



Retail Property For Lease

South Tampa Retail / Office

3418 W Swann Ave, Tampa, FL 33609

For More Information:

813-254-6756 | EXT 8

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	1,650 SF
Lease Rate:	\$35 SF/yr (NNN)
Lot Size:	8,448 SF
Year Built:	1960
Building Size:	3,648 SF
Renovated:	2025
Zoning:	CG
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	9,200

PROPERTY OVERVIEW

1,650 SF of lease space available in this 3,648 SF high visibility freestanding retail / office building ideally located on a 8,448 SF CG zoned lot at the 3 way intersection of Swann Avenue, Himes Avenue, and Henderson Boulevard in the heart of South Tampa. The owner will consider different configurations based on use and lease terms. Pylon signage at the corner is visible from all three intersecting streets. The building has recently been painted and can accommodate 4 per 1,000 SF parking (11 dedicated) and 3 adjacent street spaces.

Estimated CAM: \$7.00

Currently, there is one space available:

Suite 200 - 1,650 SF - Initial estimated monthly rent: \$5,775 (\$35 NNN base rate + CAM: \$7.00) plus applicable sales tax

* Owner is offering two months of abated base rent

LOCATION OVERVIEW

Located at the intersection of Swann Avenue, Henderson Boulevard, Himes Avenue and south of Kennedy Boulevard and I-275, offering easy access to surrounding areas.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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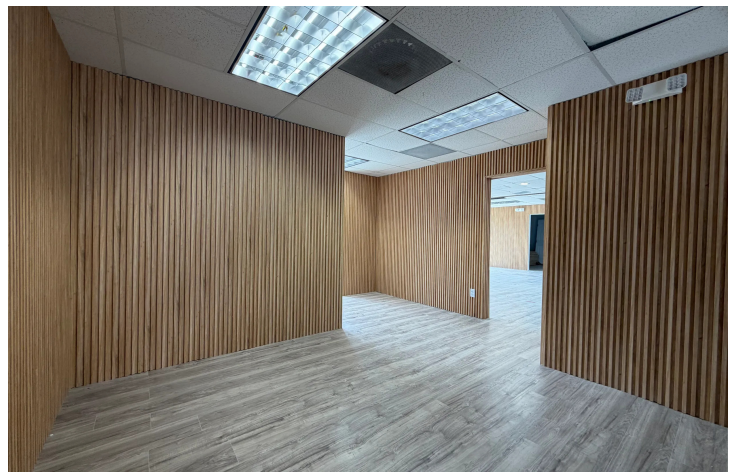




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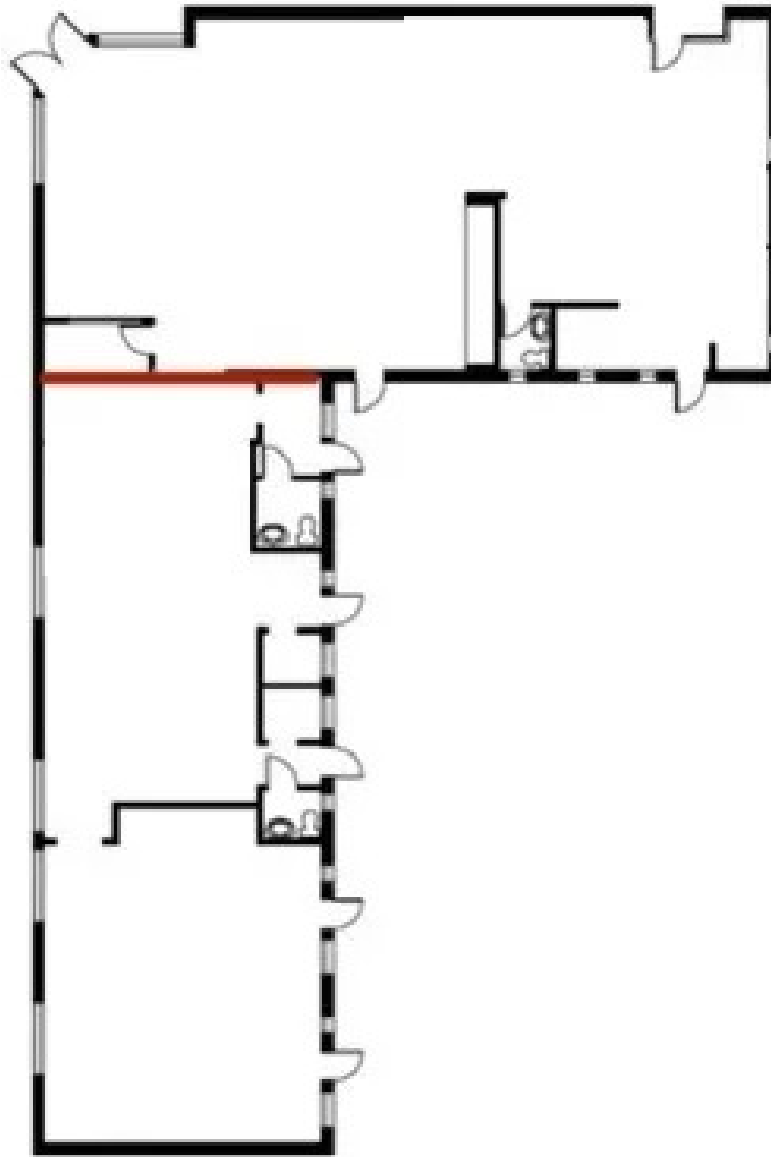




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Floor Plan



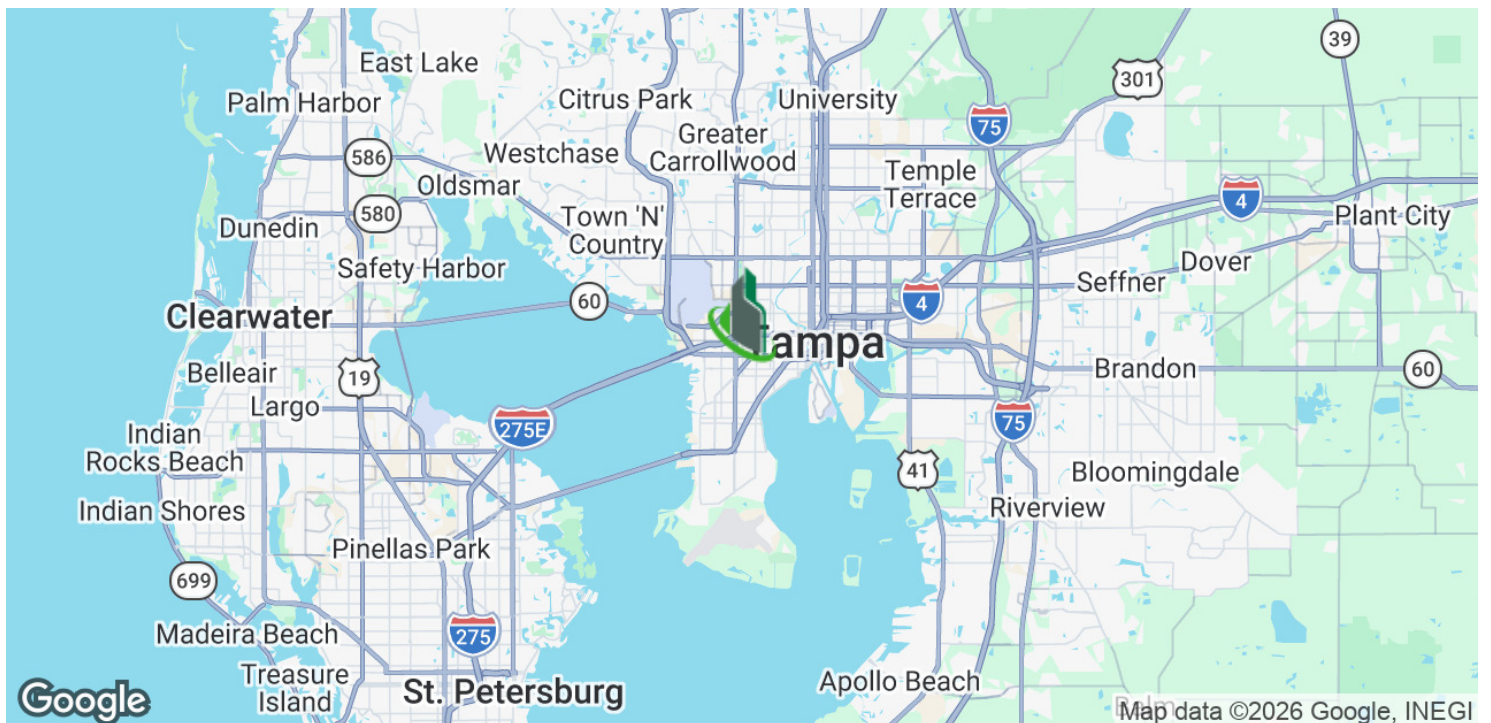
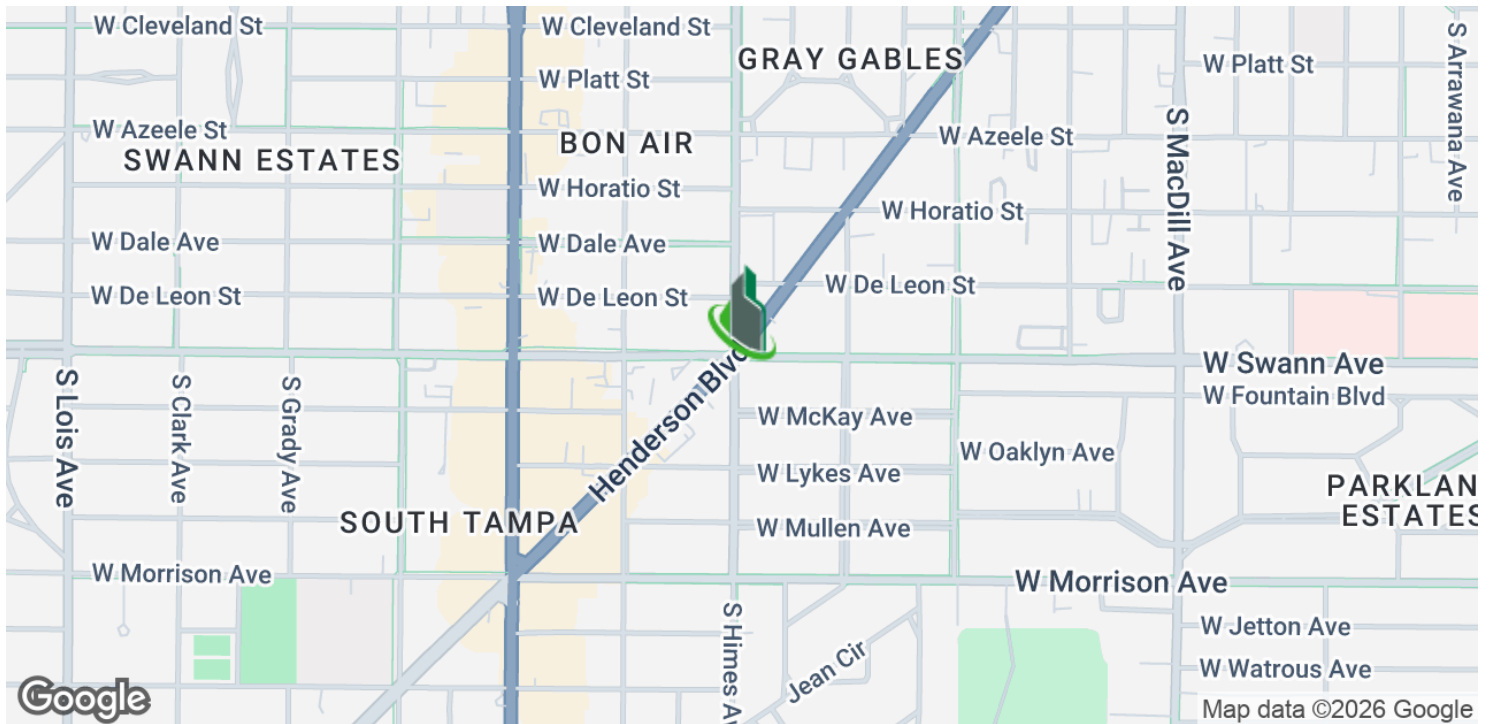
Building Layout



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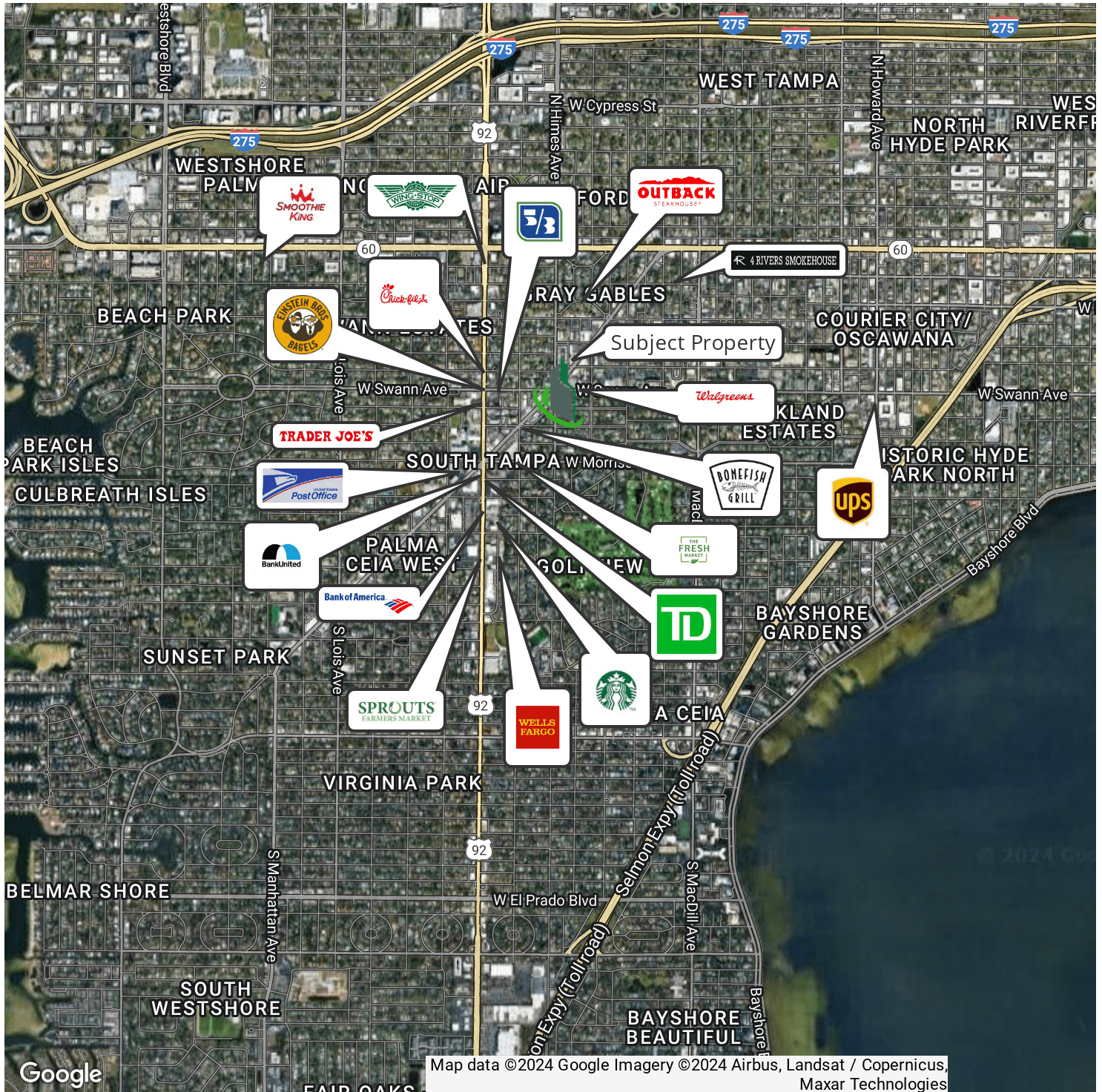




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Retailer Map



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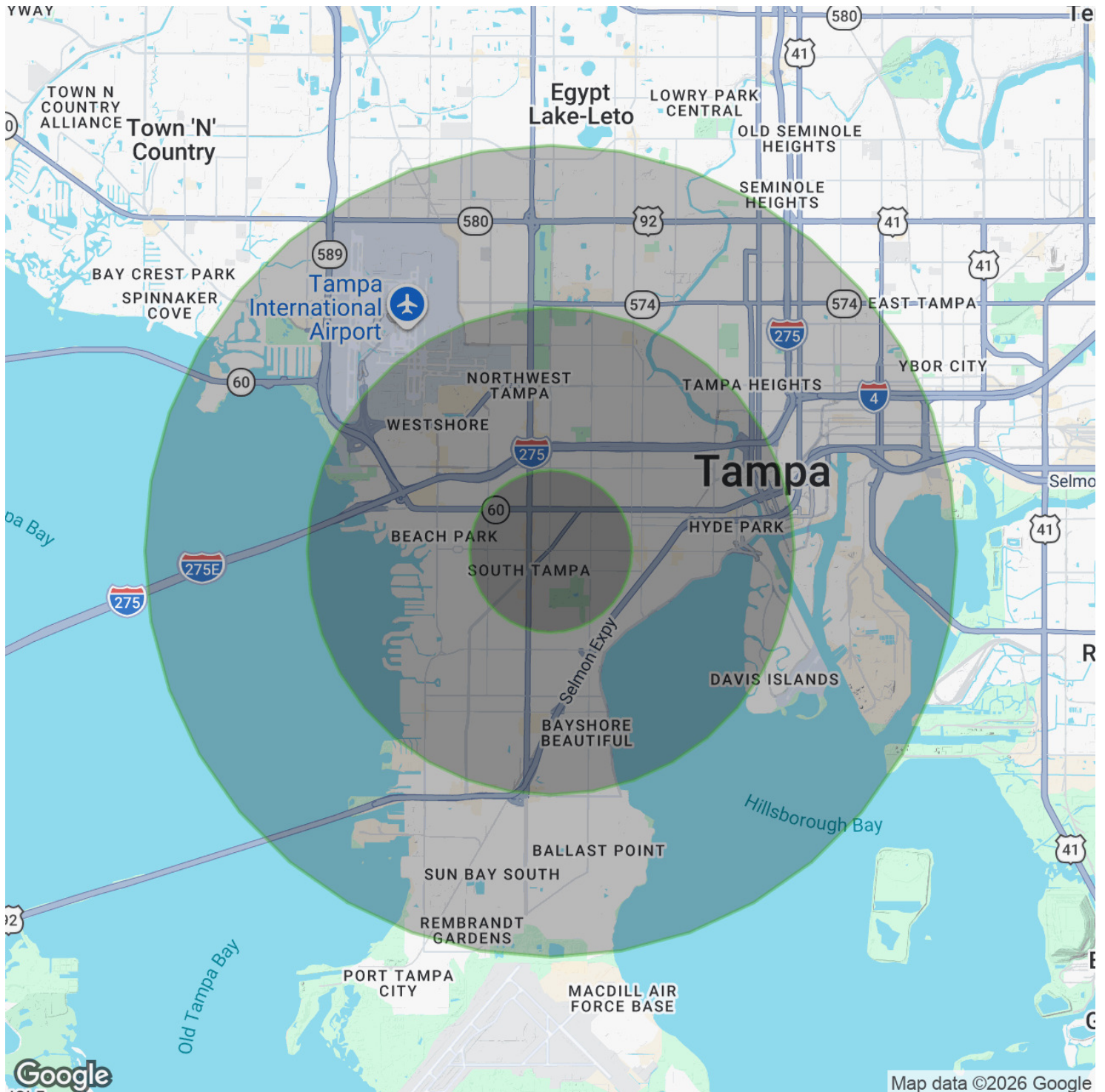
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,106	112,216	221,585
Average Age	40	40	41
Average Age (Male)	40	39	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,165	49,339	99,593
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$167,784	\$145,869	\$124,384
Average House Value	\$846,208	\$706,264	\$608,816

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	20.8%	23.7%	28.2%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	11,640	74,439	131,954
% White	72.3%	66.3%	59.6%
Total Population - Black	552	8,923	25,633
% Black	3.4%	8.0%	11.6%
Total Population - Asian	718	4,646	8,306
% Asian	4.5%	4.1%	3.7%
Total Population - Hawaiian	6	45	166
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	73	379	894
% American Indian	0.5%	0.3%	0.4%
Total Population - Other	649	5,609	15,476
% Other	4.0%	5.0%	7.0%

TRAFFIC COUNTS

W Swann Ave, Henderson Blvd, Himes Ave 9,200/day

2020 American Community Survey (ACS)

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