



Retail Property For Lease

Himes and Columbus Retail - Hard Corner Lighted Intersection
2910 N Himes Ave , Tampa, FL 33607

For More Information:

813-254-6756 | EXT 6

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





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Executive Summary



OFFERING SUMMARY

Available SF:	3,617 SF
Lease Rate:	\$26.50 SF/yr (NNN)
Lot Size:	53,412 SF
Parking Ratio:	5 spaces / 1000 sf
Building Size:	10,000 SF
Zoning:	CI (Commercial Intensive)
Market:	Tampa-St. Petersburg-Clearwater
Traffic Count:	27,000

PROPERTY OVERVIEW

This 10,000 SF West Tampa / Stadium Retail Strip Center is situated on a 1.23 acre, highly-visible corner lot. Built in 2003, the property is in excellent condition and offers huge pylon signage at the intersection of Himes Avenue and Columbus Drive within walking distance to Raymond James Stadium, the New York Yankees Spring Training Complex, and is surrounded by a host of retailers such as Ashley Furniture, WingHouse, Chili's, Floor & Decor, and Chick-fil-A. This high traffic site boasts an abundance of parking (5 spaces / 1000 SF).

The available corner anchor space is 3,617 SF and is currently home to Amscot. The space measures approximately 90 ft (frontage) x 40 ft (depth) and consists of a large open showroom with a secure rear storage room with a private office and two ADA compliant restrooms. Neighboring tenants which include an electric bike retailer, Sophia Nails, Miller Design Cabinets, Cricket Wireless, and Nesco Resource.

Estimated CAM: \$6.50

Initial estimated monthly rent: \$9,947 (includes base rate + CAM) plus applicable tax

LOCATION OVERVIEW

Located on the corner of Himes Avenue and Columbus Drive only minutes from Raymond James Stadium and International Plaza (via Columbus Drive).



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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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Property Webpage: www.properties.baystreetcommercial.com/158944-lease

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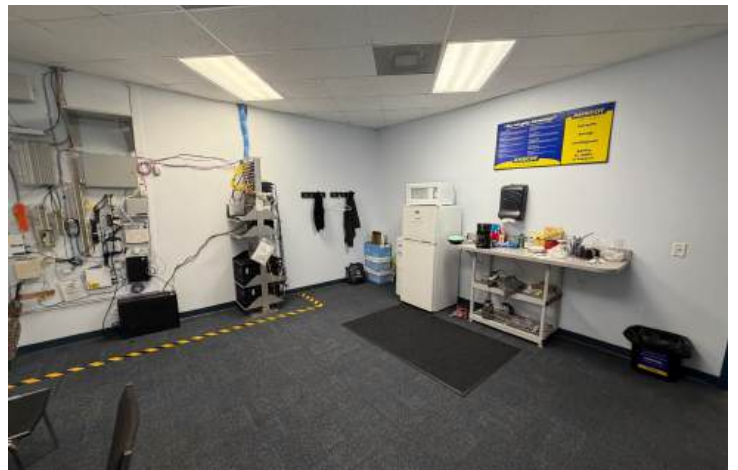
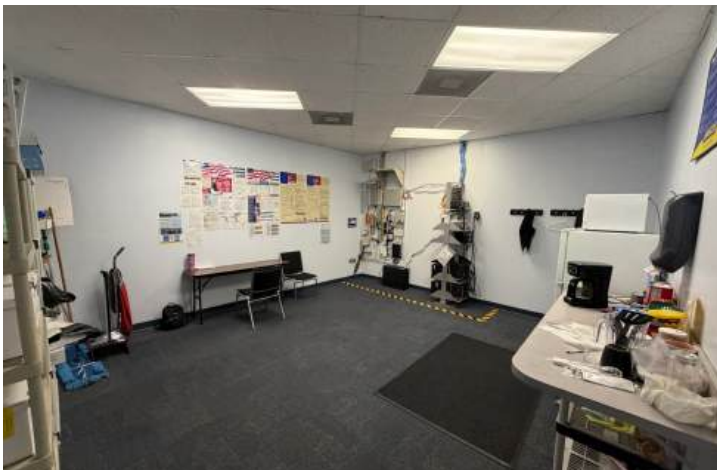




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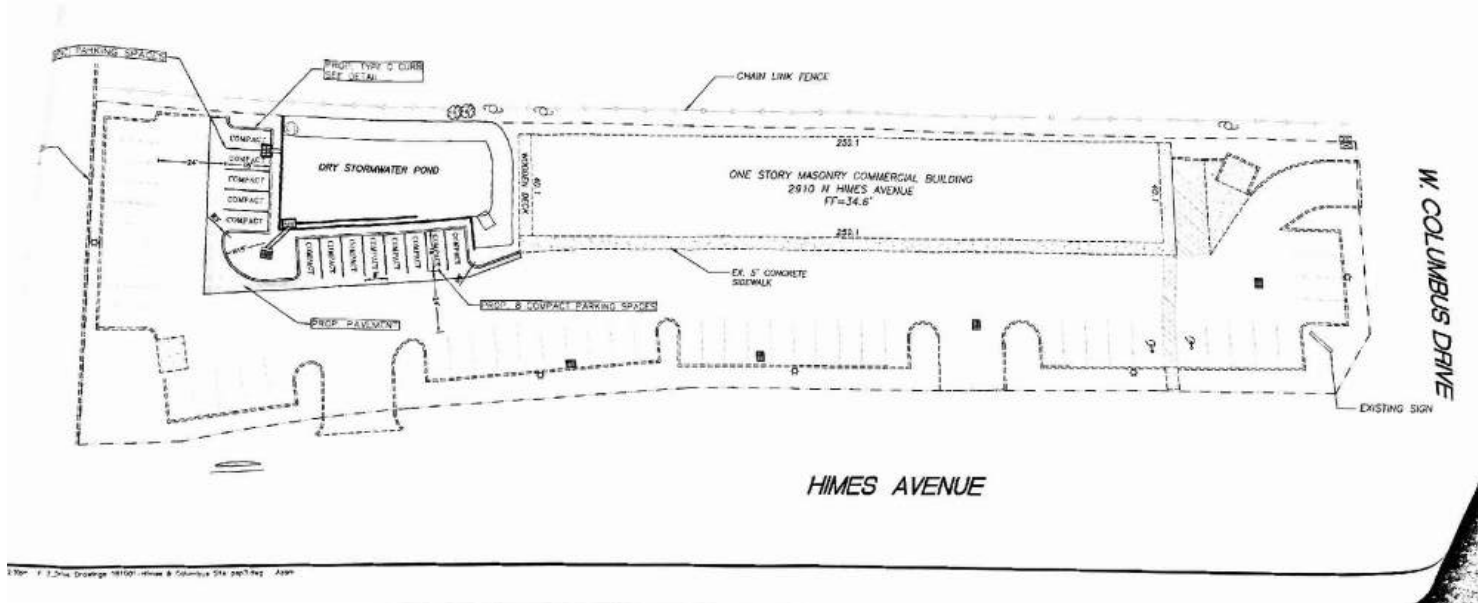




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Site Plan

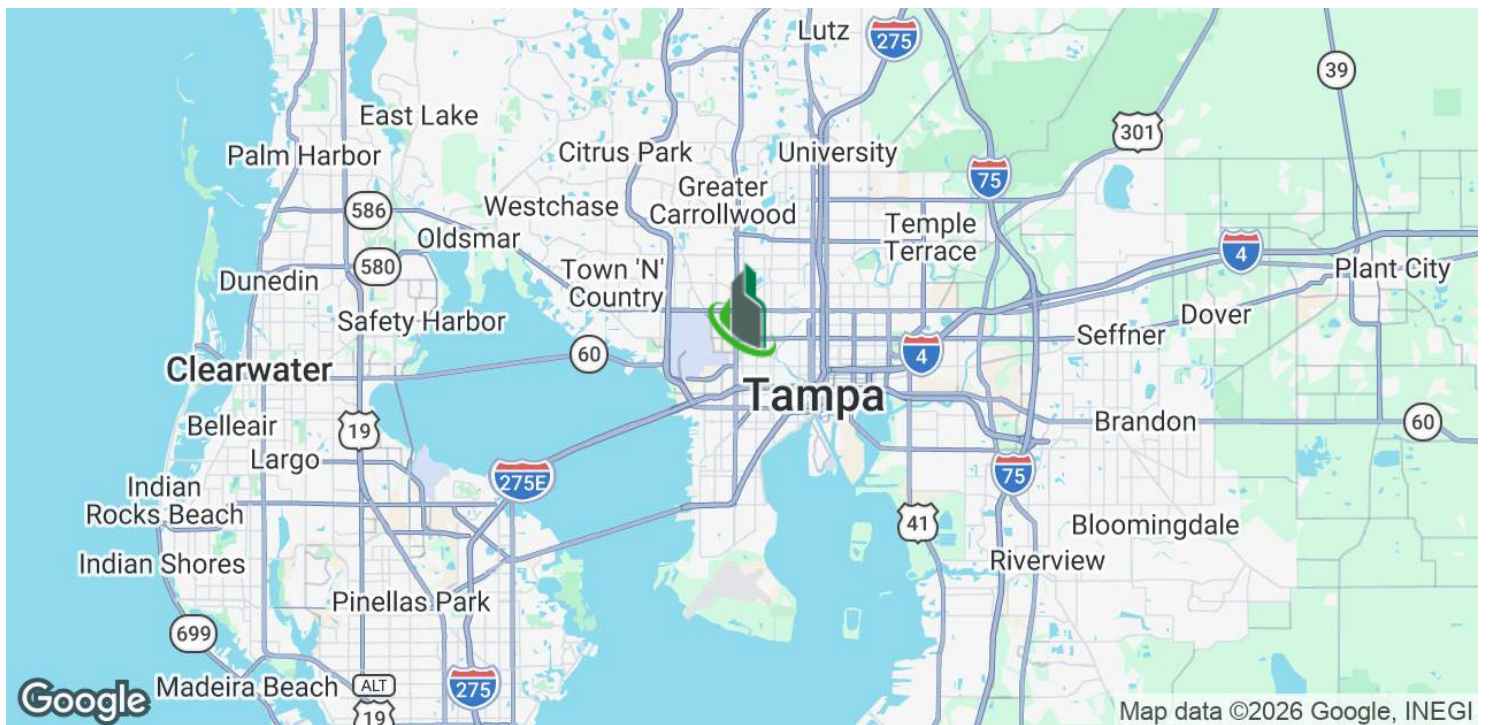
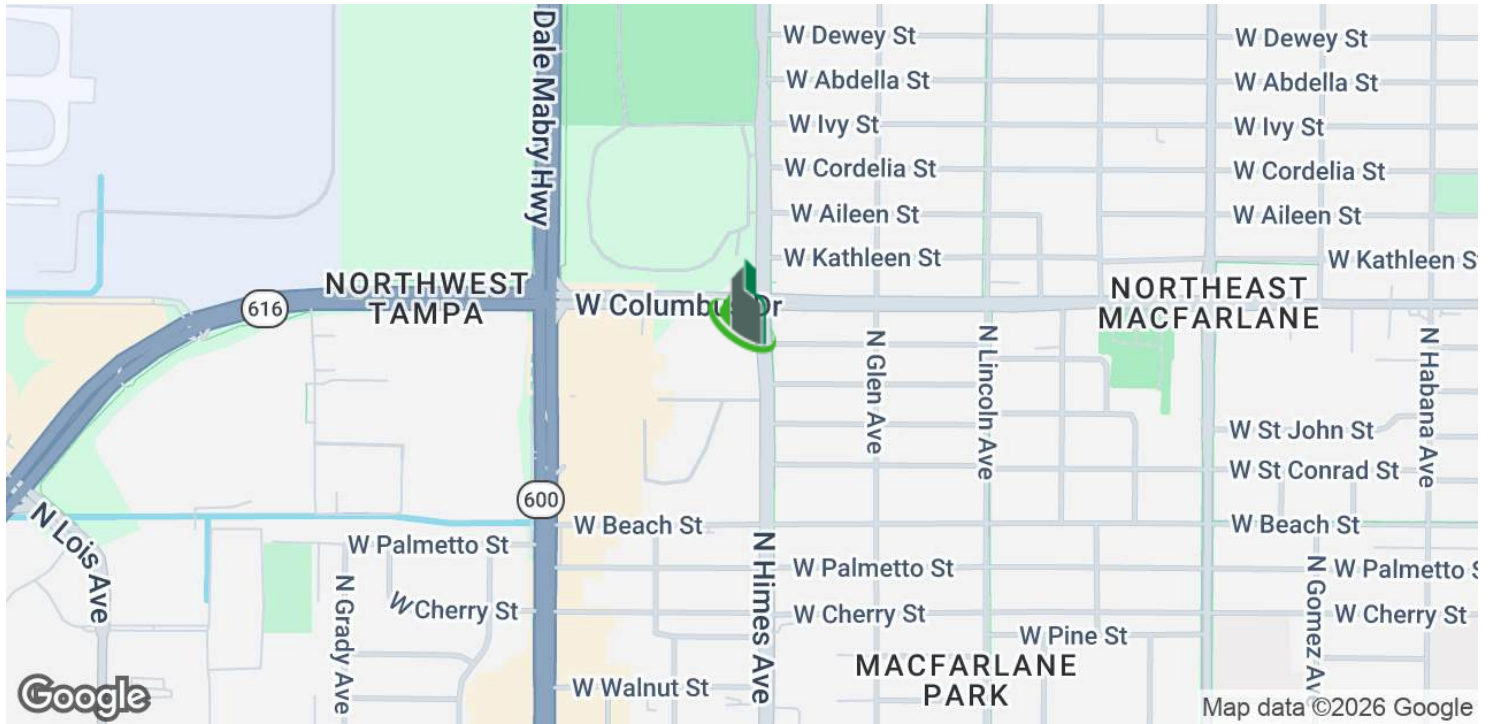




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Location Map



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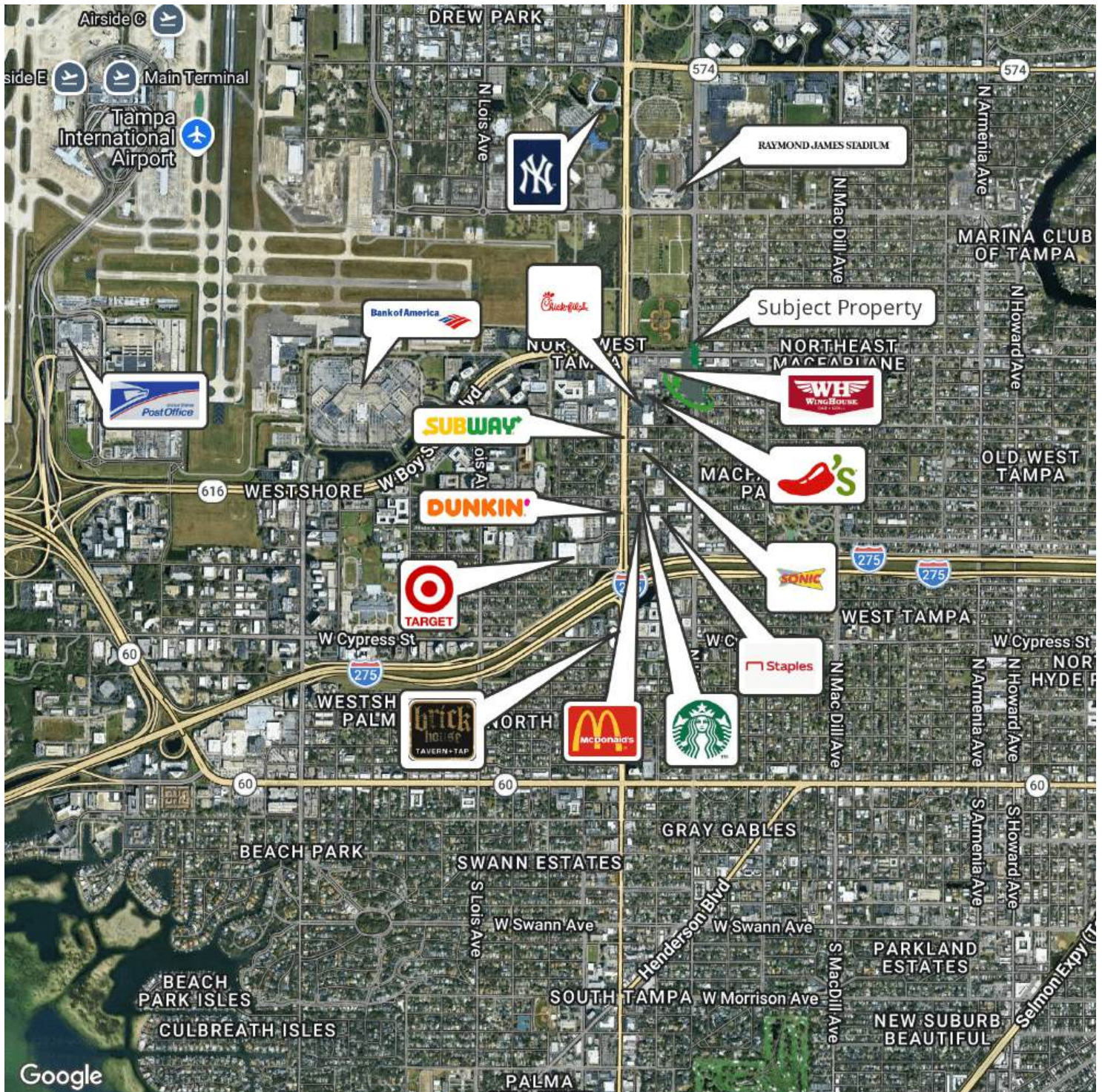




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Retailer Map



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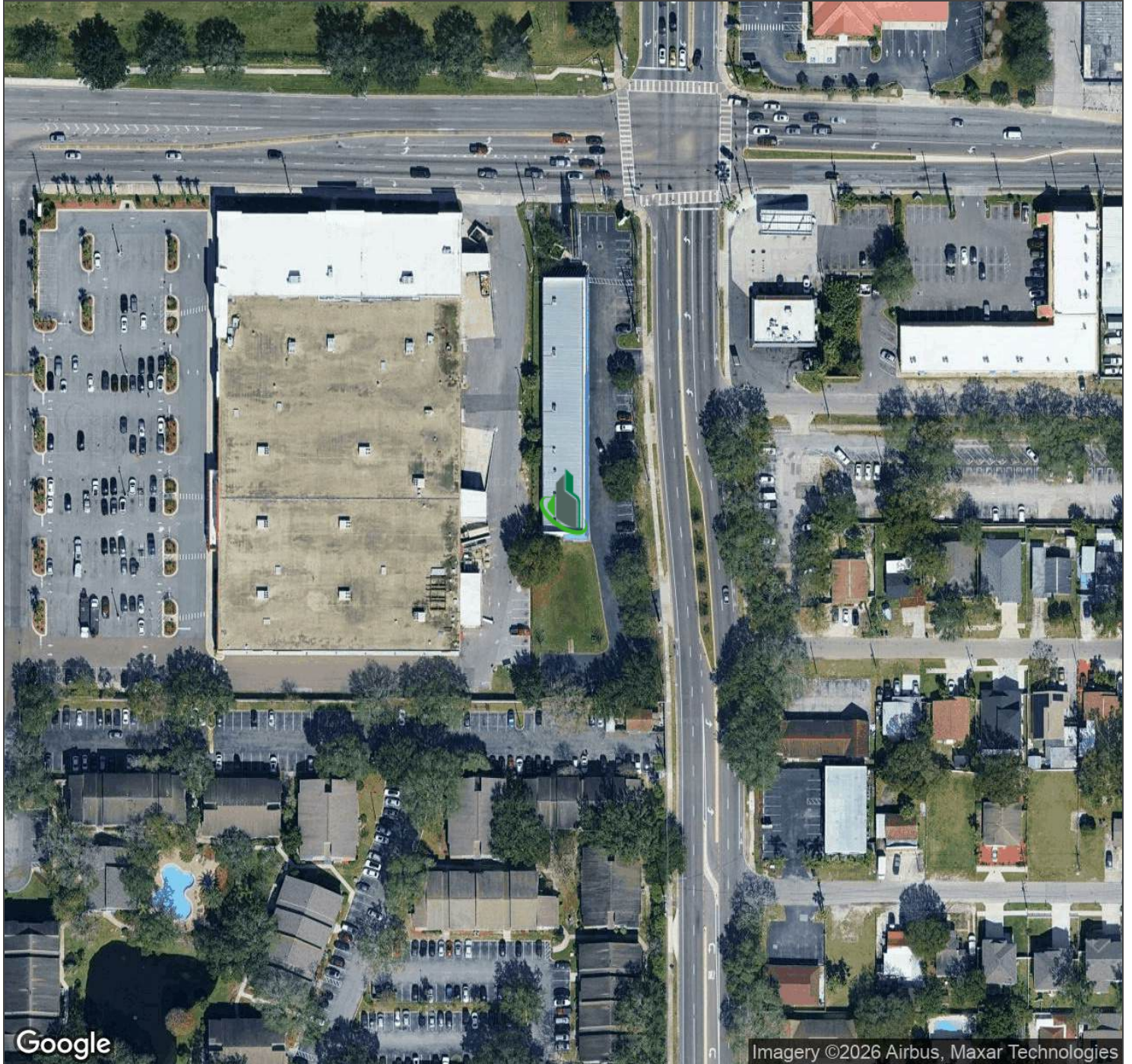
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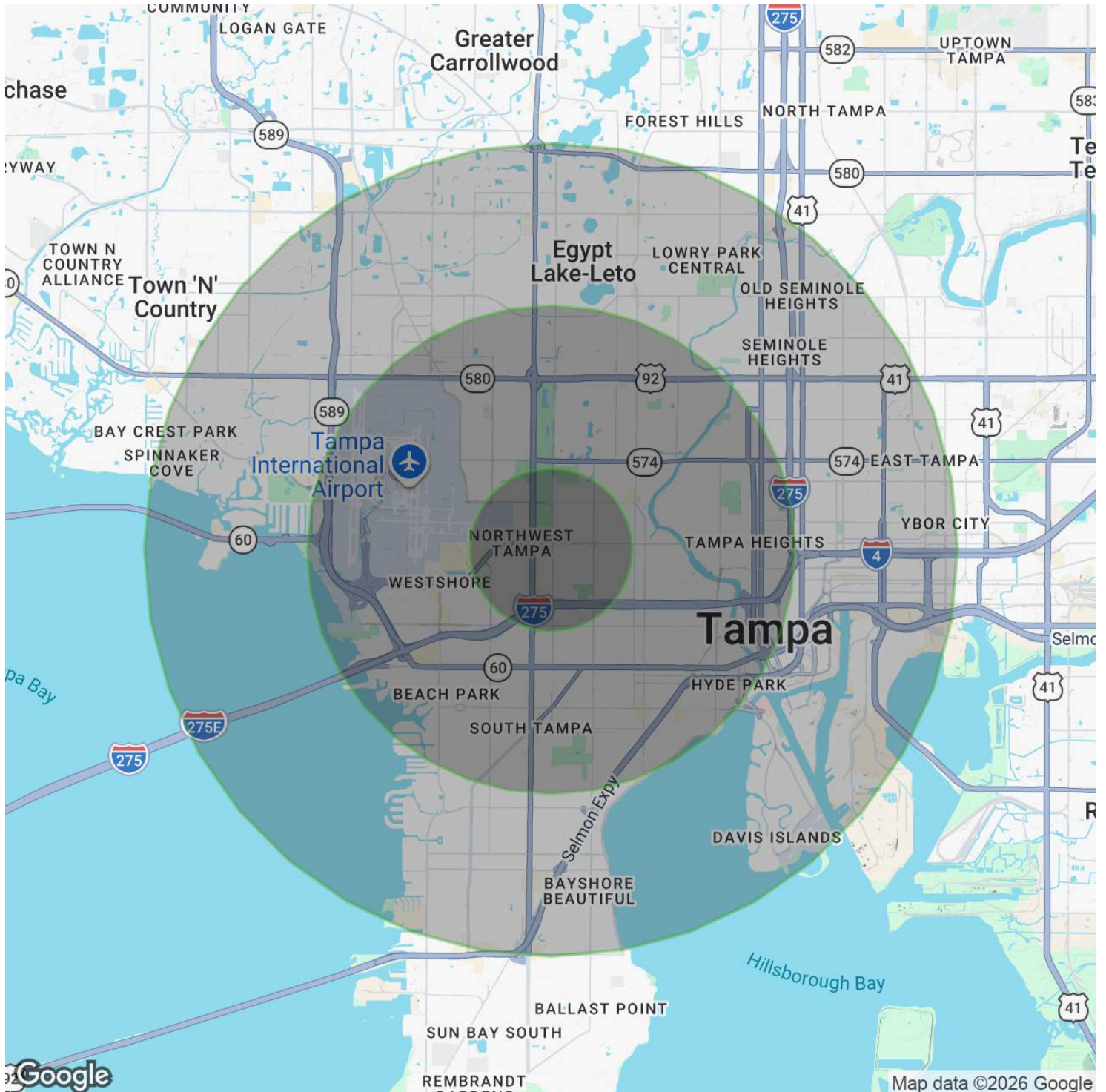




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Demographics Map & Report





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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,642	95,696	241,871
Average Age	43.1	37.0	36.6
Average Age (Male)	42.3	35.4	35.2
Average Age (Female)	44.1	38.8	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,595	40,496	101,903
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$44,148	\$64,750	\$67,665
Average House Value	\$156,072	\$327,666	\$309,095

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	59.8%	36.1%	34.2%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	6,441	69,578	178,053
% White	74.5%	72.7%	73.6%
Total Population - Black	1,214	18,919	43,304
% Black	14.0%	19.8%	17.9%
Total Population - Asian	232	1,940	6,442
% Asian	2.7%	2.0%	2.7%
Total Population - Hawaiian	0	21	111
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	124	1,177	1,767
% American Indian	1.4%	1.2%	0.7%
Total Population - Other	486	2,550	7,153
% Other	5.6%	2.7%	3.0%

TRAFFIC COUNTS

Himes Ave & Columbus Dr	27,000/day
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* Demographic data derived from 2020 ACS - US Census