



6801 E Hillsborough Ave
Tampa, FL 33610

OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:



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6801 E HILLSBOROUGH AVE
TAMPA, FL 33610



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Built By: www.crebuilder.com





PROPERTY SUMMARY

Offering Price	\$12,500,000.00
Building SqFt	79,728 SqFt
Lot Size (acres)	5.22
Frontage	709.00 Ft
Year Built	1982
Parcel ID	31192171000000000140
County	Hillsborough
Number of buildings	2
Levels	3
Current Use	Office Class B
Tax Year	2024
Zoning Type	PD
Cooling Type	Redundant Chiller

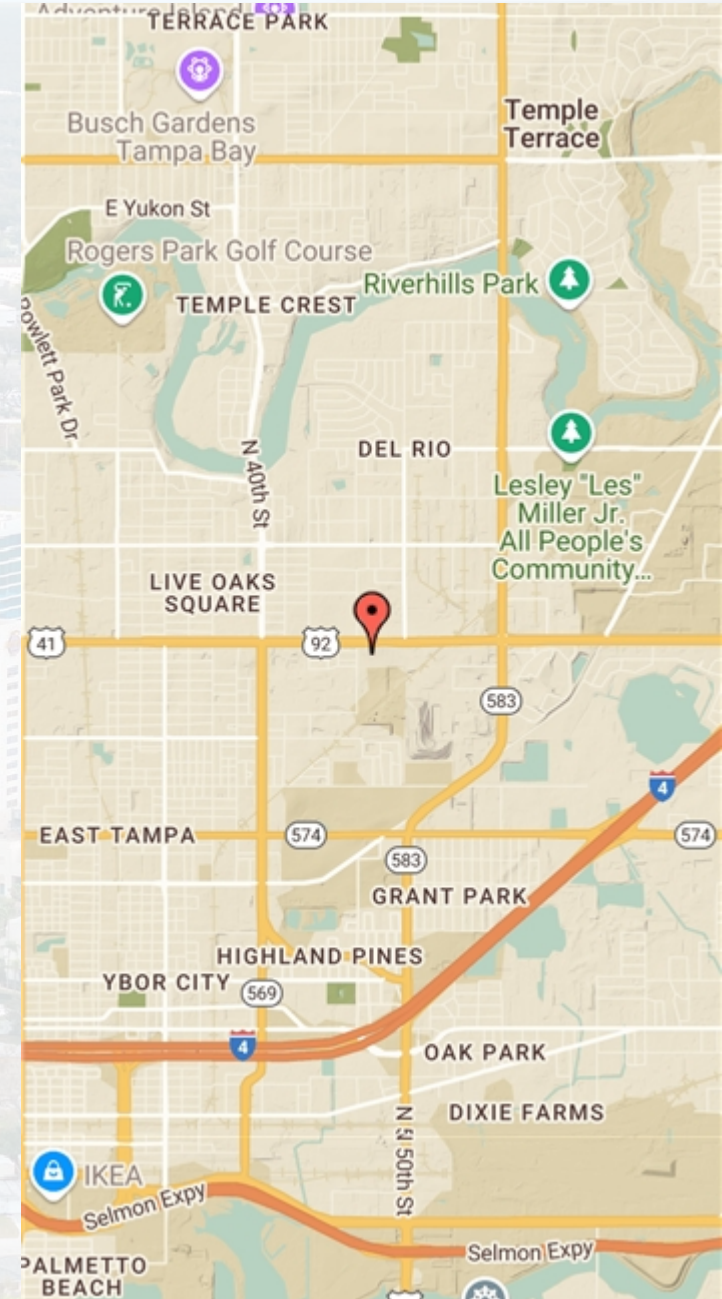
INVESTMENT SUMMARY

Welcome to an exceptional investment opportunity with this versatile office building, strategically positioned on a spacious 5.22-acre plot near I4/Orient Road Exit and I75. With a total area of 79,728 square feet, this property offers a variety of features that make it an ideal candidate for redevelopment or continued use in its current state.



INVESTMENT HIGHLIGHTS

- Ample Parking: The property boasts abundant parking facilities, ensuring convenience for employees and visitors alike. 309 total spaces = 4.12 / 1000 SF
- Detached Mailroom/Warehouse Building: 2 story detached building with freight elevator that can serve as a vital component for businesses looking to streamline their operations and manage their logistics more efficiently.
- Building Height East Annex: 44'10"
1st floor - 8'11" ceiling/12' deck
2nd floor - 9' ceiling/12'6" deck
3rd floor - 8'11" ceiling/12'10" deck
- Building Height West Annex: 45'10"
1st floor - 13'2" clearance/17'2" deck
2nd floor - 8'8" ceiling/12'5" deck
3rd floor - 8'8" ceiling/12'5" deck
- Building Construction: Suspension slabs with reinforced concrete columns along the perimeter of the building for support with panel and glass exterior walls.
- HVAC : Central / with chiller system (additional info provided upon request)
- Roof: Flat on Annexes recoated in 2018 , Detached Building replaced in 2019





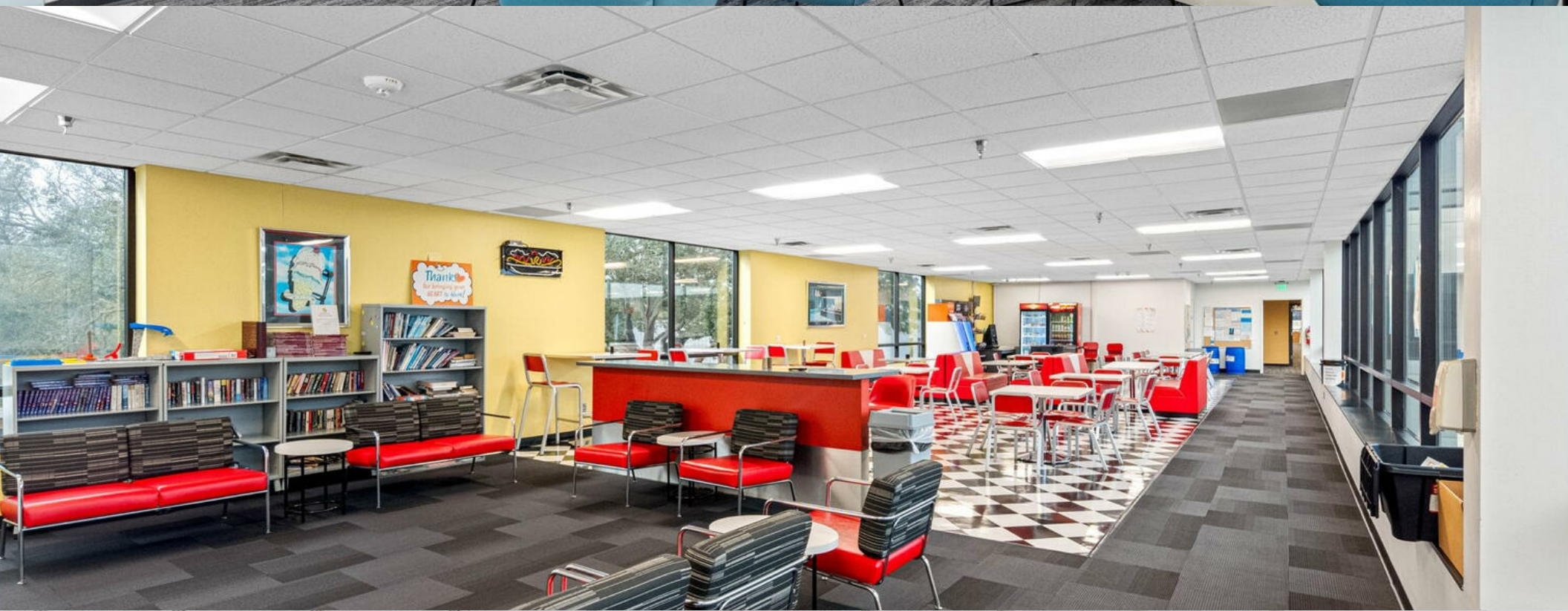
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Suncoast
Credit Union
Operating Hours
9:00 AM - 11:00 AM
Lunch Hours
11:30 AM - 12:00 PM
Branch
12:30 PM - 4:00 PM

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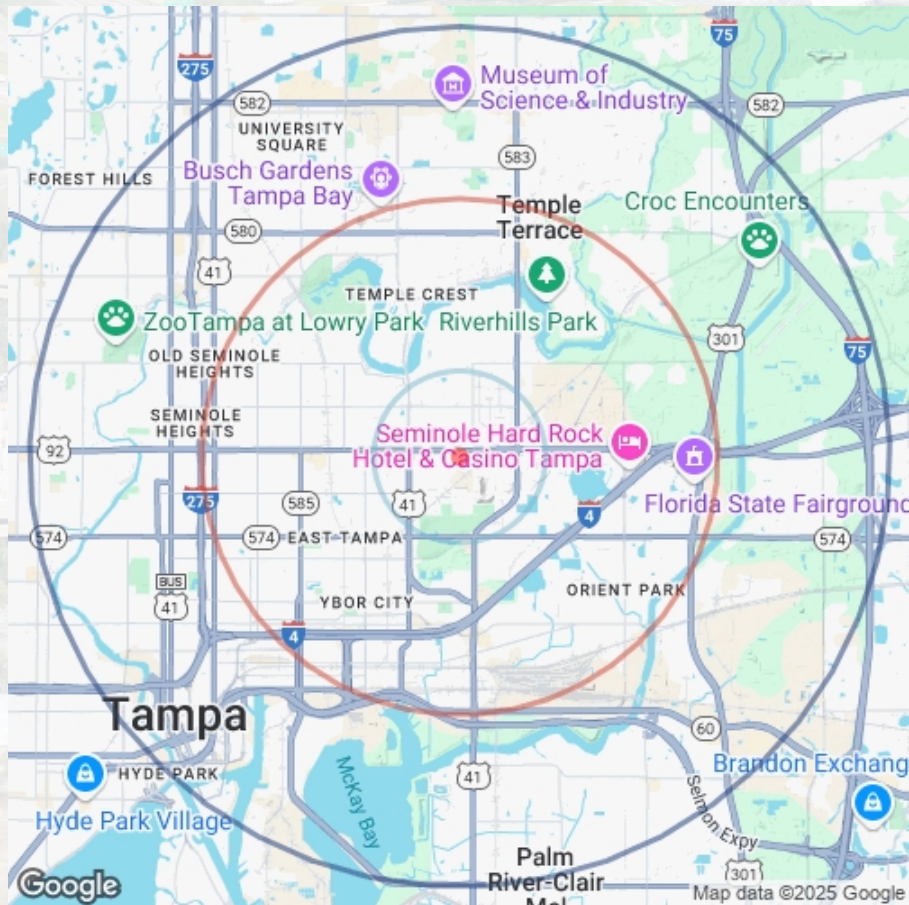






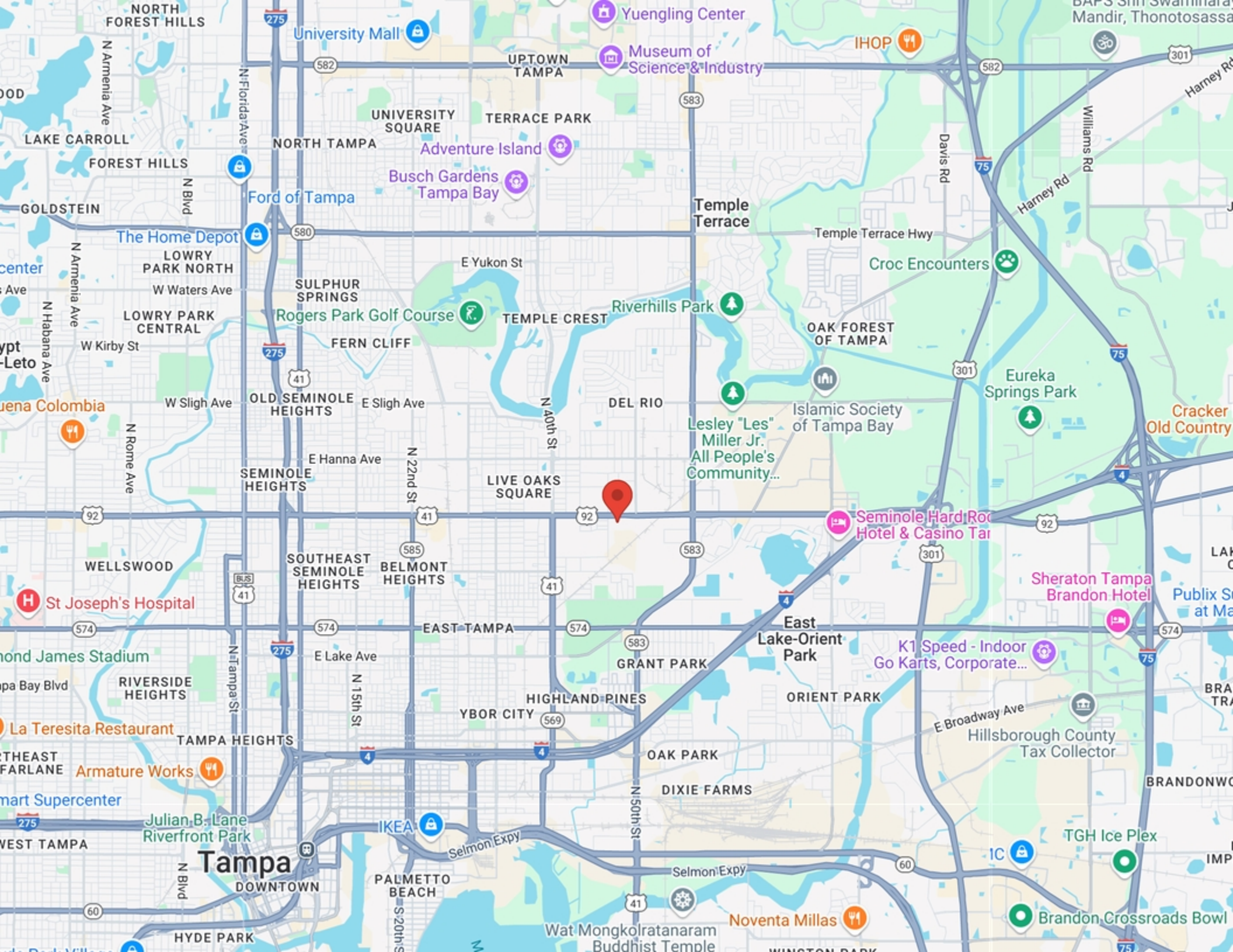
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,546	81,354	213,148
2010 Population	7,974	84,199	224,241
2024 Population	9,231	95,145	260,662
2029 Population	9,545	98,240	272,510
2024-2029 Growth Rate	0.67 %	0.64 %	0.89 %
2024 Daytime Population	11,762	108,367	364,644



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	556	5,467	14,700
\$15000-24999	354	3,667	8,530
\$25000-34999	243	3,079	7,675
\$35000-49999	521	5,702	15,172
\$50000-74999	954	7,751	20,445
\$75000-99999	358	4,609	12,266
\$100000-149999	220	3,302	11,164
\$150000-199999	73	1,293	5,027
\$200000 or greater	10	923	6,184
Median HH Income	\$ 48,859	\$ 49,933	\$ 53,871
Average HH Income	\$ 53,671	\$ 64,259	\$ 79,041

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,734	30,647	81,036
2010 Total Households	2,920	31,491	84,867
2024 Total Households	3,288	35,793	101,165
2029 Total Households	3,417	37,164	107,672
2024 Average Household Size	2.78	2.62	2.43
2024 Owner Occupied Housing	1,400	16,145	44,113
2029 Owner Occupied Housing	1,566	18,044	48,713
2024 Renter Occupied Housing	1,888	19,648	57,052
2029 Renter Occupied Housing	1,851	19,121	58,959
2024 Vacant Housing	184	2,389	8,108
2024 Total Housing	3,472	38,182	109,273

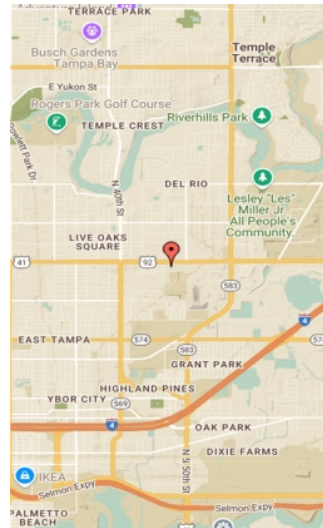






ABOUT TAMPA

Tampa (TAM-pə) is a city on the Gulf Coast of the U.S. state of Florida. Tampa's borders include the north shore of Tampa Bay and the east shore of Old Tampa Bay. Tampa is the largest city in the Tampa Bay area and the county seat of Hillsborough County.



CITY OF TAMPA	
County	Hillsborough
Incorporated	12/14/1855
AREA	
City	175.8 sq mi
Land	114 sq mi
Water	61.8 sq mi
Elevation	48 ft
POPULATION	
Population	384,959
Estimate (2023)	403,364
Rank	49
Density	3376.4 sq mi
Urban	2,783,045

CONFIDENTIALITY STATEMENT

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY AND ONLY FOR QUALIFIED PROSPECTS WHO HAVE EXECUTED A CONFIDENTIALITY AGREEMENT.

PLEASE CONTACT THE SUNCOAST REALTY SOLUTIONS, LLC AT 6801@SUNCOASTRS.COM FOR MORE DETAILS.

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