



2526 W. Sligh Ave.

Tampa, FL 33614

For Sale or Lease

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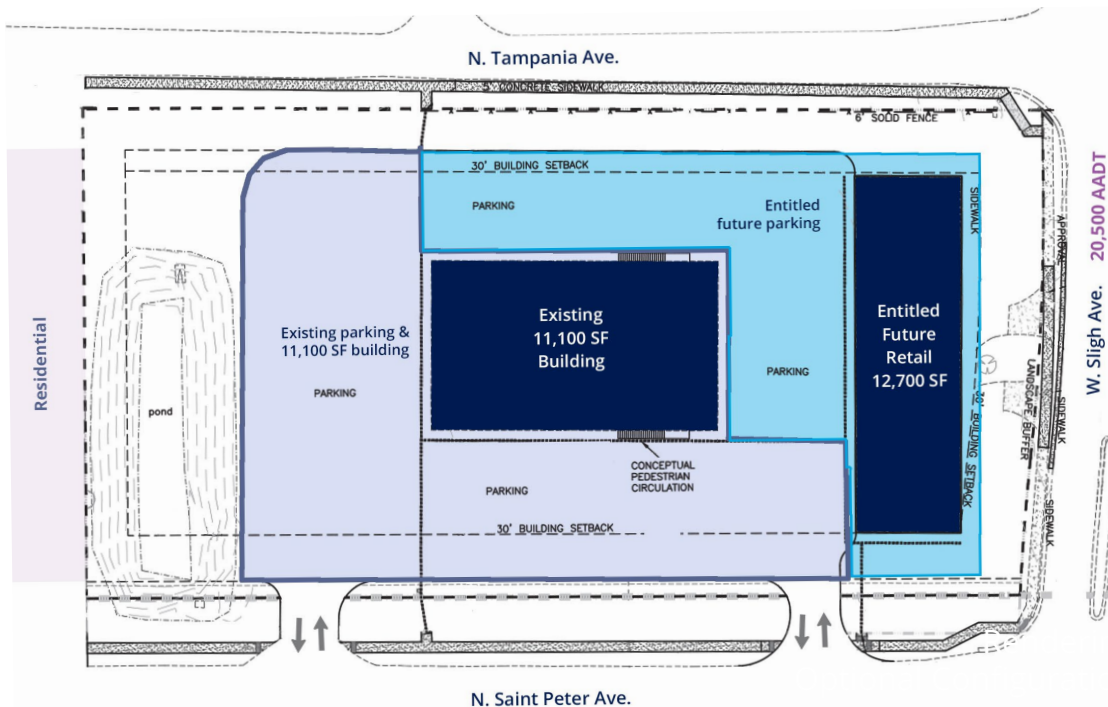
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For Sale or Lease

- 11,100± SF concrete masonry building built in 2001 on 2.51 acres
- Entitlements in place (PD) to develop 12,700 SF of retail fronting Sligh with additional parking
- 24' ceiling height in main portion with second floor mezzanine on north and south ends of building; elevator can be added for ADA access; building also has a small kitchen
- New 63 space parking lot and sidewalks added in 2002
- PD zoning allowing for medical, professional, office, retail, recreational athletics and educational uses
- 17 minutes to Tampa International Airport; 5 minutes to I-275; 10 minutes to Veterans Expressway
- Close proximity to AdventHealth Carrollwood, St Joseph's Hospital, St Joseph's Women's and St Joseph's Children's Hospitals



2526 W. Sligh Ave.



Area Demographics: Drive Time



Total Population

5 Min: 37,979
10 Min: 150,476
15 Min: 422,882



Daytime Population

5 Min: 34,960
10 Min: 200,493
15 Min: 588,518



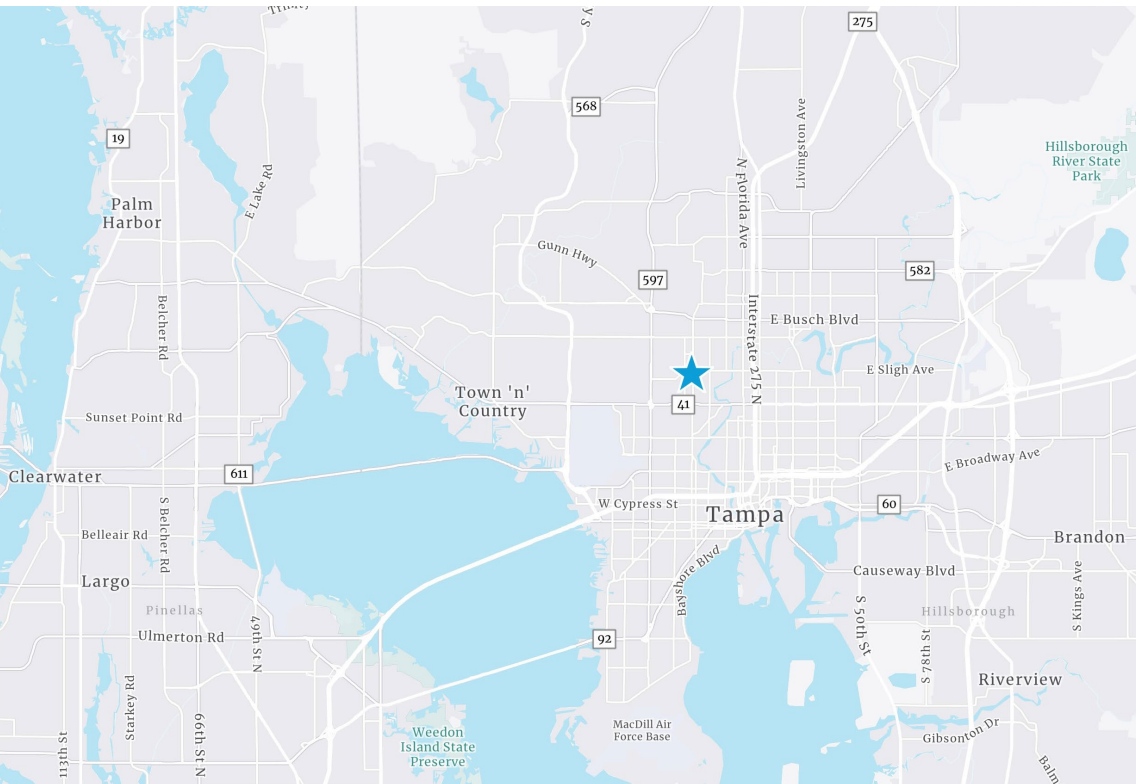
Median Age

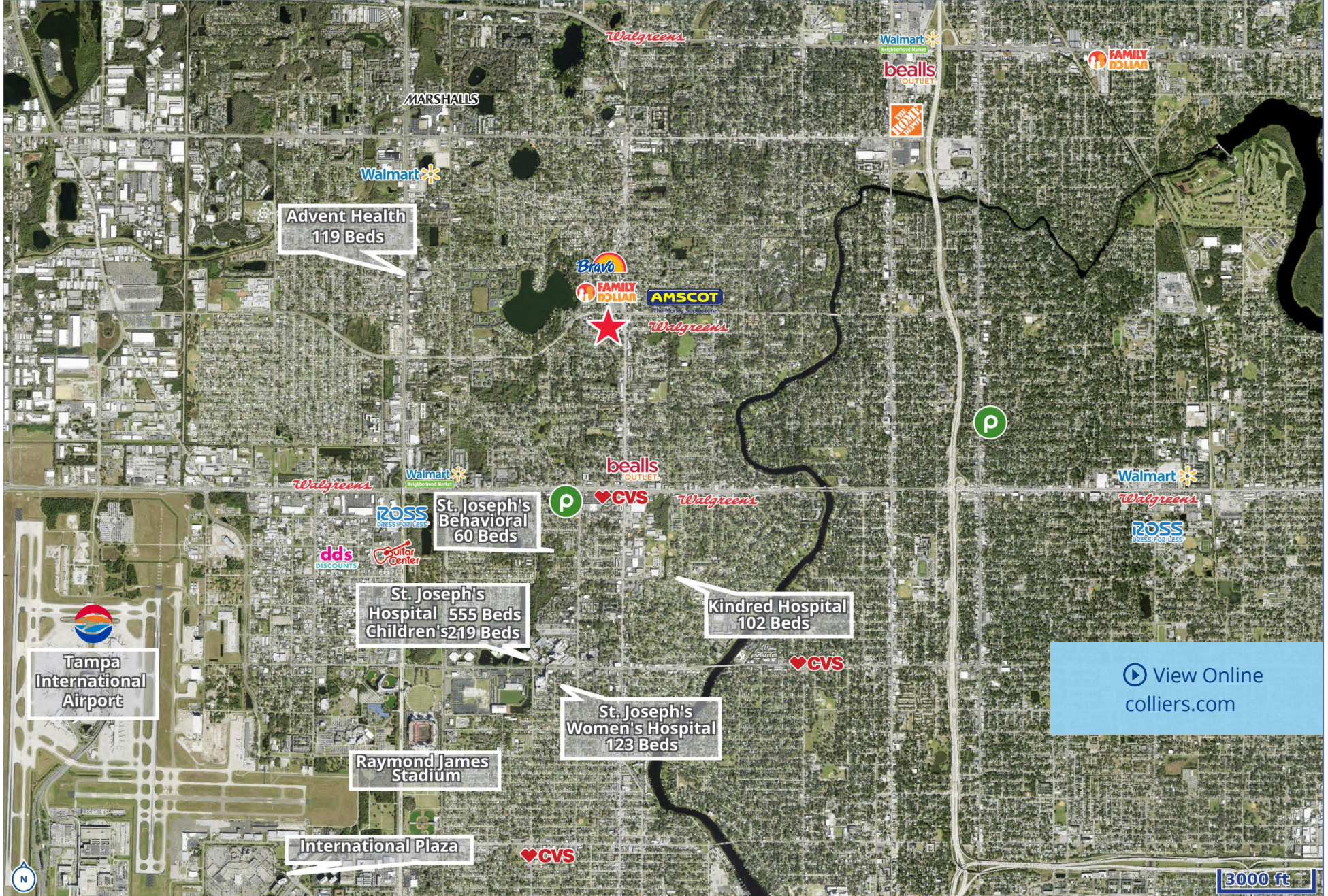
5 Min: 38.4
10 Min: 38.9
15 Min: 37.6



Average HH Income

5 Min: \$68,360
10 Min: \$74,795
15 Min: \$81,886





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