



ARCHER

REAL ESTATE

OFFICE + WAREHOUSE SPACE

**AVAILABLE FOR LEASE & SALE
IN GROWING EAST TAMPA CORRIDOR**

3715 E 7TH AVENUE | TAMPA, FL 33605



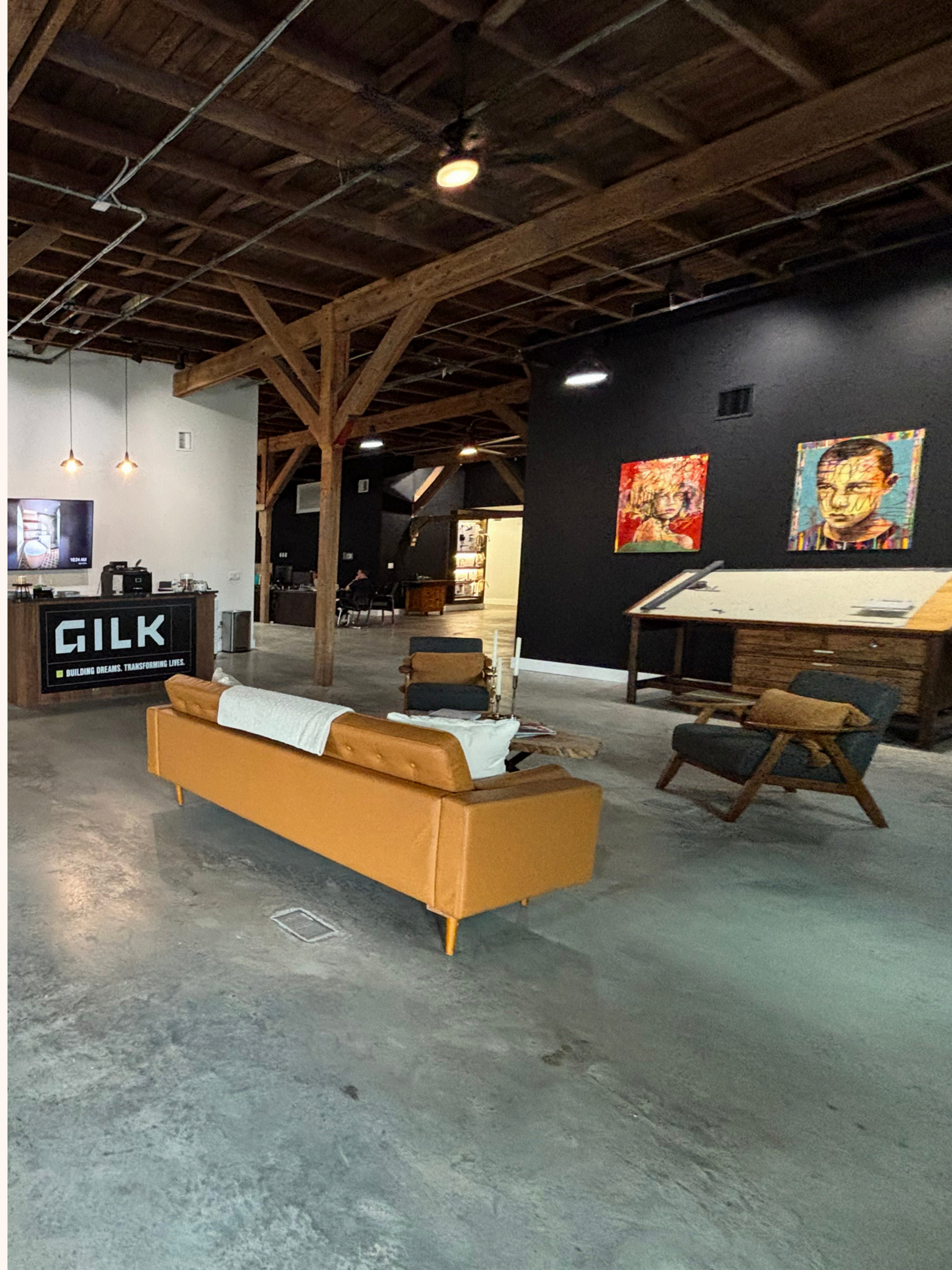
HGC



LOCATED ALONG E 7TH AVENUE IN TAMPA'S 33605 SUBMARKET, THIS PROPERTY OFFERS EXCELLENT ACCESS TO DOWNTOWN TAMPA, YBOR CITY, AND MAJOR HIGHWAYS INCLUDING I-4 AND I-275. THE AREA IS EXPERIENCING CONTINUED REINVESTMENT AS PART OF EAST TAMPA'S REVITALIZATION, WITH INFRASTRUCTURE IMPROVEMENTS, NEW DEVELOPMENT, AND GROWING BUSINESS ACTIVITY. ITS CENTRAL LOCATION PROVIDES EFFICIENT CONNECTIVITY TO TAMPA'S CORE EMPLOYMENT CENTERS WHILE OFFERING THE FLEXIBILITY AND VALUE IDEAL FOR OFFICE AND WAREHOUSE USERS.

PROPERTY DETAILS

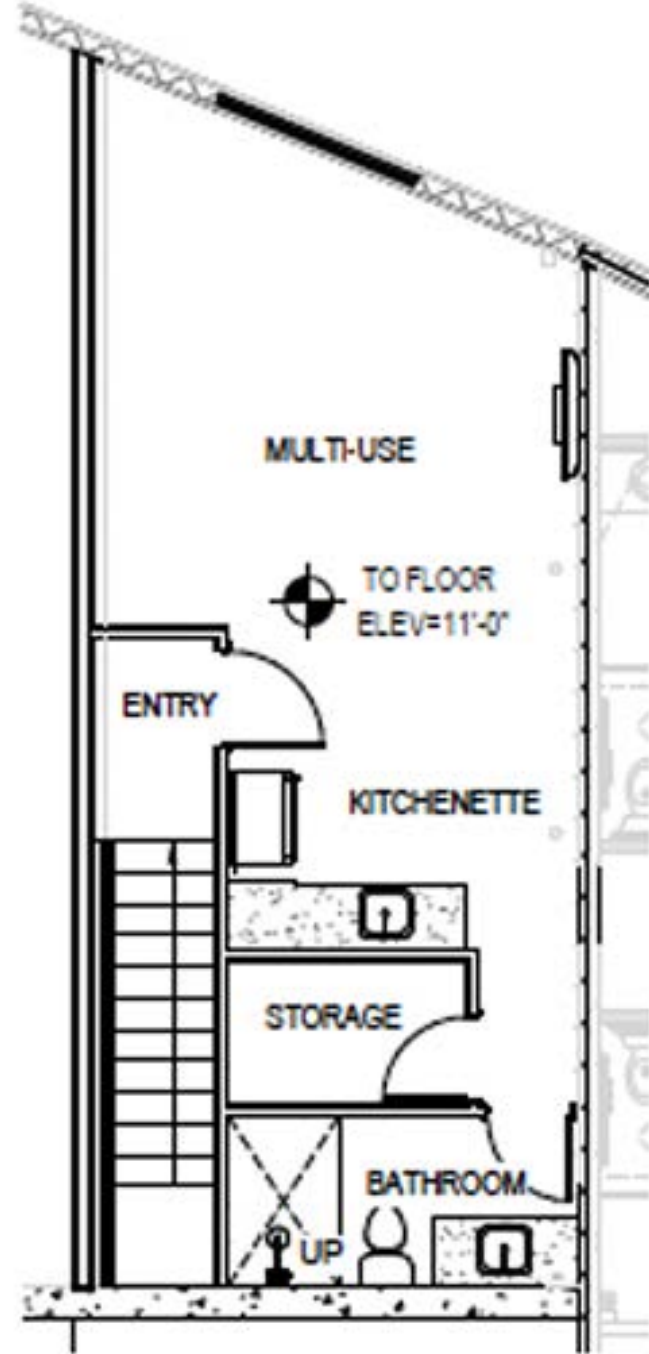
- 12,855 SF FURNISHED OFFICE SPACE WITH FUNCTIONAL WAREHOUSE AREA
 - OFFICE: 7,209 SF
 - WAREHOUSE 5,646 SF MOL
- FURNISHED OFFICE SPACE WITH FUNCTIONAL WAREHOUSE AREA
- ON-SITE PARKING
- EXCELLENT ACCESS TO DOWNTOWN TAMPA, YBOR CITY, AND MAJOR HIGHWAYS INCLUDING I-4 AND I-275
- ASKING RENT: \$25 NNN



SITE PLAN



FIRST FLOOR

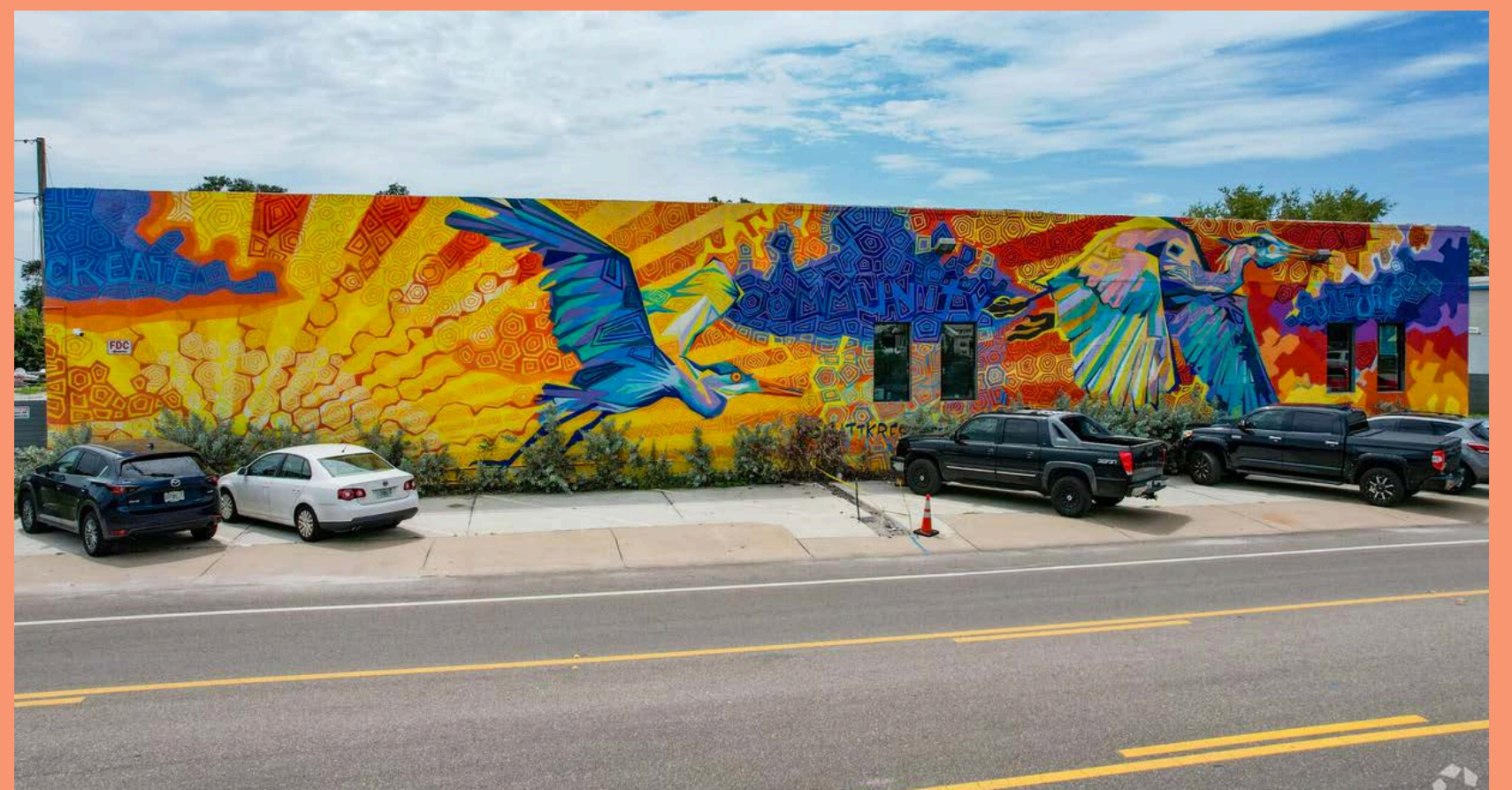


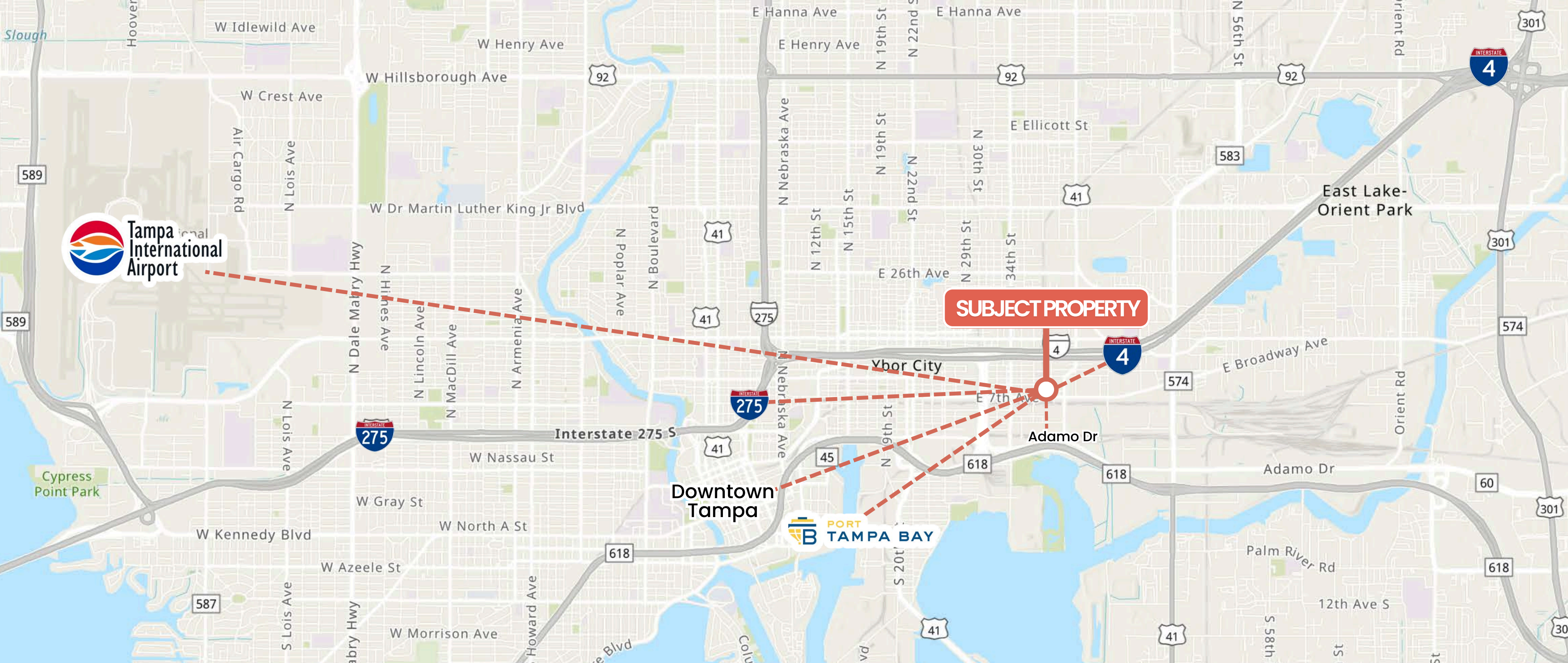
SECOND FLOOR



EXPOSED BEAMS, OPEN COMMON AREAS,
PRIVATE OFFICES AND A FULL KITCHEN.
BUILT FOR BOTH COLLABORATION AND FOCUS.







HIGHLY CONNECTED STRATEGIC ACCESS REGIONAL CONNECTIVITY

- 0.4 MILES TO E. ADAMO DR.
- 1.3 MILES TO I-4 (REGIONAL ACCESS)
- 2.5 MILES TO I-275
- 3.3 MILES TO DOWNTOWN TAMPA
- 6.5 MILES TO PORT TAMPA BAY
- 9.4 MILES TO TAMPA INTERNATIONAL AIRPORT (TPA)

DEMOGRAPHICS

POPULATION

1 MILE	3,402
3 MILES	76,658
5 MILES	220,765

AVG HH INCOME

1 MILE	\$64,445
3 MILES	\$92,335
5 MILES	\$102,656

DAYTIME POPULATION

1 MILE	11,175
3 MILES	154,328
5 MILES	336,698

MEDIAN AGE

1 MILE	38.2
3 MILES	36.1
5 MILES	36.3





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