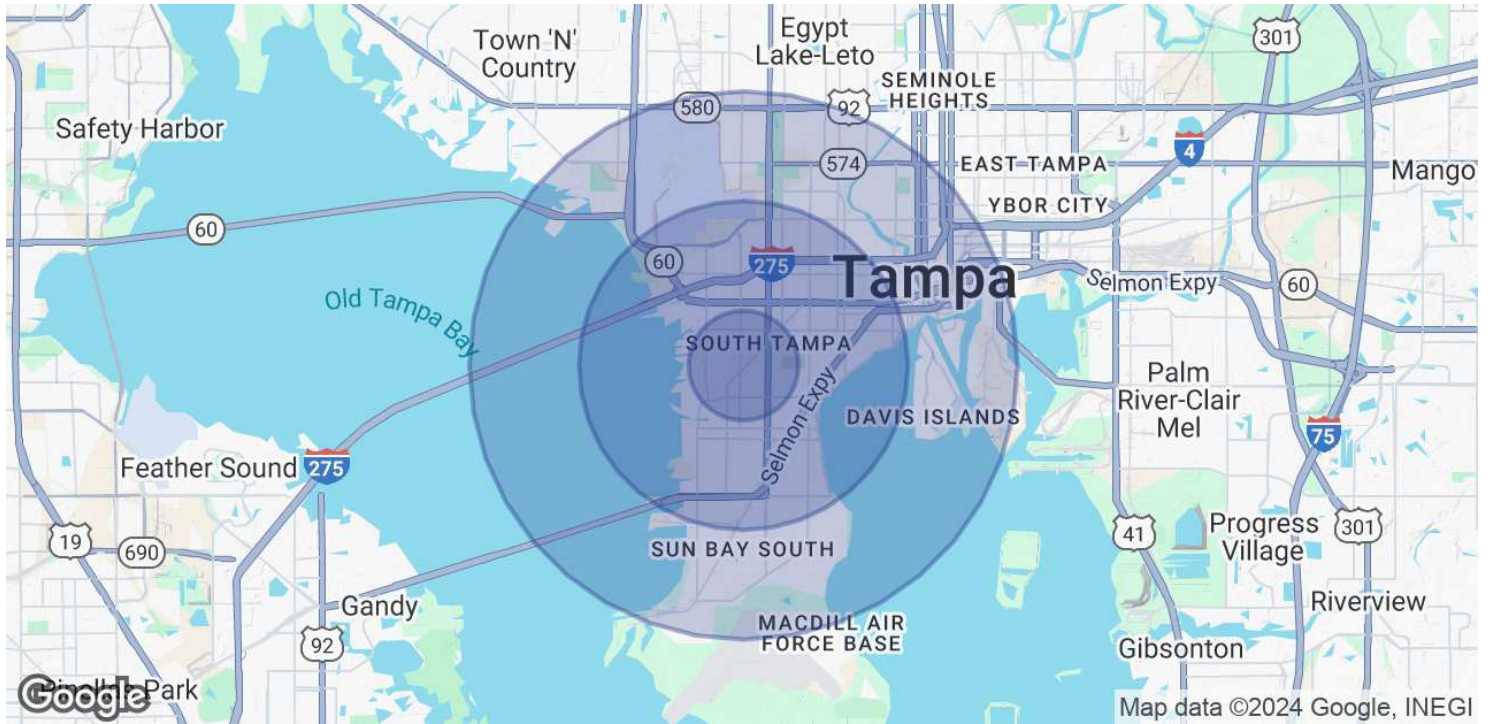


Aerial Map





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,308	93,174	188,391
Average Age	41.3	40.2	39.3
Average Age (Male)	40.8	39.3	38.7
Average Age (Female)	41.5	41.3	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,659	45,896	92,045
# of Persons per HH	2.5	2.0	2.0
Average HH Income	\$177,325	\$119,828	\$98,871
Average House Value	\$682,352	\$447,530	\$377,338

2020 American Community Survey (ACS)