



Industrial Property For Sale / Lease

Florida Ave Warehouse/ Showroom / Office
15921 N Florida Ave, Lutz, FL 33549

For More Information:

813-254-6756 | EXT 35

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





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Executive Summary



OFFERING SUMMARY

Sale Price:	Call for pricing
Lot Size:	34,965 SF
Building Size:	9,018 SF
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	27,000

PROPERTY OVERVIEW

This 9,018 SF North Tampa / Lutz showroom warehouse sits upon an .8 acre 34965 sf (Upland) CG-zoned lot and has an additional approximately .75 acres of lakebed to the rear. The site is fully fenced and fronts along busy N. Florida Avenue, with visibility to over 27,000 vehicles per day. There is approximately 2,432 SF of air conditioned office space consisting of a large showroom / reception area, an open reception office, as well as 5 large private offices, a restroom, a break room / kitchenette, and two storage rooms. The remaining 6,586 SF of space is warehouse (inclusive of a 2,298 mezzanine area). The warehouse features clear heights of 16 ft + and has 7 roll-up / grade level doors. The massive paved parking area can easily accommodate over 50 vehicles.

*Pricing guidance available upon request
* Also available for lease

LOCATION OVERVIEW

Located on N. Florida Avenue near Lake Magdalene Boulevard with quick access to I-275.

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Additional Photos

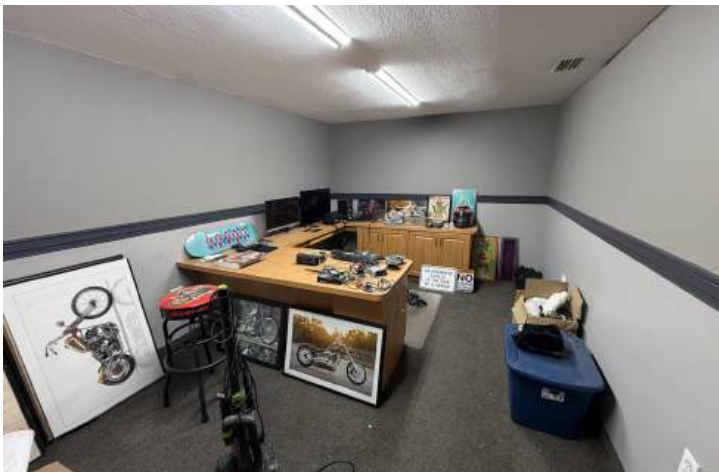




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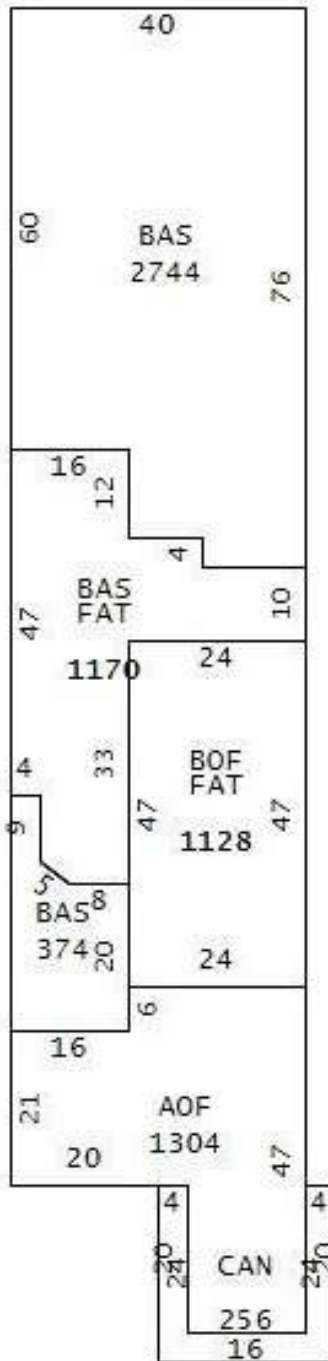
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Floor Plans



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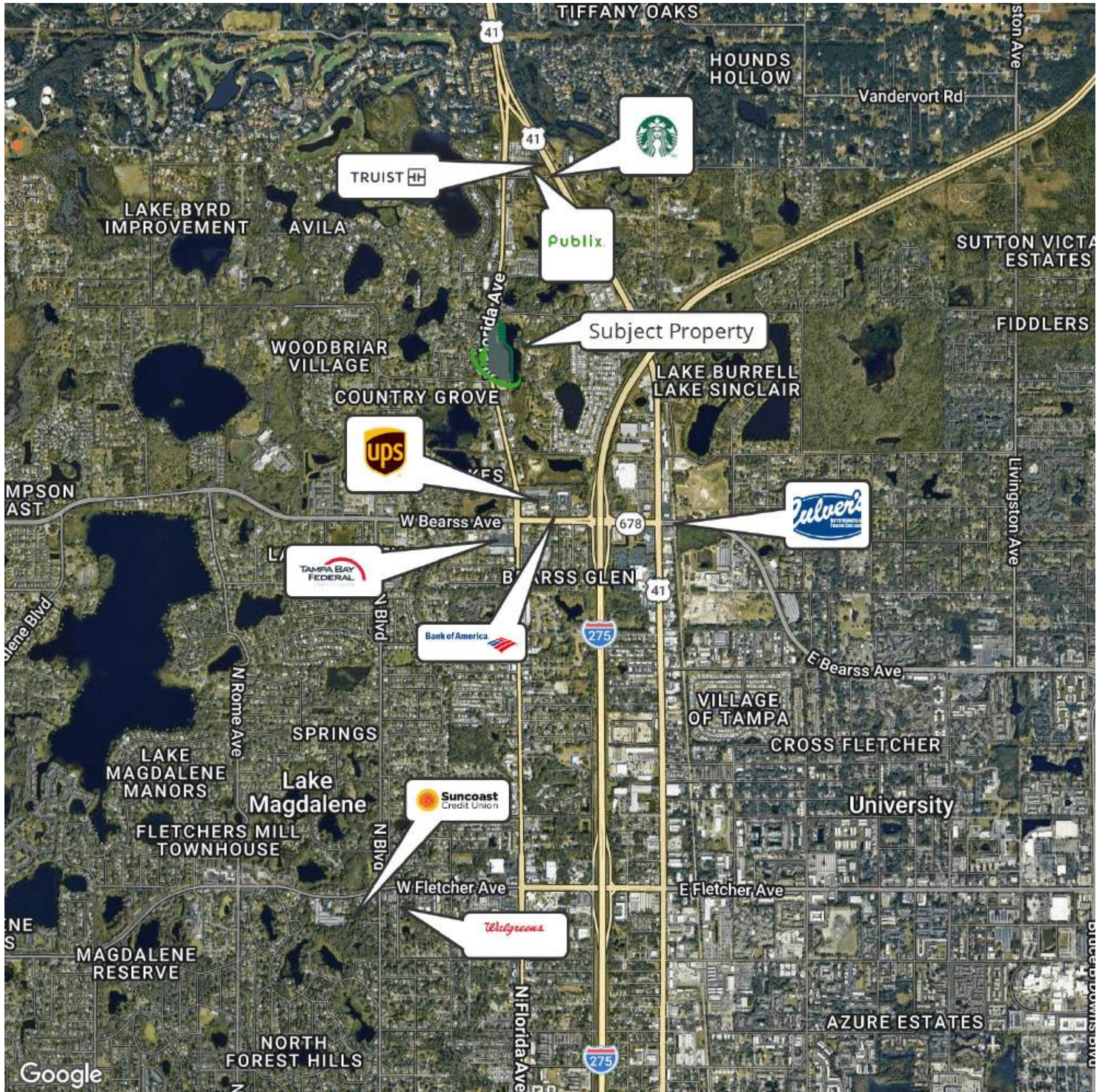




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Retailer Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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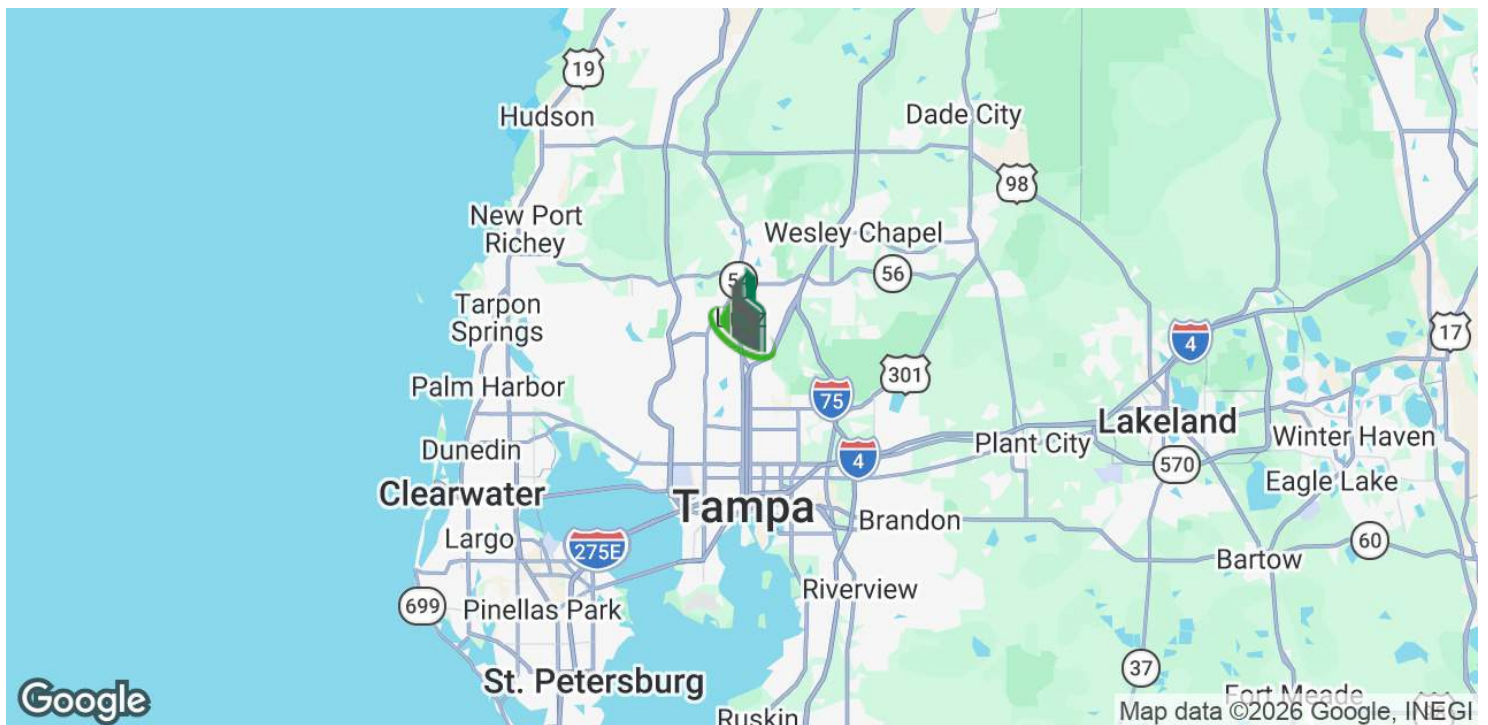
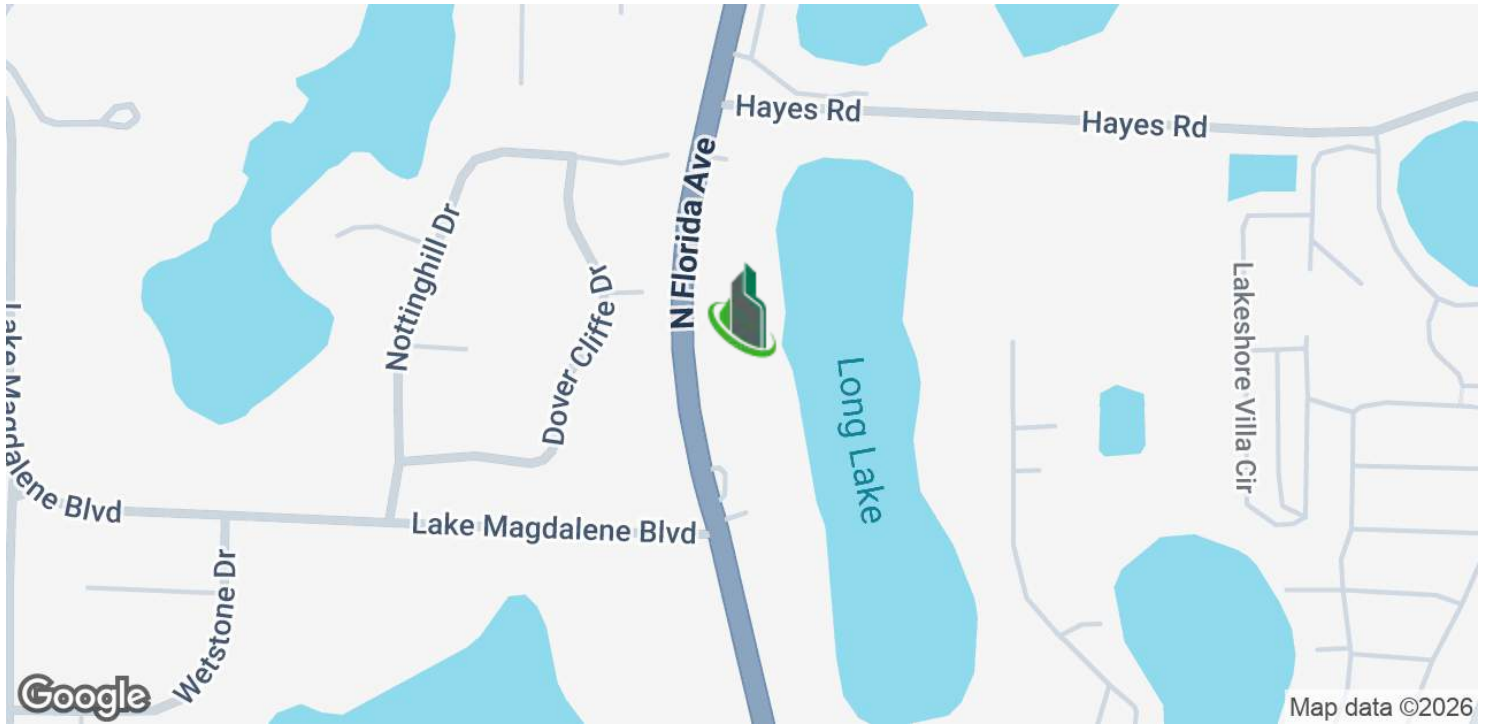




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Google

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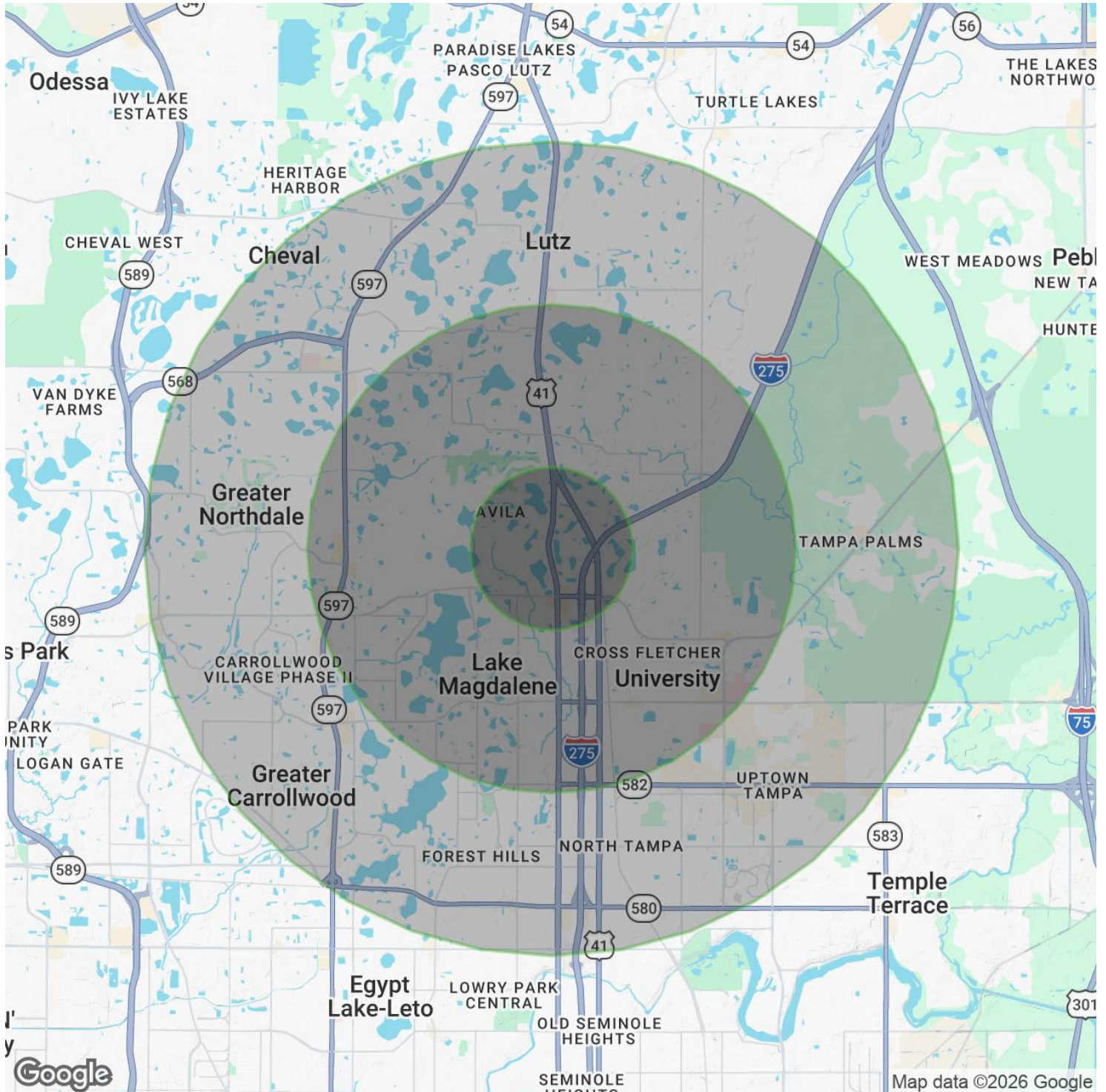




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,614	86,539	221,901
Average Age	47.2	37.2	37.0
Average Age (Male)	47.2	35.8	36.2
Average Age (Female)	47.7	38.0	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,375	35,004	84,895
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$139,299	\$86,159	\$91,944
Average House Value	\$539,691	\$384,021	\$383,700

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	30.5%	33.3%	31.2%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	3,720	45,805	118,155
% White	66.3%	52.9%	53.2%
Total Population - Black	418	15,951	37,433
% Black	7.4%	18.4%	16.9%
Total Population - Asian	266	3,363	11,710
% Asian	4.7%	3.9%	5.3%
Total Population - Hawaiian	0	12	149
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	0	652	1,187
% American Indian	0.0%	0.8%	0.5%
Total Population - Other	209	5,967	14,058
% Other	3.7%	6.9%	6.3%

TRAFFIC COUNTS

N Florida Ave & Lake Magdalene Blvd 27,000/day

2023 American Community Survey (ACS)

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