



Office Building For Lease

New Construction South Shore Office Space on Big Bend Rd  
**6642 Big Bend Rd, Gibsonton, FL 33534**

For More Information:

813-254-6756 | EXT 16

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





# New Construction South Shore Office Space on Big Bend Rd 6642 Big Bend Rd, Gibsonton, FL 33534

## Executive Summary



### OFFERING SUMMARY

|                |                                       |
|----------------|---------------------------------------|
| Available SF:  | 1,615 SF                              |
| Lease Rate:    | Negotiable                            |
| Lot Size:      | 38,768 SF                             |
| Year Built:    | 2025                                  |
| Building Size: | 6,110 SF                              |
| Zoning:        | CG - Commercial<br>General            |
| Market:        | Tampa-St<br>Petersburg-<br>Clearwater |
| Traffic Count: | 42,000                                |

### PROPERTY OVERVIEW

1,615 SF of new construction office space available in the South Shore Orthodontics building being constructed on Big Bend Road just east of US 41 and just west of East Bay High School and the Kings Lake Subdivision across from the new Publix Supermarket at Waterset. Thousands of new homes have been developed as the area continues to expand. New retailers, residential and medical surround this space as one of the fastest growing markets in the Tampa Bay Area.  
Traffic count: 42,000 VPD

### LOCATION OVERVIEW

Located in Gibsonton just west of the I-75 and Big Bend Road interchange.



## New Construction South Shore Office Space on Big Bend Rd 6642 Big Bend Rd, Gibsonton, FL 33534

Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

3

For More Information:

813-254-6756 | EXT 16

Property Webpage: [www.properties.baystreetcommercial.com/1560432-lease](http://www.properties.baystreetcommercial.com/1560432-lease)

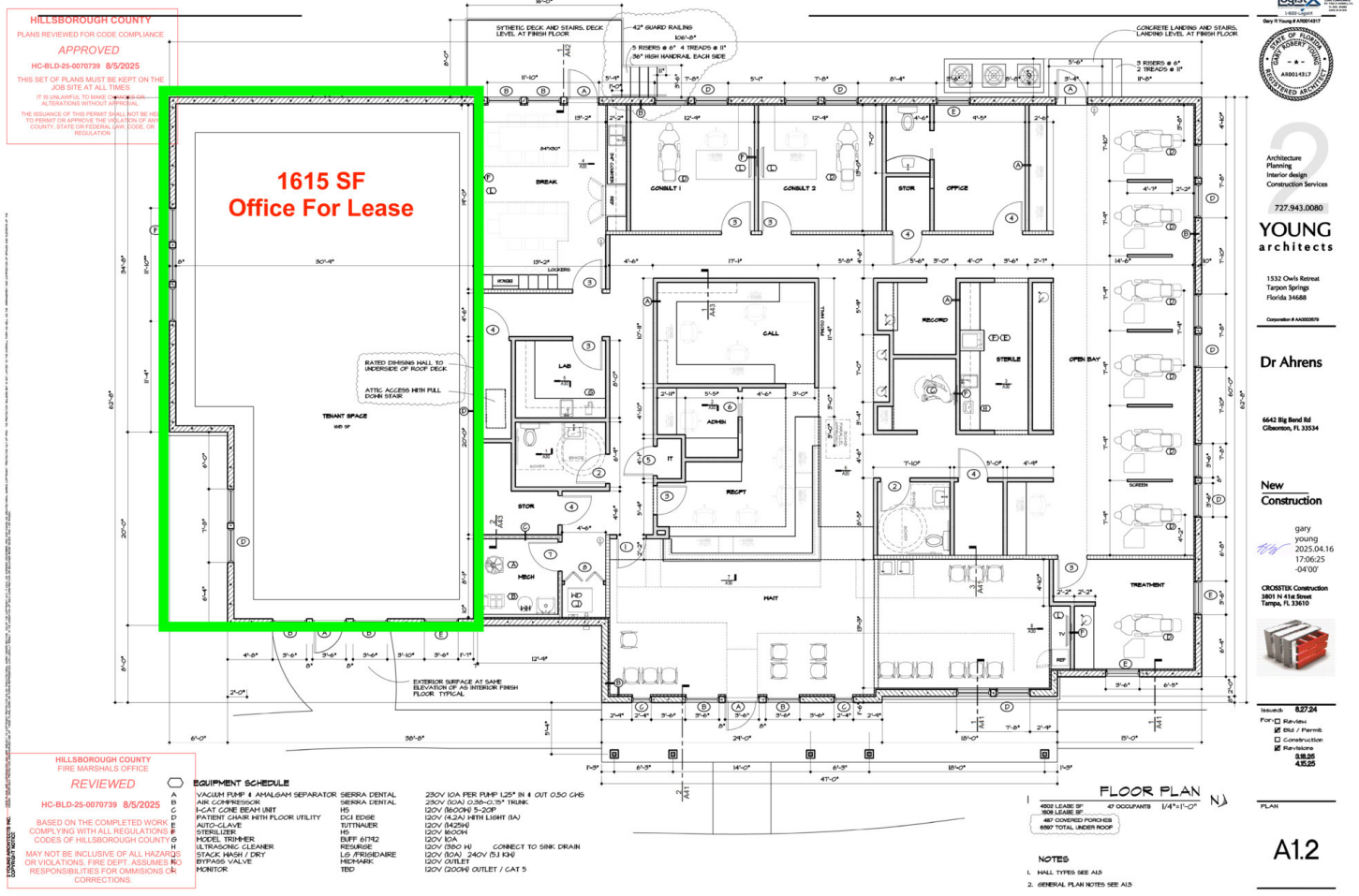
Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





# New Construction South Shore Office Space on Big Bend Rd 6642 Big Bend Rd, Gibsonton, FL 33534

## Floor Plans

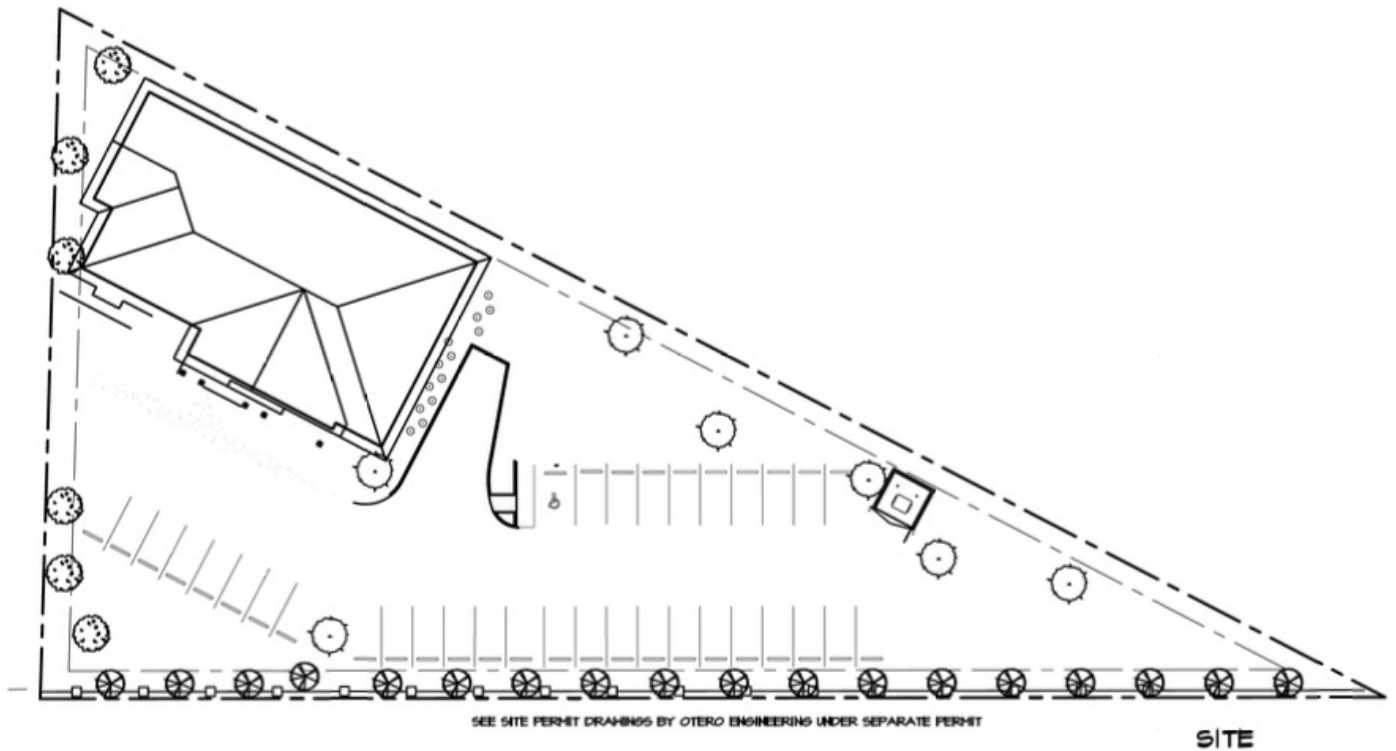




## New Construction South Shore Office Space on Big Bend Rd 6642 Big Bend Rd, Gibsonton, FL 33534

Site Plans

AREA MAP

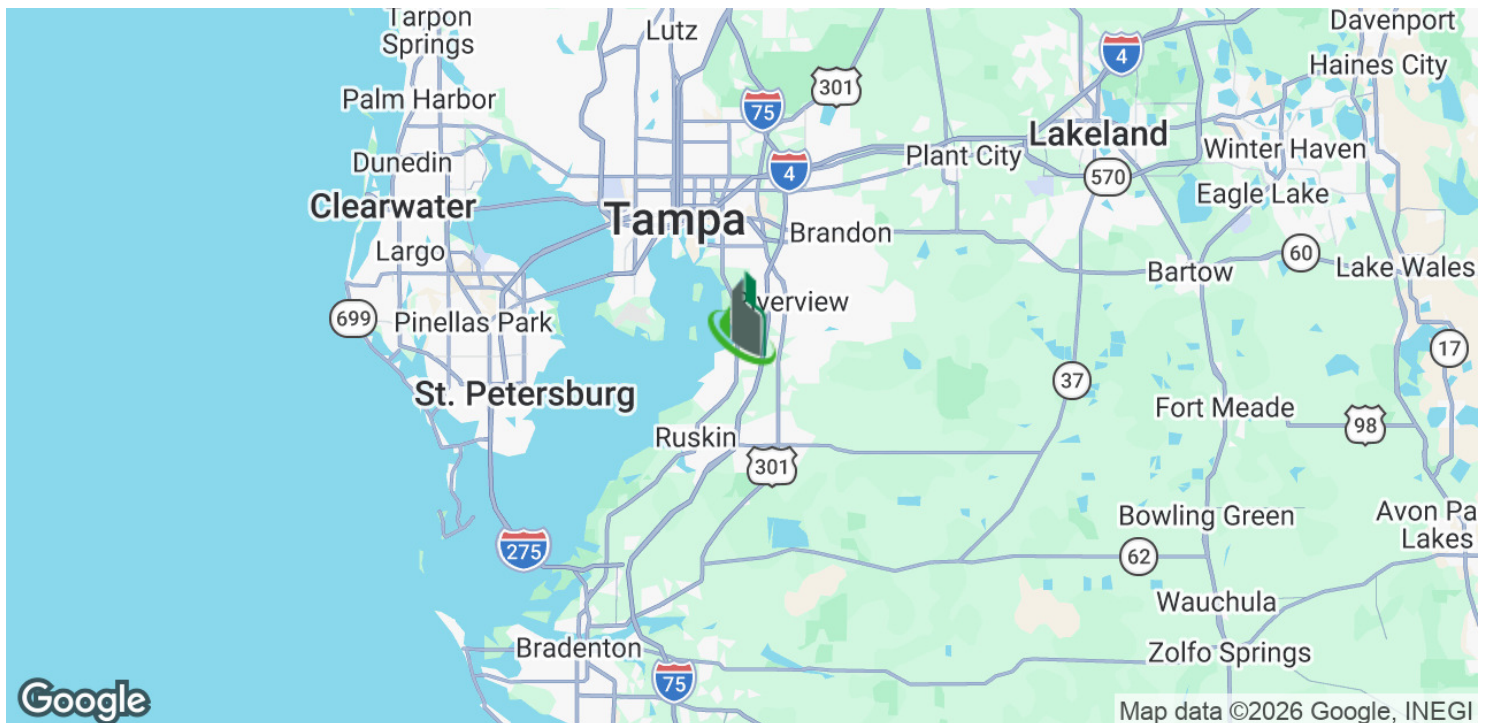
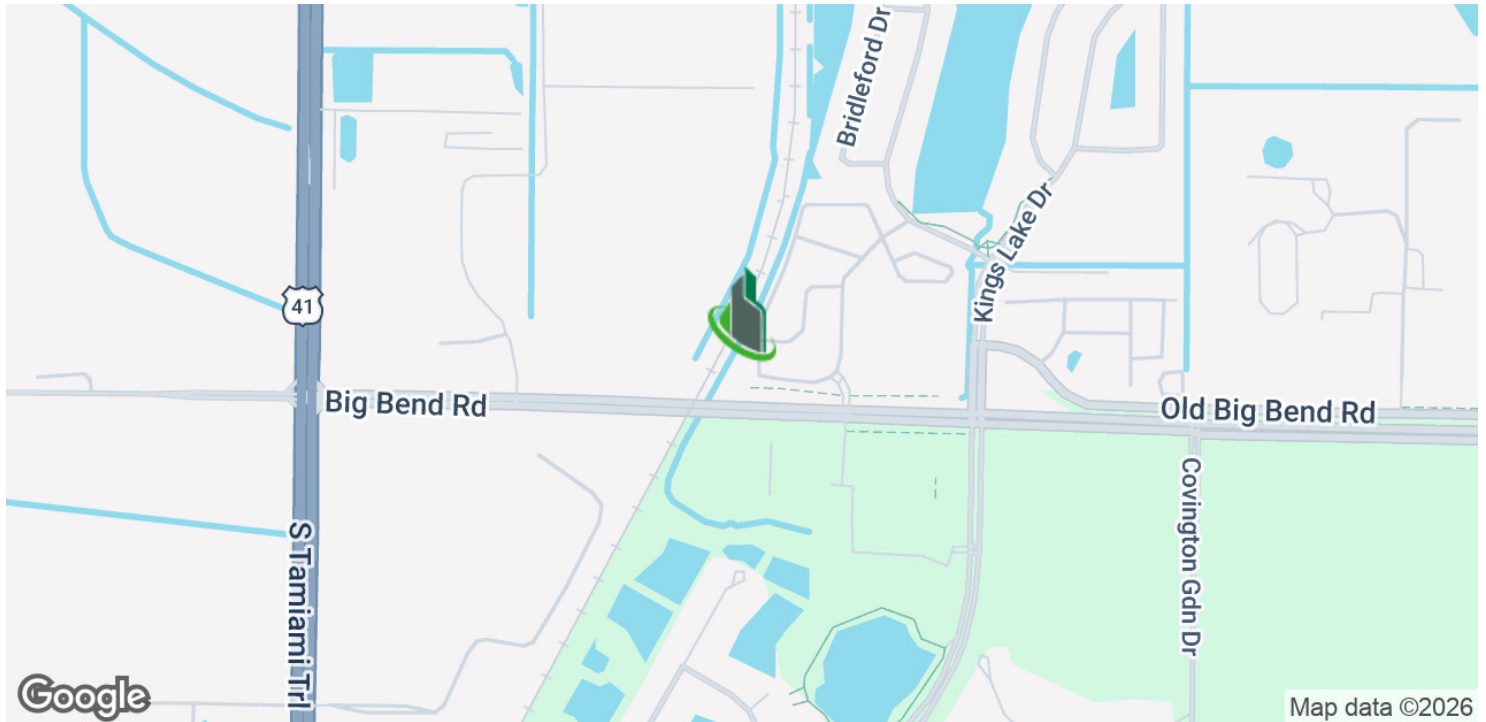




## New Construction South Shore Office Space on Big Bend Rd

# 6642 Big Bend Rd, Gibsonton, FL 33534

Location Map





## New Construction South Shore Office Space on Big Bend Rd

# 6642 Big Bend Rd, Gibsonton, FL 33534

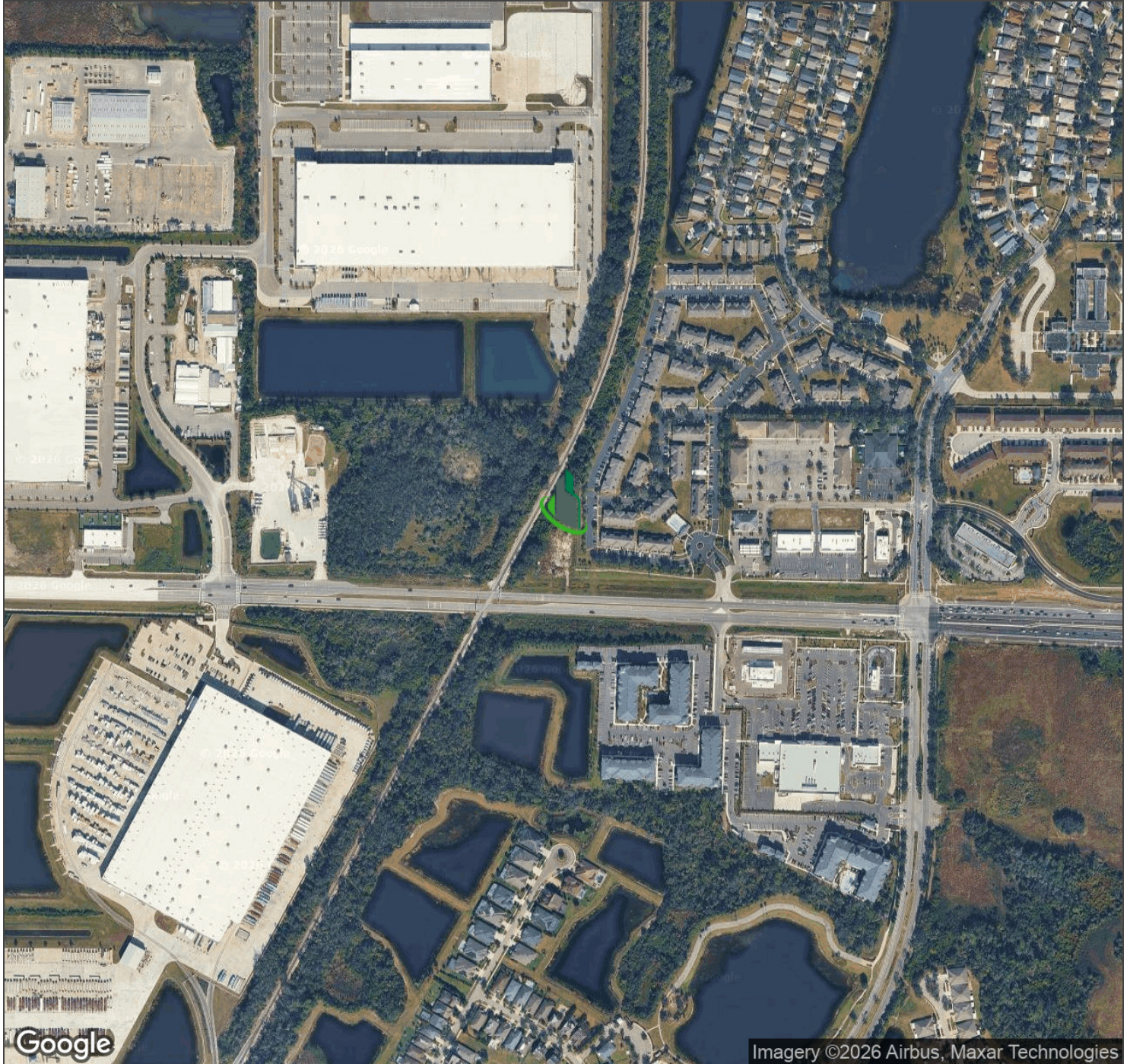
### Retailer Map





## New Construction South Shore Office Space on Big Bend Rd 6642 Big Bend Rd, Gibsonton, FL 33534

Aerial Map

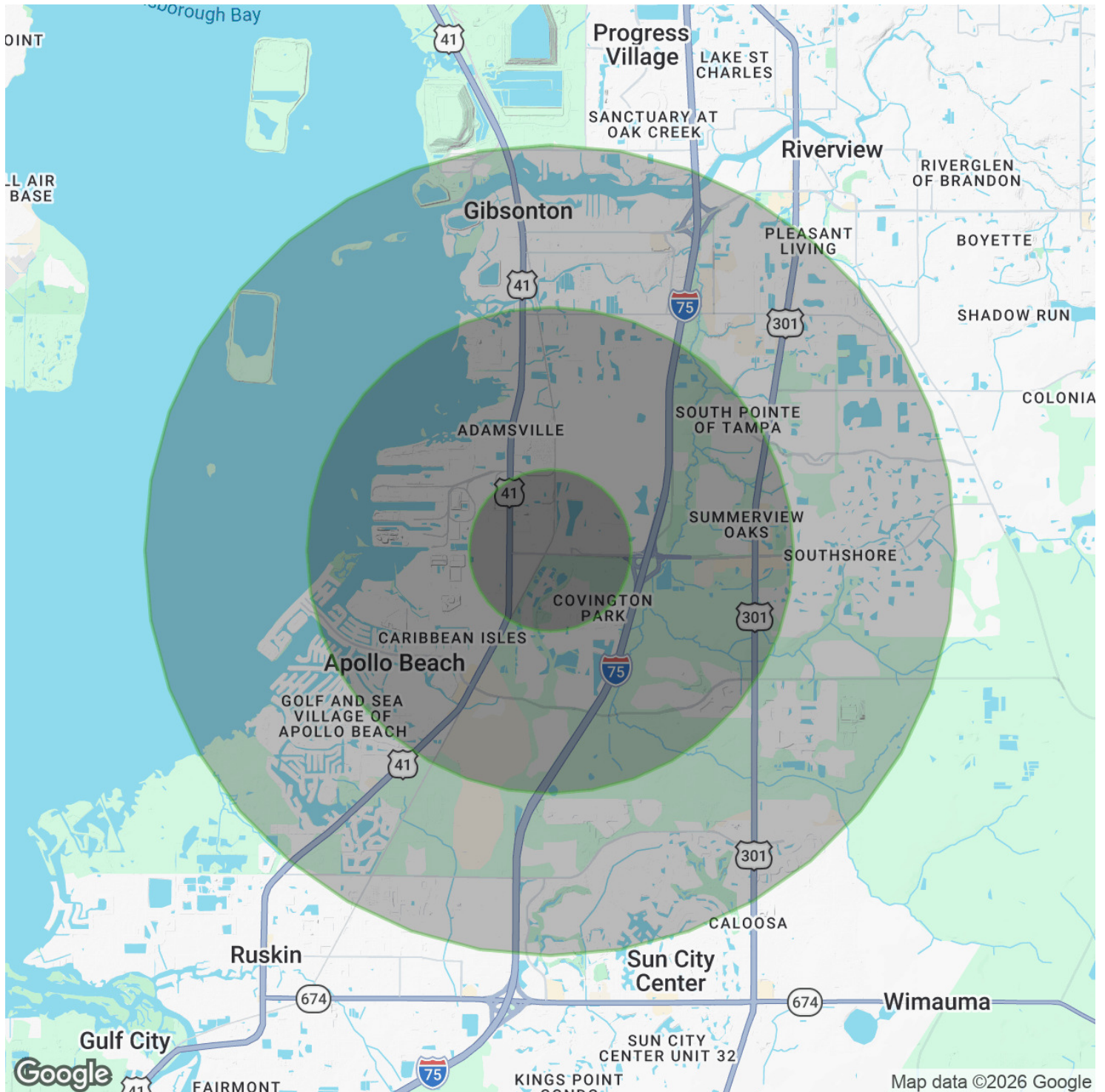




## New Construction South Shore Office Space on Big Bend Rd

# 6642 Big Bend Rd, Gibsonton, FL 33534

### Demographics Map & Report



#### For More Information:

813-254-6756 | EXT 16

Property Webpage: [www.properties.baystreetcommercial.com/1560432-lease](http://www.properties.baystreetcommercial.com/1560432-lease)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)



## New Construction South Shore Office Space on Big Bend Rd

# 6642 Big Bend Rd, Gibsonton, FL 33534

### Demographics Map & Report

#### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,026  | 45,399  | 134,076 |
| Average Age          | 36     | 37      | 39      |
| Average Age (Male)   | 35     | 37      | 38      |
| Average Age (Female) | 37     | 38      | 40      |

#### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,974     | 15,585    | 46,465    |
| # of Persons per HH | 3.1       | 2.9       | 2.9       |
| Average HH Income   | \$124,800 | \$118,310 | \$117,679 |
| Average House Value | \$387,292 | \$388,058 | \$391,500 |

#### ETHNICITY (%)

|          | 1 MILE | 3 MILES | 5 MILES |
|----------|--------|---------|---------|
| Hispanic | 27.7%  | 28.4%   | 27.4%   |

#### RACE

|                                    | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White           | 2,806  | 21,682  | 63,961  |
| % White                            | 46.6%  | 47.8%   | 47.7%   |
| Total Population - Black           | 1,378  | 10,316  | 30,648  |
| % Black                            | 22.9%  | 22.7%   | 22.9%   |
| Total Population - Asian           | 216    | 1,389   | 4,545   |
| % Asian                            | 3.6%   | 3.1%    | 3.4%    |
| Total Population - Hawaiian        | 8      | 56      | 149     |
| % Hawaiian                         | 0.1%   | 0.1%    | 0.1%    |
| Total Population - American Indian | 35     | 182     | 576     |
| % American Indian                  | 0.6%   | 0.4%    | 0.4%    |
| Total Population - Other           | 488    | 4,005   | 11,568  |
| % Other                            | 8.1%   | 8.8%    | 8.6%    |

#### TRAFFIC COUNTS

|                                 |            |
|---------------------------------|------------|
| Big Bend Rd & Kings Crossing Dr | 42,000/day |
|---------------------------------|------------|

*Demographics data derived from AlphaMap*