

For Sublease

# Flex/Warehouse Space

7,840 SF | \$14.50 / SF



## 5912 Breckenridge Pkwy, Suite D

Tampa, Florida 33610

### Property Highlights

- Located at the I-4 and US Hwy 301 interchange in the Breckenridge Business Park
- Traffic signal at the park's main entrance on US Hwy 301
- ±50% office: 13 offices, 3 bathrooms, 2 conference rooms and 1 break room
- ±50% warehouse: 12'–14' clear height; (1) 8' x 10' grade-level door with a ramp and (1) 8' x 10' dock-high door; 120/240V, 3 Phase power
- Lease expires May 31, 2029
- Individual tenant entry, storefront/parapet signage and ample parking
- Permitted uses: general office, warehousing and distribution
- Close proximity to Tampa Executive Airport, I-75 and easy access to Tampa CBD
- 2026 Op Ex: \$5.71/SF



**Lease Rate: \$14.50 / SF NNN**

For more information

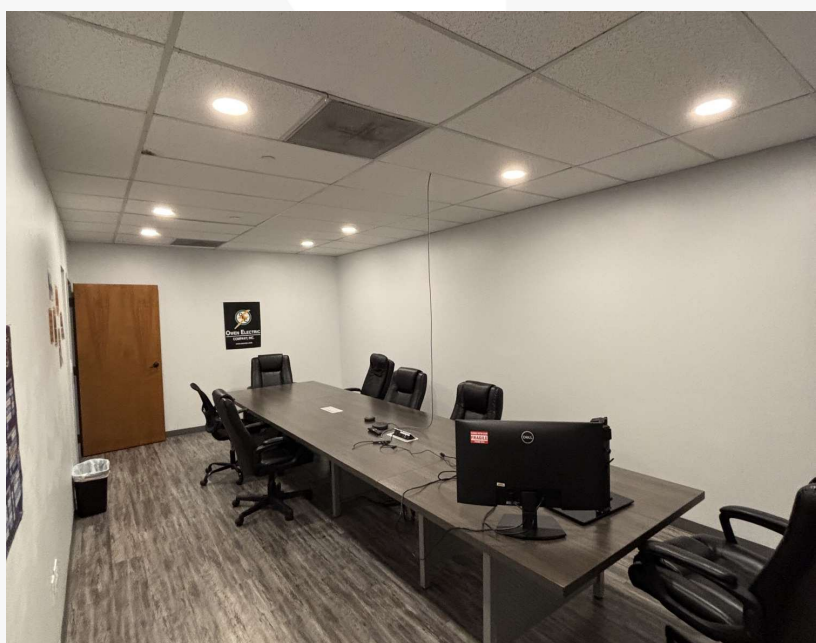
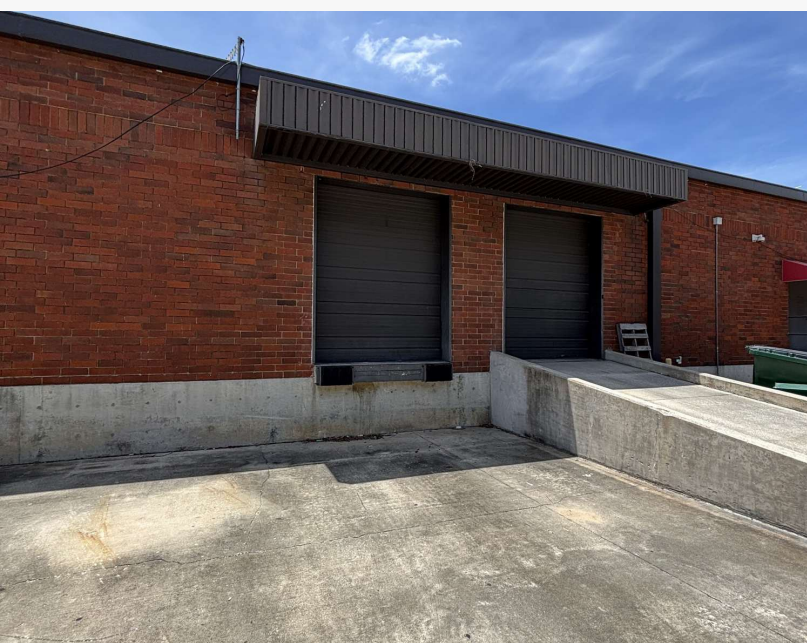
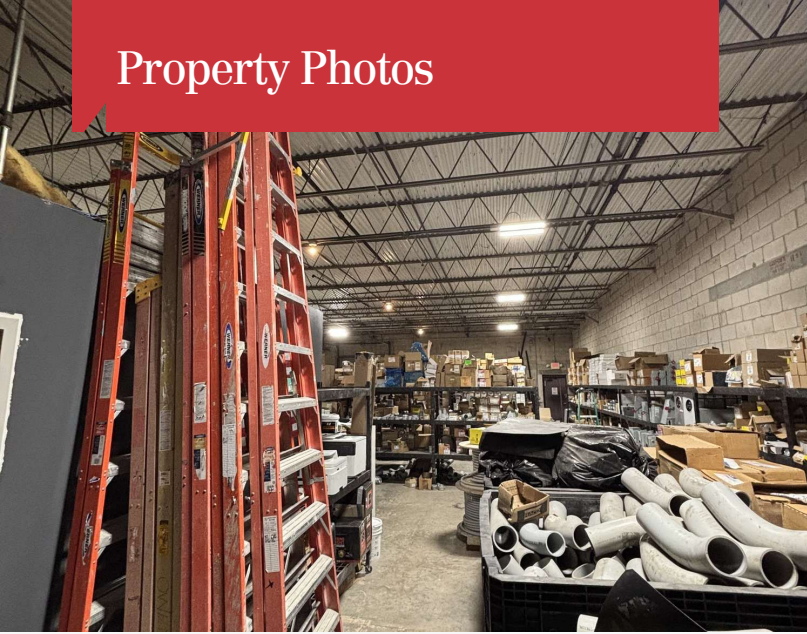
**Andy McCaw, FMA**

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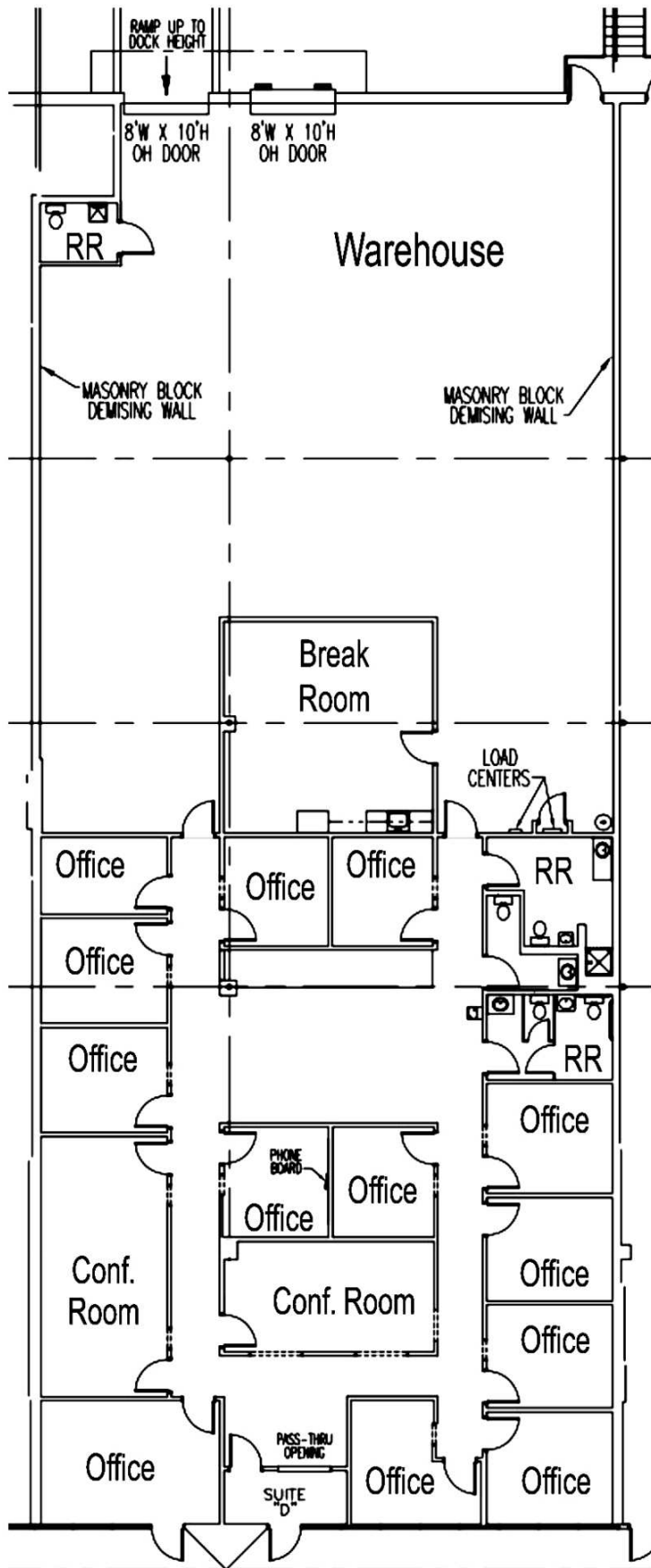
**Zach Cichocki, MBA**

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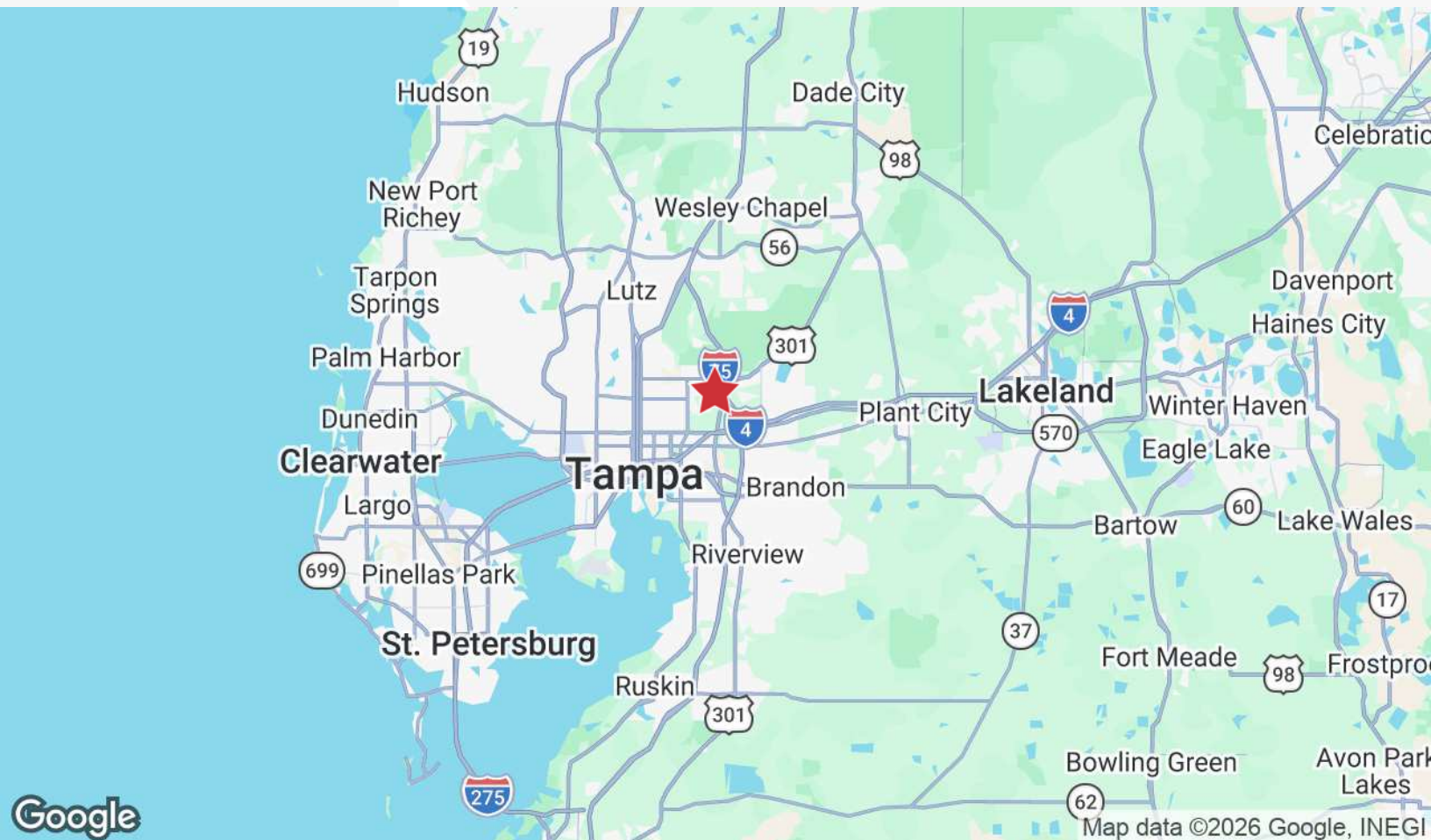
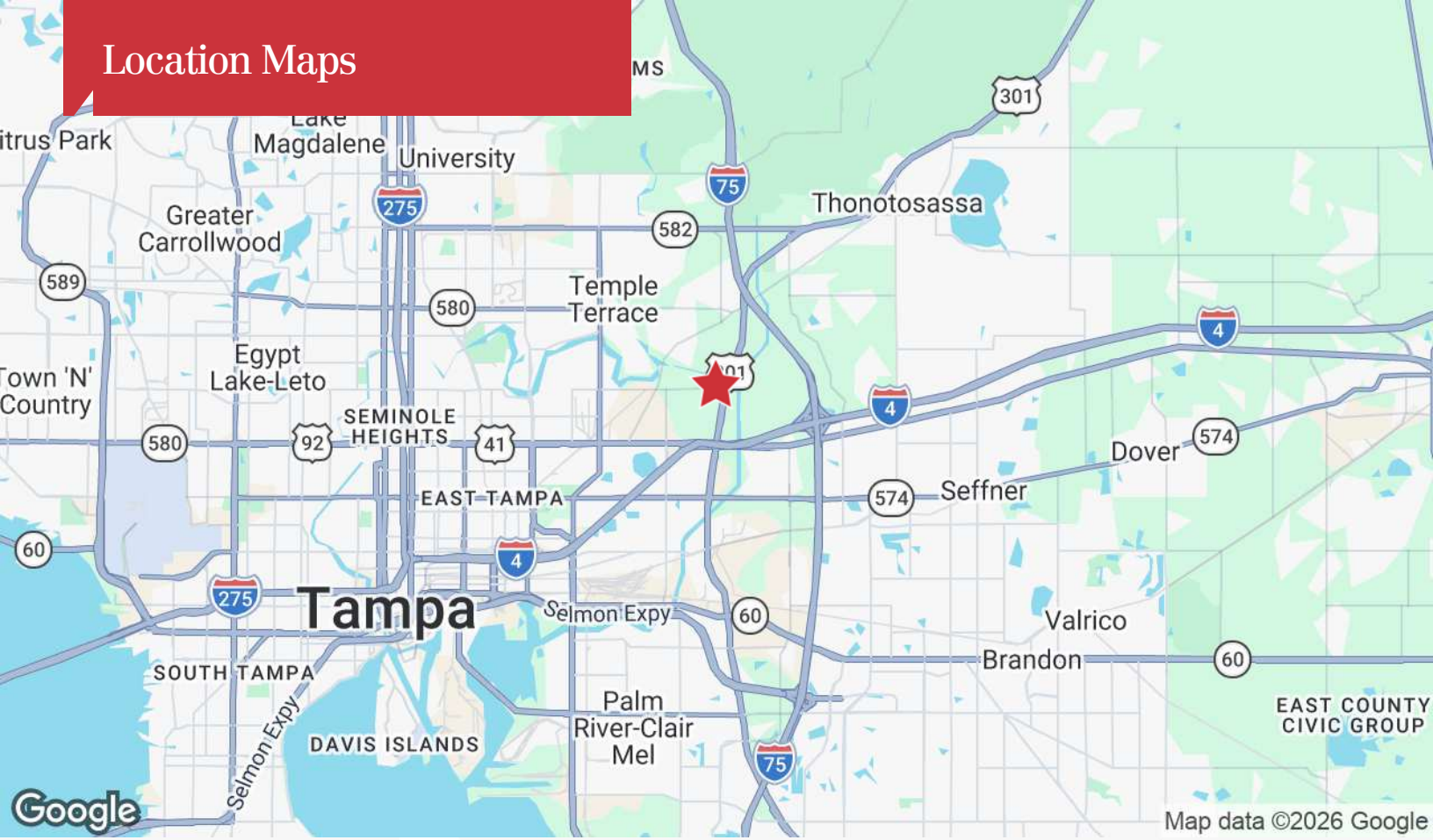
# Property Photos



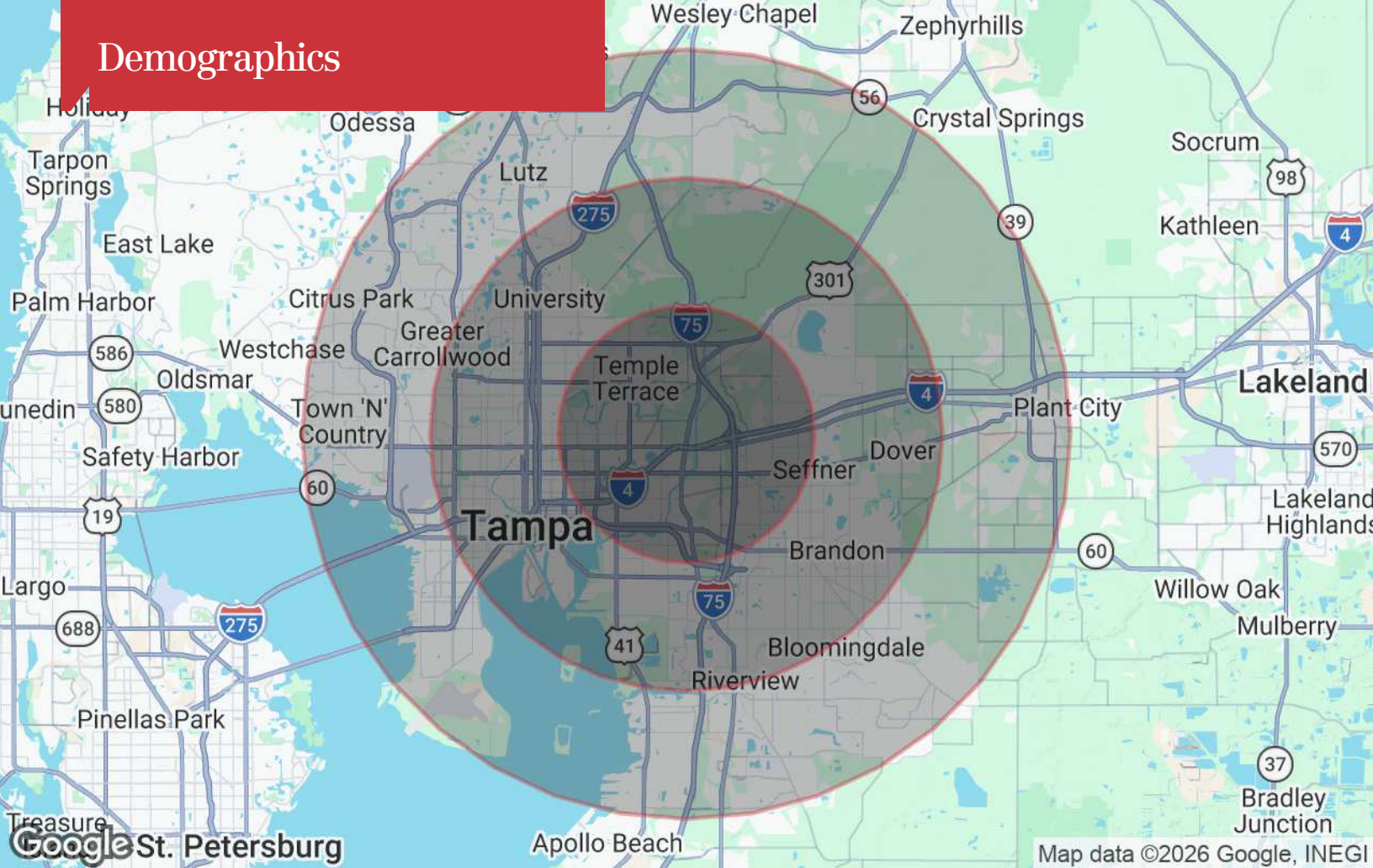
# Suite D - 7,840± SF



# Location Maps



# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	175,358	729,009	1,334,911
MEDIAN AGE	36.0	37.6	38.4
MEDIAN AGE (MALE)	35.2	36.7	37.7
MEDIAN AGE (FEMALE)	37.7	38.5	39.2

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	66,692	287,322	511,194
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$70,238	\$91,500	\$105,063
AVERAGE HOUSE VALUE	\$249,114	\$356,653	\$385,458

\* Demographic data derived from 2020 ACS - US Census