

LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Lease Price: \$2,100.00/ month + sales tax of 8.2% = **\$2,272.20/ month**

Price Per Square Foot: \$18

Special Lease Provisions: NNN

NNN Expenses: **\$289.86/ month** (= to 1/3 of the monthly expenses.

Electric is separate)

Total Monthly Rent Amount: \$2,562.06

LOCATION

County: Hillsborough

Street Number: 3619

Street Name: Henderson Blvd

City: Tampa

Zip Code: 33609

Traffic Count:

19,003 Henderson Blvd and W. de Leon Street, 2017

19,000 Henderson Blvd and S. Dale Mabry Hwy, 2017

THE PROPERTY

Folio Number: 118911-0000

Year Built: 1953

Zoning: CG

Property Class: C

Property Style: Strip Center

Current Use: Office/ Retail

Heated SF: 1,400 SF

Gross SF: 3,300 SF

Lot Dimensions: 50' x 130'

Lot Size: 6,500 SF

Additional Parcel: No

Parking: Onsite, Common and Rear

TAXES

Taxes: \$6,175/

Tax Year: 2018

UTILITIES

Electricity: TECO

Water: City of Tampa

Waste: City of Tampa

Communications: Verizon/ Frontier/ Brighthouse

THE LISTING

Driving Directions:

Head South on Dale Mabry Hwy. to Kennedy Blvd.

Turn Left. Head East on Kennedy to N. Henderson

Blvd. Turn Right on to Henderson Blvd. Head South

on Henderson Blvd to Property. Arrive at Property at

3619 N. Henderson Blvd.

THE COMMUNITY

Community/ Subdivision Name: N/A

Flood Zone Area: X

Flood Zone Panel: 12057C0342H



LISTING AGENT: Tina Marie Eloian, CCIM • P: 813-997-4321 • F: 813-930-0946 • E: Tina@FloridaCommercialGroup.com



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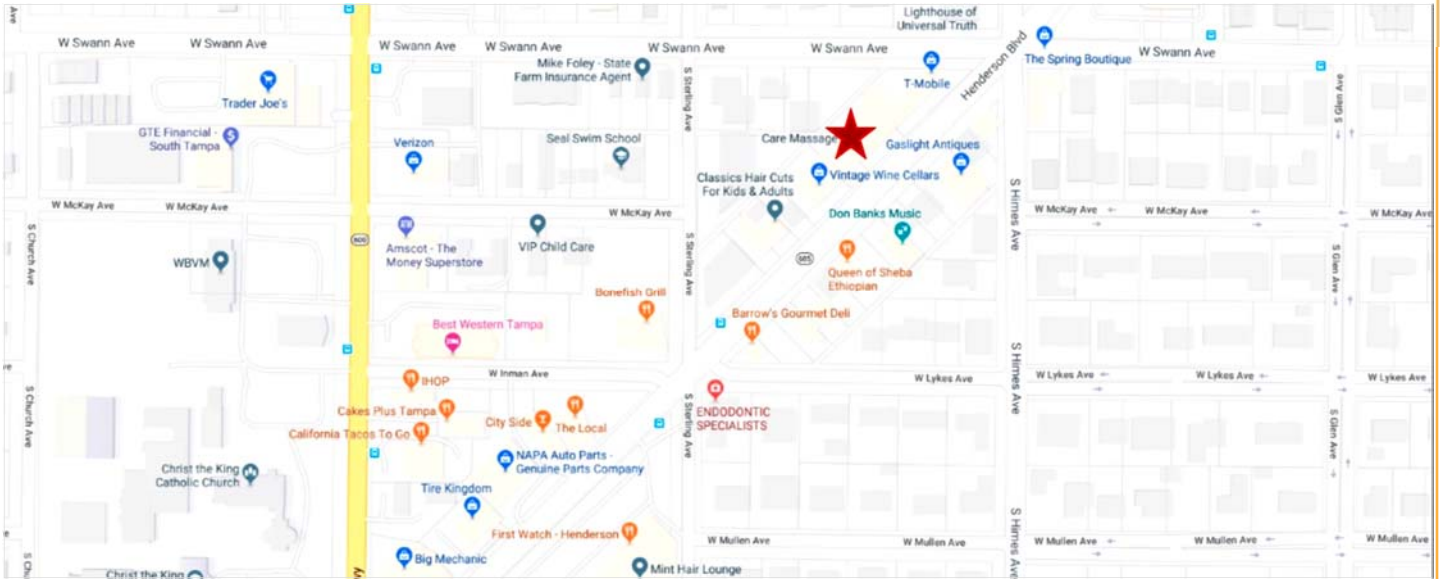
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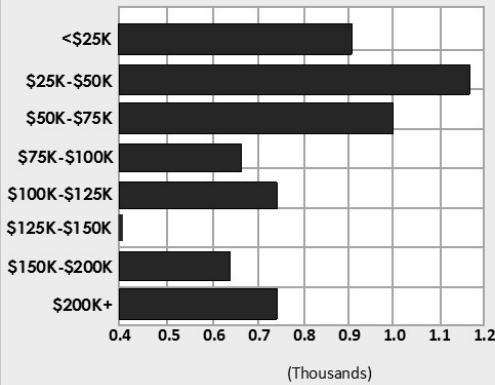


Each Office Individually Owned and Operated

LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



	POPULATION	1 Mile	3 Mile	5 Mile
	2018 Total Population:	13,729	103,266	220,004
	2023 Population:	14,893	112,526	240,166
	Pop Growth 2018- 2023:	8.48%	8.97%	9.16%
	Average Age:	40.50	39.10	38.70
	HOUSEHOLDS			
	2018 Total Households:	6,290	45,545	96,346
	HH Growth 2018- 2013:	8.25%	9.02%	9.13%
	Median Household Inc:	\$77,586	\$66,622	\$55,931
	Avg House Hold Size:	2.10	2.10	2.20
	2018 Avg HH Vehicles:	2.00	1.00	1.00
	HOUSING			
	Median Home Value:	\$351,442	\$318,085	\$233,125
	Median Year Built:	1961	1965	1969

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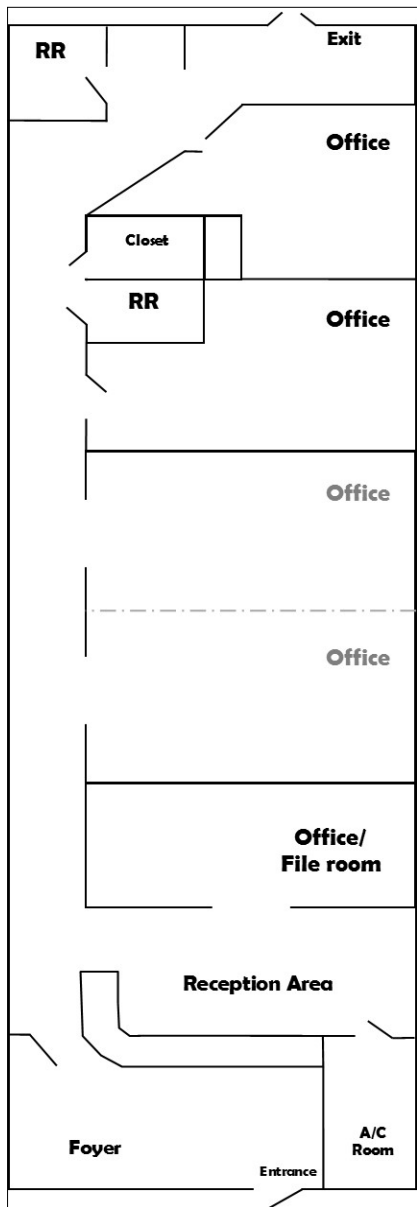
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FLOORPLAN & INTERIOR



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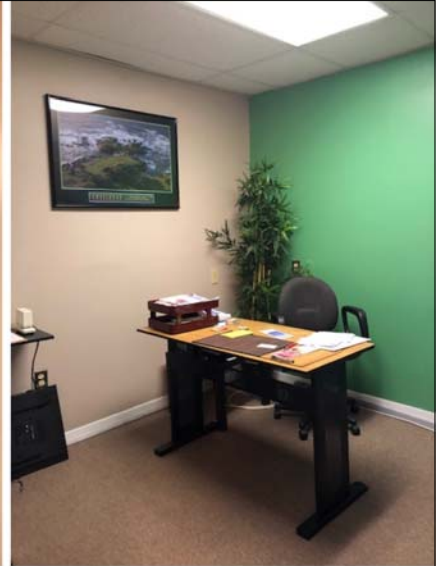


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LISTING FEATURES

COMMERCIAL LEASE HIGHLIGHTS

- Prime Central Location on Henderson Blvd. in South Tampa
- Great lease space in a Retail/ Office Strip Center that is 100% Occupied with long term tenants
- Steady foot traffic along with approx. 19,000 VPD by this property
 - Extraordinary Demographics
- **Neighboring businesses include:** T-Mobile, Walgreens, Queen of Sheba Ethiopian Restaurant, Vintage Wine Cellars, Don Banks Music, Enterprise Title, Healthy and Fresh Café and Rapid Blueprint Company, et al.



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