

**NEW & IMPROVED LOOK
COMING SOON**



NOW LEASING | RETAIL | OFFICE

CAN BUILD TO SUIT | 2,500 RSF to 12,950 RSF +/-

THE HENDERSON

3655 HENDERSON BLVD, TAMPA, FLORIDA, 33609

37,500 Vehicles/Day (FDOT)



Wild Fork



City Lounge



FOR LEASE
RETAIL OR OFFICE

17,200 Vehicles/Day (FDOT)



Urban Realty Solutions

ENDODONTIC SPECIALISTS

Barrow's

PYLON SIGNAGE

3655 Henderson Blvd

Kim's Nail Salon

Almas Jewelry & Watch Repair



Healthy n' Fresh Cafe



Cellars

REMODELING
IN PROCESS

✓ RETAIL/ SHOWROOM

✓ NAIL SALON

✓ BARBER SHOP

✓ RESTAURANT/CAFE

✓ OFFICE

DAILY TRAFFIC
17,200
VPD

CALL FOR
BEST RATES

FOR LEASE: RETAIL OR OFFICE

CAN BUILD & SIZE TO SUIT
2,500 RSF+/- TO 12,950 RSF+/-

3655 HENDERSON BLVD, TAMPA, FLORIDA, 33609

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An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Vanwald and Associates.

Seller and Listing Broker have no affiliation with Bank of America, National Association.



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Crexi Platinum Broker Award Winner 2024

POWER BROKER

CHAPTER

CHAPTER

05

EXECUTIVE SUMMARY

Introduction. A Summary Of The Offering and Center.

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KEY METRICS

Key Metrics Of The Property Are Summarized On This Page.

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CONCEPTUAL RENDERINGS

Join Tractor Supply And Lakeside Church At This Incredible Location.

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LOCATION

Location Specific Details. Aerial Views Of The Property, Traffic Counts And Other Major Tenants In The Vicinity.

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MARKET AREA

The Building Is Located In One Of The Fastest Growing Metropolitan Areas In The Country. In This Chapter You Can Familiarize Yourself With The Orlando/ Orange County MSA.

CHAPTER

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DEMOGRAPHIC PROFILE

This Chapter Includes Various Demographic Information, Including Radius Reports And A Traffic Count Map.





UP TO 12,950 RSF +/- • INCENTIVES AVAILABLE • CAN BUILD TO SUIT • CAN SIZE TO SUIT

LEASE OFFERING

RETAIL • HAIR & NAIL • RESTAURANT/CAFE • OFFICE & MORE

REMODELING
IN PROCESS

3655 HENDERSON BLVD, TAMPA, FLORIDA, 33609

Incredible Opportunity to Lease Space in a Soon to be Remodeled Building. First Time Available Since 1999.

Vanwald and Associates is pleased to present the incredible opportunity to lease at 3655 Henderson BLVD in beautiful Tampa, Florida.

PROVEN LOCATION. The **LOCATION HAS ALREADY BEEN VETTED** by several national power houses. Bone Fish operates one of their restaurants on the corner adjacent to the property and TJ Max and Fresh Market chose to be less than a quarter mile up the road. This speaks volumes for the location.

NEW OWNERSHIP. The center is under new ownership as of April of 2023. The new group is very tenant driven and tenant friendly. Very flexible and pleasant to work with. They manage properties very efficiently and strive to keep operating expenses in check.

PARKING. The parking area will be re-paved, re-stripped and reconfigured.

EASY ACCESS. The property benefits of full access from and to Henderson BLVD.

FLEXIBLE ZONING. The zoning allows for a multitude of uses, from retail stores to food service and office and medical uses.

Great For:

- ✓ General Retail/ Grocery
- ✓ Nail and/or Hair Salon
- ✓ Barber Shop
- ✓ Beauty Supply
- ✓ Restaurant/Cafe
- ✓ Dance Studio
- ✓ Medical
- ✓ Office, and more...



✓ REMODEL IN PROGRESS | NEW LOOK | NEW PAINT | NEW ROOF | NEW HVAC | NEW PARKING | AND MORE...

The building is under new ownership as of April of 2023 and will be remodeled entirely. The landlord is offering build to suit and size to suit packages with priority to tenants that enter into a lease before the remodel completion. The center will have a new, more modern look inside and out. A new roof will be installed, new HVAC, lighting, parking area, just to name a few.

✓ CAN BUILD AND SIZE TO SUIT | 2,500 RSF & UP

The landlord is offering as-is or build to suit packages for qualified tenants. Can size to suit as well. Call listing broker for more details and a personalized rate quote.

✓ RETAIL | OFFICE | MEDICAL | RESTAURANT/CAFE | NAIL/HAIR | DANCE STUDIO

This location is ideal for a multitude of uses. Retail, Nail salon and Hair salon, Office and Food Service are just some of them.

✓ VETTED LOCATION: JOIN BONE FISH, FRESH MARKET & TJ MAX

Join Bone Fish, Fresh Market and other national tenants that chose this corridor. All have done the homework for you when it comes to the location.

✓ PYLON SIGNAGE

Large and visible Pylon Signage can be available!!!

✓ TAMPA MSA | EXCELLENT DEMOGRAPHICS

The Tampa MSA is one of the largest and fastest growing economies in the country. The subject property is strategically located in an affluent area, just near the intersection with Dale Mabry HWY and about 10 minutes from the Bay.

✓ FLEXIBLE TERMS | TENANT INCENTIVES | CALL FOR A PERSONALIZED QUOTE

The landlord is offering flexible terms and incentives can be available for qualified tenants. Secure a spot now before the remodel. Rates are scheduled to increase as the remodel progresses and vacancy is filled!

PROPERTY
THE HENDERSON

ADDRESS
**3655 HENDERSON BLVD
TAMPA, FL 33609**

COUNTY
HILLSBOROUGH

PROPERTY TYPE
RETAIL/ OFFICE/ MEDICAL/ RESTAURANT

ZONING
COMMERCIAL

TRAFFIC COUNTS
54,700 VPD (AT INTERSECTION)

BUILDING SIZE
12,950 +/- RENTABLE SQUARE FEET

LEASE TERM
NEGOTIABLE

STARTING RENT
NEGOTIABLE. CALL FOR BEST RATE!

KEY METRICS

Property

THE HENDERSON

3655 Henderson BLVD, Tampa, FL 33609

Square Feet

2,500 TO 12,950

RENTABLE SQUARE FEET
+/-

Floors

2

Available On

January 1, 2024

(+/-)

RATE

CALL FOR A QUOTE

LEASE TYPE
(NNN)

Traffic Counts

17,200

VEHICLES/DAY +/-
(per ESRI)

Lease Term

NEGOTIABLE

LONGER TERM LEASES (5 + YEARS) MAY BENEFIT FROM
BEST RATES, INCENTIVES AND OTHER PREFERENTIAL TERMS.

Lease Type

NNN

NEW & IMPROVED LOOK



Conceptual Rendering Only. Final Design Subject to Change & Approval.

NEW & IMPROVED LOOK



Conceptual Rendering Only. Final Design Subject to Change & Approval.

OPTIONAL INDOOR PARKING



Conceptual Rendering Only. Final Design Subject to Change & Approval.

PROPERTY SNAPSHOT

CENTER DETAILS

Property Name	The Henderson
Unit Address	3655 Henderson Blvd, Tampa, FL 33609
Lease Type	NNN
Lease Term	Negotiable
Max. Contiguous	12,950 SF +/-
Rentable Square Feet	2,500 - 12,950 SF +/-
Rental Rate	Call for a personalized quote!
Signage	On Fascia of Building & Pylon
Building Roof Age	2023
Remodeled	In Progress
Tenant Incentive	Can be available! Call listing broker!
Building Class	A
Floor(s)	2
Parking	19 +/- Exterior Parking
Indoor Parking	3 +/- (Additional Parking Optional)
Zoning	Commercial
Frontage	170 FT +/-
Type	Retail Office Nail & Hair Salon Grocery/Restaurant/Cafe Beauty Supply Store General Office Medical Services Dance Studio, and more...



STRATEGIC LOCATION

EXCELLENT LOCATION

17,200 VEHICLES PER DAY



37,500 Vehicles/Day (FDOT)

17,200 Vehicles/Day (FDOT)

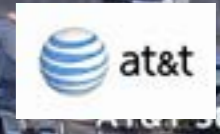
**FOR LEASE
RETAIL OR OFFICE**

PYLON SIGNAGE

3655 Henderson Blvd

EXCELLENT LOCATION

**FOR LEASE
RETAIL OR OFFICE**



EXCELLENT LOCATION

LOCATION: TAMPA, FLORIDA MSA
POPULATION: 3,300,000 MIL +/-



SUBJECT PROPERTY

HILLSBOROUGH COUNTY LINE

GULF OF MEXICO

TAMPA BAY METROPOLITAN AREA

MARKET AREA

HILLSBOROUGH COUNTY



Hillsborough
County Florida



TAMPA / HILLSBOROUGH

BY THE NUMBERS

Industry giants taking notice of Tampa-Hillsborough's distribution clout:

Home Depot: Adding to its 800,000-sq.-ft. ecommerce distribution center in Plant City with a 400,000-sq.-ft. warehouse in Gibsonton

Ace Hardware Corporation: Upsizing its Tampa-based Retail Support Center at a new 315,000-sq.-ft. facility based in Plant City

Amazon: Opening a 633,000-sq.-ft. fulfillment center in Temple Terrace



WATER STREET TAMPA

READY AND RESILIENT

On January 1, 2020, Tampa-Hillsborough's future couldn't have looked brighter ... and those celebratory fireworks raining down over Channelside at one minute past midnight weren't the only reason.

Tampa had closed out 2019 with a bang. At Water Street Tampa, Strategic Property Partners' innovative live-work-play development, a \$200-million JW Marriott luxury hotel was taking shape alongside "1001 Water Street," the first new trophy office tower to be built downtown in almost three decades. Along I-275, near Raymond James Stadium, the first phase of Midtown Tampa, a \$550-million, 22-acre mixed-use development combining office, retail, residential, entertainment and hospitality was nearing completion. And just a few miles up the road, toward the University of South Florida, plans were underway to transform the old University Mall on the edge of campus into an Uptown Innovation District.

Tampa International Airport had just come off of its best year yet and business was brisk at Port Tampa Bay. Tourism in Tampa-Hillsborough was at an all-time high with more than 24.5 million visitors logged in 2019. And with the annual Gasparilla Pirate Festival just four weeks away and preliminary preparations well in hand for Super Bowl LV, coming to Tampa in 2021, there seemed to be no end to this city's good fortune.

Until there was. And it came in the form of a global pandemic that would confine the residents of Tampa-Hillsborough to their homes for a few weeks and force everyone to think about the places we live and the work we do in new and unusual ways.

SIMPLY UNSTOPPABLE

TAMPA-HILLSBOROUGH

Living and working in Tampa-Hillsborough isn't quite like being on vacation every day, but it comes pretty close. Yes, there are theme parks and beaches and warm breezes in January. But there is also a vibrant mix of Fortune 500 companies, sassy tech start-ups, world-class health care facilities and serious educational options. And, hey, if a pandemic couldn't faze Tampa, nothing will.



MAP: TERESANNE COSSETTA RUSSELL

HILLSBOROUGH COUNTY AT A GLANCE

- 1,471,968 Population
- 750,269 Labor force
- 2,035,146 Households
- \$49,730 Per capita income

At the time of the community-wide shutdown, Tampa had something like 52 major projects in the works plus a Super Bowl to get ready for in 2021 and, says Mayor Jane Castor, "we never really thought of stopping our development."

And so the 52 projects that were already underway continue to move forward. "Those are hotels, those are office space, those are things that we're going to fill up," says Mayor Castor, "and whenever you look at anybody's deadline it's always not a numerical date, it's Super Bowl."

Tampa is, of course, no stranger to hosting Super Bowls, especially those that take place during trying times. The 1991 game was played in Tampa during the Gulf War, and the 2009 game took place here in the midst of the Great Recession. The upcoming 2021 event, while highly anticipated and sure to generate significant media coverage, will be a little different in that due to coronavirus concerns, there may be limits on pre-game events and the number of people who can attend. Nevertheless, Tampa is gearing up for Super Bowl business as usual and both Water Street Tampa

2021 – 2026 Hillsborough County Population Growth By Zip Code



Current population in Hillsborough County is nearly **1.5 million**.

By 2026, Hillsborough County's population is projected to add **123,950** more residents totaling over **1.6 million**.

- In the next five years:
- Tampa zip code 33602 is projected to grow the most at **25%** followed by...
 - ...Riverview (33579 & 33578), Lithia, Gibsonton, Tampa (33616) and Wimauma.



Source: Esri June 2021

TAMPA / HILLSBOROUGH

and Midtown Tampa have timed the opening of several buildings within their developments to coincide with the big game. In fact, the 26-story JW Marriott, which is expected to open in late fall 2020, was designated the official Super Bowl host hotel clear back in 2018.

And the fact that those stands might not be filled to capacity doesn't bother the mayor one bit.

"It's like when we hosted the RNC," (the Republican National Convention, which came to Tampa in 2012), she says. "We wanted that coverage to show

what's great about this community. Same thing when the Super Bowl comes. Even if those stands aren't completely full, there are still going to be millions of people worldwide watching Tampa."

And that's the point, according to Mayor Castor. "We want everyone to know the paradise we live in and how welcoming we are. What a great quality of life we have, what a great place this is to start a business, to grow a business, to move your organization."

It's what Tampa Bay does today that counts the most.

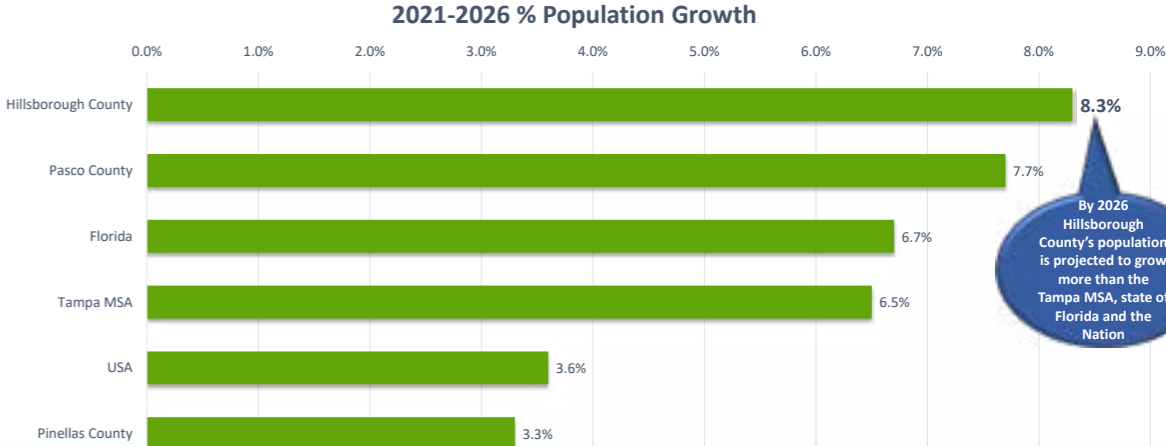


DID YOU KNOW?

- TAMPA IS:**
 - The 5th Best Place to Start a Business -WalletHub
 - The Most Livable City in America -U.S. Conference of Mayors
 - The 4th Most Family Friendly City in the U.S. -Homes.com
 - The 6th Best Place for First-Time Homeowners -WalletHub

AND ACCORDING TO LONDON-BASED IHS MARKIT:

2021 – 2026 Population Growth



By 2026 Hillsborough County's population is projected to grow more than the Tampa MSA, state of Florida and the Nation

Source: Esri June 2021

TAMPA / HILLSBOROUGH

RESHAPING THE COMMERCIAL LANDSCAPE

Uptown, Midtown, all around the town, Tampa-Hillsborough's commercial real estate market is alive and well – some might even call it “explosive” – with three major developments in the works.

The most prominent and comprehensive of these is Water Street Tampa. Conceived and created by Strategic Property Partners, this 56-acre mixed-use development being constructed in downtown Tampa is the first neighborhood in the world to be certified as a WELL Community by the New York-based WELL Building Institute. Here, hotels are designed to be social hubs, homes to be personal sanctuaries and offices to be centers of productivity and innovation. Currently under construction is a JW Marriott Hotel, which is slated for completion well before the Super Bowl comes to town; “1001 Water Street,” a 20-story office tower;



1011 EAST CUMBERLAND AVENUE

60 NOVEMBER 2020 TAMPA / HILLSBOROUGH COMMUNITY PORTRAIT / FLORIDA TREND CUSTOM CONTENT



WATER STREET TAMPA RISING

and soon, “Heron,” consisting of 420 rental apartments in twin 20-plus story towers with 40,000 square feet of retail space at street level.

The first phase of Water Street Tampa to be completed by late 2021, includes more than 4.5 million square feet across 12 distinct buildings. Full buildout of Water Street Tampa is anticipated by 2027. Once complete, the neighborhood will be home to approximately 9 million square feet of new commercial, residential, hospitality, entertainment, cultural, retail and educational spaces – all connected by pedestrian-friendly streets and lushly landscaped public spaces.

Meanwhile, Midtown Tampa, a 22-acre development just south of I-275 on the northeast corner of North Dale Mabry Highway and West Cypress Street, continues to take shape. The \$550-million project includes a hotel, apartments, office space and retailers, including Whole Foods Market and Tampa's first Shake Shack. If all goes according to plan, the hotel and residences will open in January 2021, just ahead of Super Bowl LV.

And currently just beginning construction, is a third development – RITHM at Uptown – along Fowler Avenue adjacent to the University of South Florida where the largely vacated University Mall used to be. RD Management, which purchased the 100-acre property in 2014, is finally redeveloping it into a mixed-use “urban research

village” with offices and co-working spaces, restaurants, shops, apartments, hotels and parks. And culminating the project: a three-story, mixed-use office building. RITHM, by the way, is an acronym that stands for Research, Innovation, Technology, Habitat and Medicine. The builders believe it speaks to the dynamic redevelopment and future purposes of the former mall property.

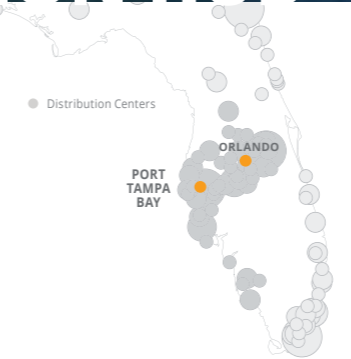
One thing to note ... not all of the development currently under way in Tampa-Hillsborough is visible from the street. A lot of it, in fact, is going on inside buildings as workplaces evolve and adapt to office life after COVID-19. Consider for example, the 526,000-sq.-ft. office of global law firm Baker McKenzie at SunTrust Financial Center in downtown Tampa. The roughly 200 professionals who are employed there have been largely working from home during the COVID shutdown and many are not particularly anxious to return to an office environment.

So the firm's Executive Director Jamie Lawless is, quite literally, thinking outside the box. “We have really flipped the script on a traditional law firm layout,” she says, “completely open, completely modular, no assigned seating.” And while certain elements of Baker McKenzie's work can't be accomplished at home or replaced by Zoom, Lawless is turning whatever space needs to be accessed at the downtown office into a place where employees want to come when they need to collaborate.



FLORIDA'S DISTRIBUTION HUB PORT TAMPA BAY & THE I-4 CORRIDOR

- Over 380 million square feet of distribution center space
- One of the hottest industrial real estate markets in the U.S
- Over 10 million square feet of additional DC capacity under development
- Global container connections with new Asia direct services
- Expanding terminal facilities with plenty of room for growth



In 2018, Tampa was named – for the first time – one of the nation's top 10 markets for real estate investors in an annual survey led by PwC and the Urban Land Institute.

What makes the Tampa Bay area so attractive? Housing is affordable, the employment base is growing, and population is increasing at almost twice the national rate.

There is currently \$13 billion in new projects underway that will transform the area over the next few years and create an urban environment unlike any other in the country. A vast majority of this expansive investment is happening along the waterfront, which until recently had gone largely untapped.

TAMPA / HILLSBOROUGH

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POWER BROKER

