



OFFICE + WAREHOUSE SPACE

AVAILABLE IN GROWING EAST TAMPA CORRIDOR

3715 E 7TH AVENUE | TAMPA, FL 33605



LOCATED ALONG E 7TH AVENUE IN TAMPA'S 33605 SUBMARKET, THIS PROPERTY OFFERS EXCELLENT ACCESS TO DOWNTOWN TAMPA, YBOR CITY, AND MAJOR HIGHWAYS INCLUDING I-4 AND I-275. THE AREA IS EXPERIENCING CONTINUED REINVESTMENT AS PART OF EAST TAMPA'S REVITALIZATION, WITH INFRASTRUCTURE IMPROVEMENTS, NEW DEVELOPMENT, AND GROWING BUSINESS ACTIVITY. ITS CENTRAL LOCATION PROVIDES EFFICIENT CONNECTIVITY TO TAMPA'S CORE EMPLOYMENT CENTERS WHILE OFFERING THE FLEXIBILITY AND VALUE IDEAL FOR OFFICE AND WAREHOUSE USERS.

PROPERTY DETAILS

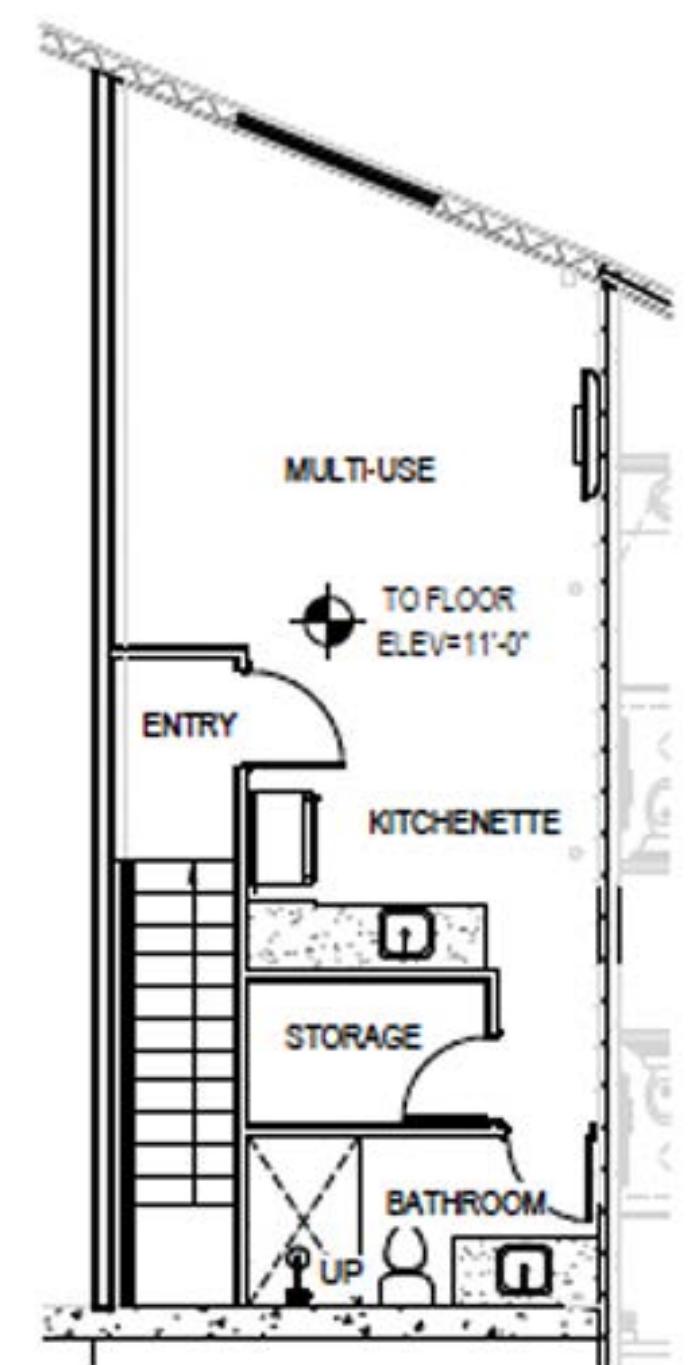
- 12,855 SF FURNISHED OFFICE SPACE WITH FUNCTIONAL WAREHOUSE AREA
 - OFFICE: 7,209 SF
 - WAREHOUSE 5,646 SF MOL
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- FURNISHED OFFICE SPACE WITH FUNCTIONAL WAREHOUSE AREA
- ON-SITE PARKING
- EXCELLENT ACCESS TO DOWNTOWN TAMPA, YBOR CITY, AND MAJOR HIGHWAYS INCLUDING I-4 AND I-275
- ASKING RENT: \$25 NNN



SITE PLAN

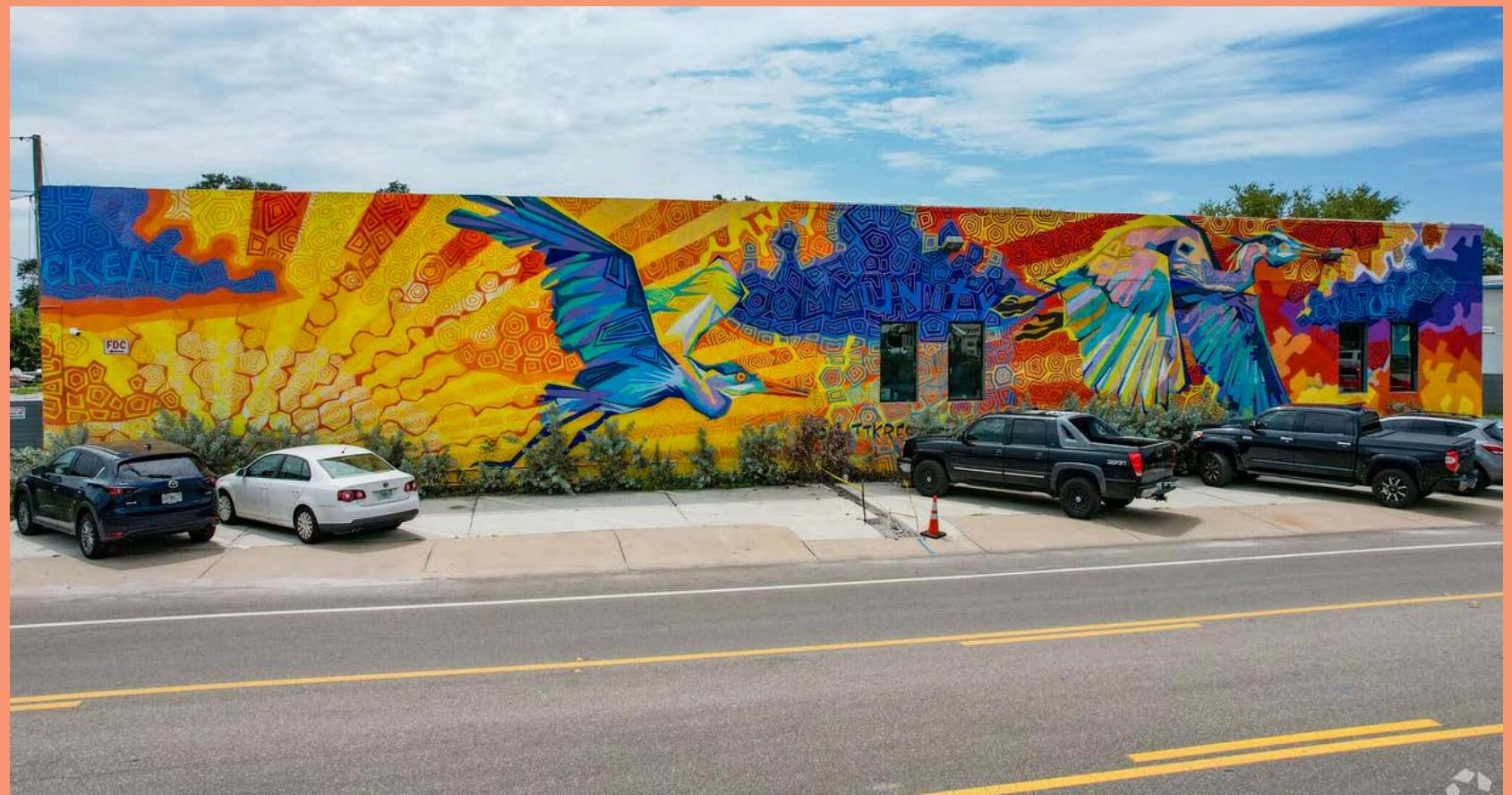
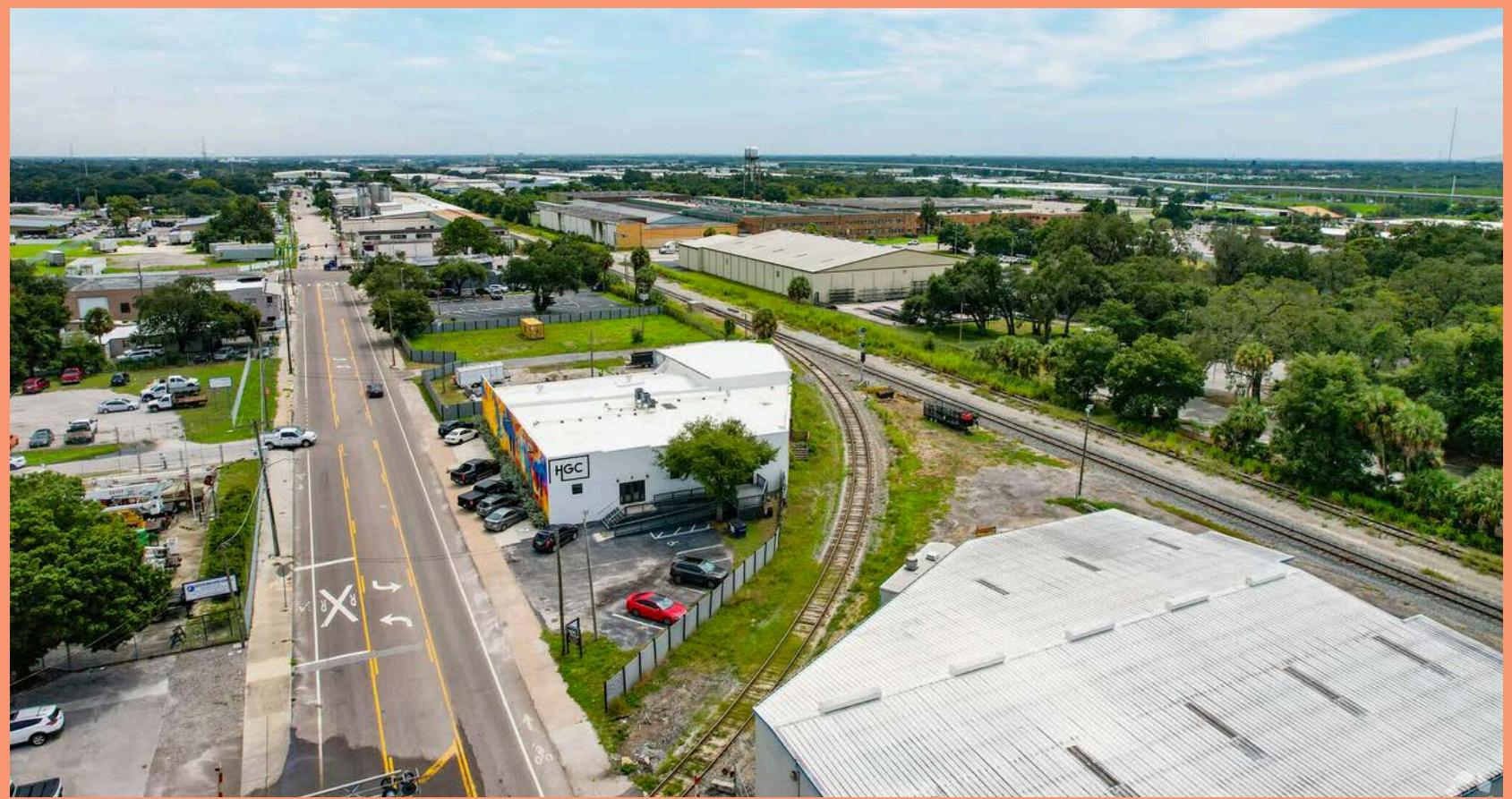


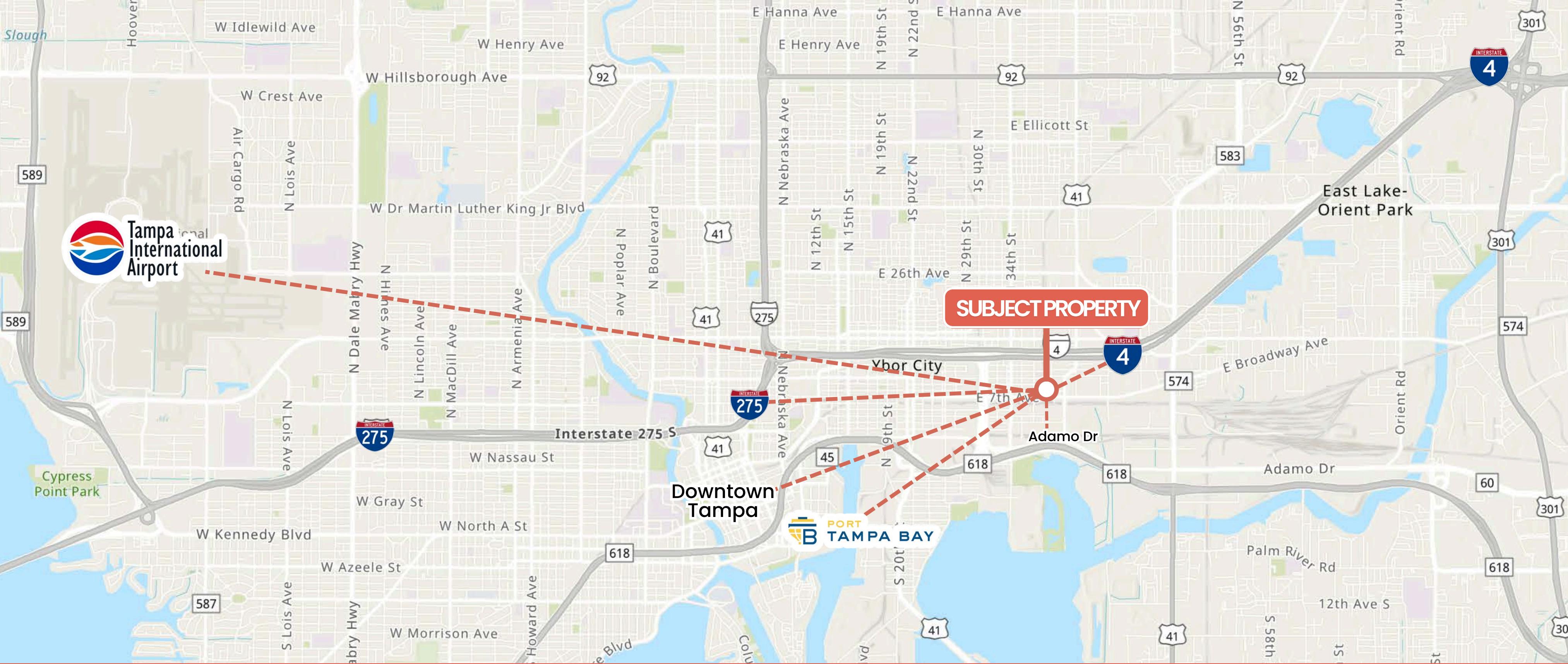
FIRST FLOOR



SECOND FLOOR







HIGHLY CONNECTED STRATEGIC ACCESS REGIONAL CONNECTIVITY

0.4 MILES TO E. ADAMO DR.

1.3 MILES TO I-4 (REGIONAL ACCESS)

2.5 MILES TO I-275

3.3 MILES TO DOWNTOWN TAMPA

6.5 MILES TO PORT TAMPA BAY

9.4 MILES TO TAMPA INTERNATIONAL AIRPORT (TPA)

DEMOGRAPHICS

POPULATION

1 MILE	3,402
3 MILES	76,658
5 MILES	220,765

AVG HH INCOME

1 MILE	\$64,445
3 MILES	\$92,335
5 MILES	\$102,656

DAYTIME POPULATION

1 MILE	11,175
3 MILES	154,328
5 MILES	336,698

MEDIAN AGE

1 MILE	38.2
3 MILES	36.1
5 MILES	36.3





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