

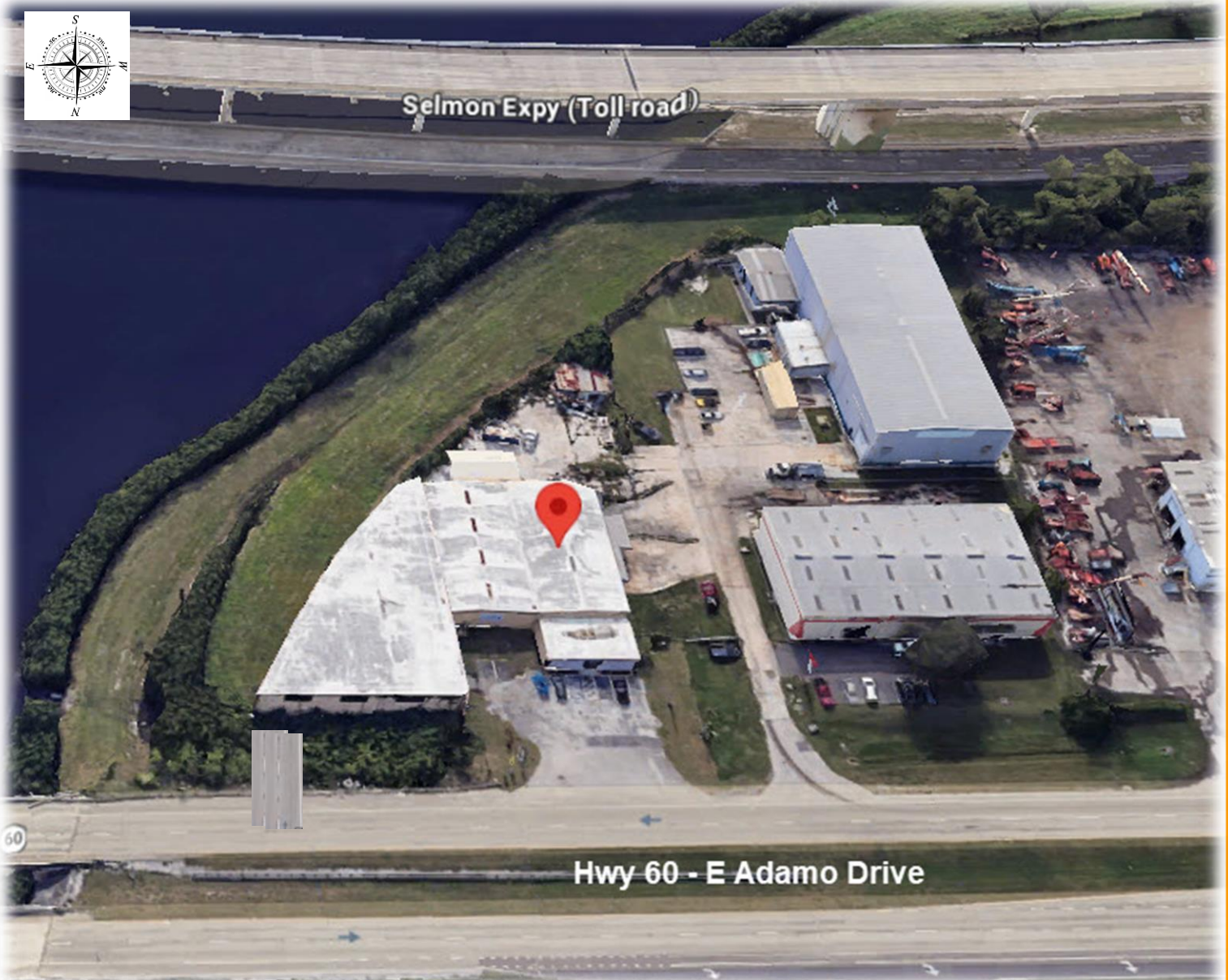
# FOR LEASE

## Stone Fabrication Facility Plus Home Improvement Showroom



TAMPA  
COMMERCIAL  
REAL ESTATE

### 7501 E Adamo Drive, Tampa FL



#### EXECUTIVE SUMMARY:

This property offers a rare combination of Heavy Industrial zoning, dock-high and grade-level loading capabilities, and a luxury retail showroom with exceptional visibility on a high-traffic main road. Located in a fast-growing market area that reaches a high density and high-wealth population. The current owner-operator has been in business since 2006, supplying stone, flooring, windows, doors, cabinets, bathroom fixtures, and pools.

The luxury construction/development arm of the current owner's business is growing fast, and the owners intend to focus their efforts on that segment. The owner will continue to occupy a portion of the building but will exit the granite fabrication home product supply businesses and lease out those spaces.

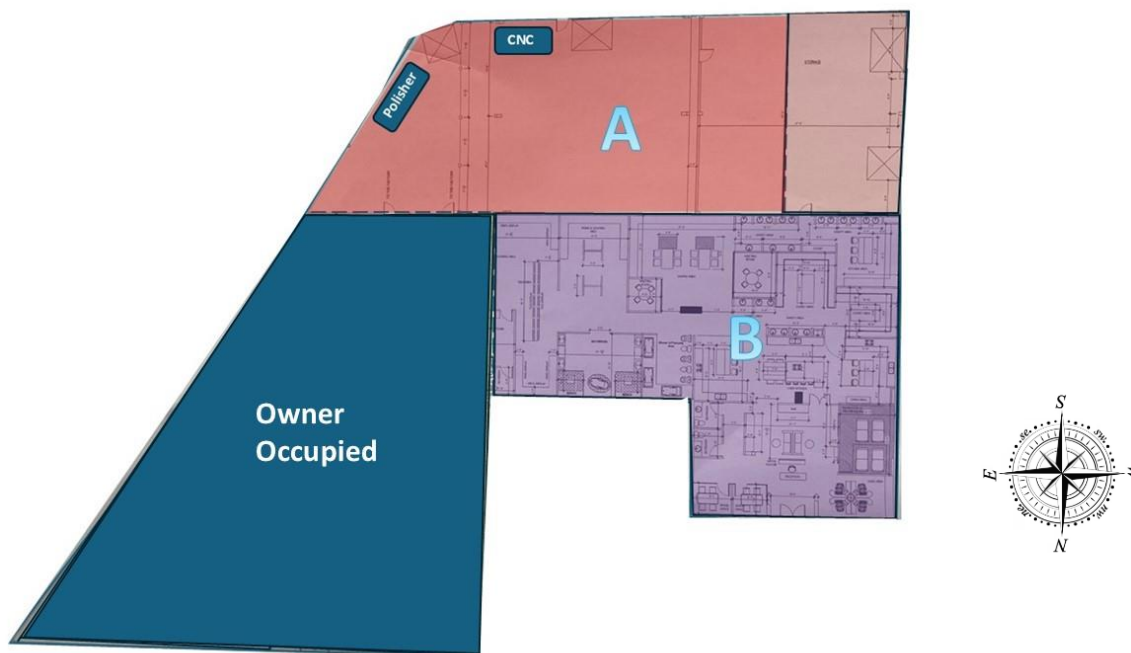
## The Vision for the Building:

The property owner has been in the granite fabrication and home improvement business for many years and has an existing customer base. Their business has expanded in multiple directions. The owner will continue to occupy a portion of the building for a related home improvement business, and will lease out the portion of the building that houses :

- (A) the stone fabrication facility) – approx. 6,300 sf - A ready-to-go facility with equipment in place
- (B) the home-improvement showroom approx. 6,300 sf

The concept is to create a home improvement ecosystem with collaborative vendors serving the luxury home improvement industry. A one-stop shop for luxury and residential projects catering to retail customers.

This is an opportunity for a tenant who is currently in the stone fabrication and/or home improvement business to take advantage of the existing customer base, the infrastructure and the strong location of the property that caters to the vibrant Tampa Bay home-improvement market.



Space A and Space B are available to lease individually. The stone fabrication business and the home-improvement business can operate side by side. The showroom could serve as a retail outlet, offering general home improvement products but also displaying and selling the stone fabricator's products.

However, both spaces may be leased if the tenant wishes to operate both the granite fabrication business and the home-improvement business. There are economies of scale. For example, granite fabrication has high margins, but cabinetry has high *volume*. Combining the fabrication and home-improvement businesses allows a business to "stack" profits on a single installation crew's visit. By the time a customer picks their granite, they are already 70% through their design process. Having cabinets and flooring 20 feet away in the same showroom prevents "leakage" to competitors like Home Depot.

The property owner is flexible and willing to leverage their business experience to help the new tenant operate the collective business. A franchise concept is one concept that is contemplated.

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## SPACE A (cont):

### Stone fabrication - Equipment and Assets:

The facility contains equipment that, for an additional fee, can convey

#### CNC Machine:



GMM Cruz (Spanish-made, purchased 2017). 3-axis, automatic/semi-automatic, hydraulic tilting table, capable of 45-degree miters. Sacardo motor. The local service center in Miami.

**Full Circle Water Filtration System:** installed in 2018 for slurry management

#### Line Polisher:



Yongtao Machinery (Purchased around approx. 2020). Used for straight-edge fabrication. 10 head edging M/c.

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## SPACE B: RETAIL – HOME IMPROVEMENT SHOWROOM

### The Showroom Space:

- **Rentable Area: Showroom - approx. 6,300 sf**
- **Year built: 1966 - Significant renovations**

The current business is a supplier of home-improvement products.

The showroom displays supplies, stone, flooring, windows, doors, cabinets, bathroom fixtures & pools, etc.

The client breakdown is 70% residential, 20% commercial, and 10% institutional.

The showroom has excellent visibility on E Adamo Drive.

### Showroom - Facing Adamo Drive:



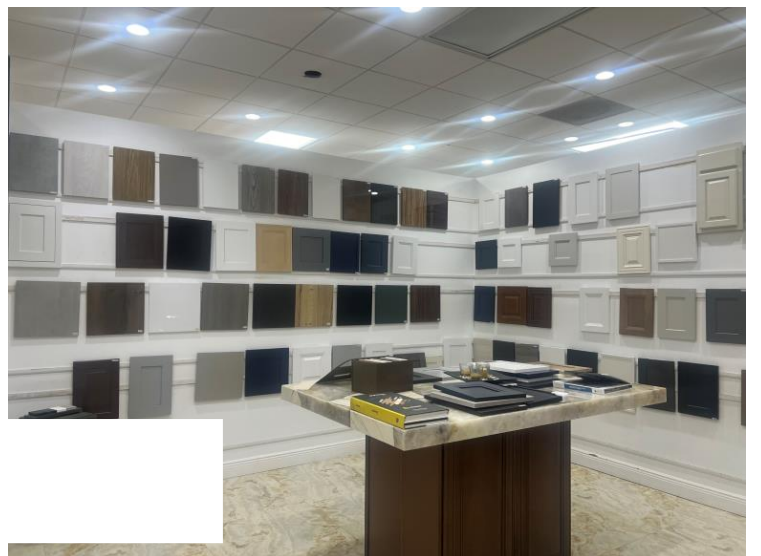
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## SPACE "B" - SHOWROOM (cont)

The property owner is a general service contractor and set up the showroom as a display center for the luxury home improvement products that they supply



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## SHOWROOM – Area “B” (cont)



## CONNECTIVITY

- **Retail-Equivalent Visibility:** Direct frontage on E Adamo Dr (SR 60), seeing 31,333 vehicles per day.
- **The Selmon/I-75 Pivot:** Located at the strategic intersection of the Lee Roy Selmon Expressway (100,000+ VPD) and I-75, providing north-south and east-west statewide access.
- **Port Proximity:** Immediate proximity to the Tampa Bypass Canal and major maritime logistics arteries.

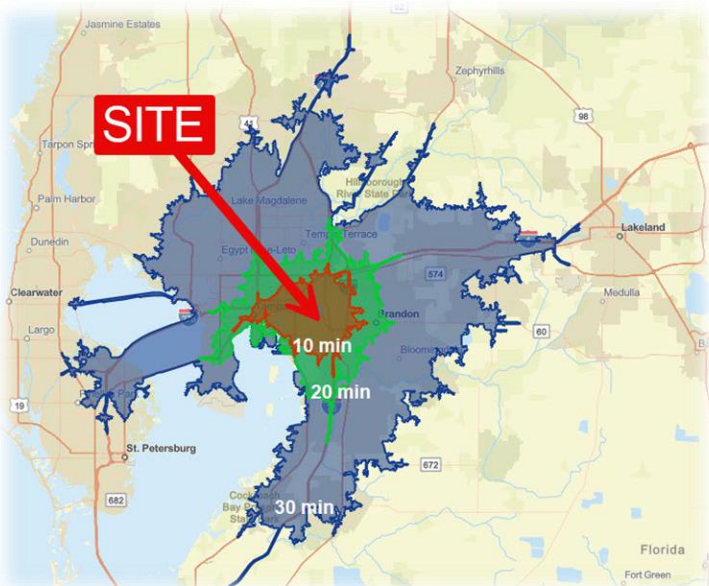
### Transforming Traffic into Margin.

, 7501 E Adamo Drive functions as a 24/7 billboard. For a service-oriented industrial user, this retail-level exposure serves as a "passive marketing" engine. By capturing 31,333 impressions daily, the site inherently reduces "customer acquisition costs," thereby justifying higher rental premiums than more isolated, "landlocked" industrial sites.

This logistical advantage of the location is bolstered by the property's proximity to high-density, high-income areas within the property market area

	10 Minutes	15 Minutes	30 Minutes
2025 Population (Projected)	87,868	324,210	1,415,870

### Market Area – 30 Min Drive Time



Destination	Distance	Why It Matters
South Tampa / Davis Islands	12 Mins	The highest concentration of \$2M+ home renovations.
Water Street / Downtown	10 Mins	The epicenter of new luxury high-rise commercial stone work.
FishHawk / Lithia	18 Mins	The fastest-growing luxury suburban market in the county.
Port of Tampa	8 Mins	Essential for low-cost drayage/logistics for imported slabs.
Pasco County Corridor	30 min	Massive new master-planned communities

This location on SR 60 (Adamo Drive) provides unparalleled logistics for stone delivery. Within an efficient 30-minute delivery window, this location captures the luxury urban renovation market, such as Water Street and South Tampa, and the rapid suburban sprawl of new development in Hillsborough, Pasco, and Pinellas counties

**Granite Row:** Situated within Tampa's recognized "Granite Row," this property benefits from significant destination traffic generated by nearby industry giants like Floor & Decor and MSI Surfaces. However, unlike these major distributors, which often sell only the slab, this facility includes a fully integrated, "wet-permitted" fabrication zone. This grandfathered zoning acts as a critical competitive moat, bypassing the 12-to-18-month permitting and build-out delays that stifle new entrants. The asset provides an immediate opportunity to capture the high-margin fabrication and installation revenue that local distributors must outsource, positioning the buyer at the exact point in the supply chain where maximum profitability is realized.

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## APPENDIX: TAMPA BAY MARKET DATA SHEET (Q1 2026)

### Strategic Logistics Analysis for 7501 E Adamo Drive

#### REGIONAL GROWTH & MIGRATION METRICS

The Tampa-St. Petersburg MSA continues to outperform national averages for net migration and wealth accumulation.

- **Net Migration Ranking:** Tampa remains **#1 in the U.S.** for net migration among comparable peer metros (Austin, Phoenix, Charlotte), specifically for young professionals and entrepreneurs.
- **The "Wealth Influx":** Inbound migration of households earning **\$75,000+** has accelerated, with the regional median household net worth jumping **6.2% to \$267,696** in early 2026—significantly outpacing the national average.
- **Sustained Demand:** Over **497,000 people** have relocated to the Tampa Bay region since 2020, creating a massive, permanent demand floor for home improvement and custom fabrication.

#### New Construction

Thousands of new homes are being built in Tampa Bay

- As an example, Pasco County's population is now estimated at **705,244**, reflecting a **3.38% annual growth rate**. Its 2030 projection is over **774,000 residents**.



#### Renovation:

For a "One-Stop Shop" model, the current renovation market in Tampa is at a cyclic peak.

- **"Renovate-in-Place" Surge:** Due to higher interest rates, homeowners are choosing to modernize existing properties rather than move. **Kitchen and Bathroom remodels** are cited as the top ROI projects for 2026.
- **Design Shift:** Over **70% of design professionals** predict "Transitional Design" (Natural Stone + Warm Wood Cabinetry) will dominate through 2027. This directly favors the hybrid showroom/fabrication model.
- **Materials Preference:** A major market shift toward **Quartzite and Custom-Cut Stone** has created a high-margin environment for fabricators with precision machinery like the CMT line..
- Residential permits in the City of Tampa jumped **50% year-over-year in 2025**, signaling a robust rebound in urban core construction.

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