



Office Building For Lease

Hyde Park Medical Office

1906 W Platt St, Tampa, FL 33606

For More Information:

813-254-6756 | EXT

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





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Executive Summary



OFFERING SUMMARY

Available SF:	2,300 SF
Lease Rate:	\$35 SF/yr (NNN)
Lot Size:	15,561 SF
Year Built:	1946
Building Size:	2,300 SF
Renovated:	1987
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	36,000

PROPERTY OVERVIEW

This 2,300 SF medical office is located on W. Platt Street in the heart of South Tampa, just a few blocks from Hyde Park Village. The space features easy access into the large waiting and reception area from both the W. Platt Street frontage and the large parking lot which boasts 6 / 1000 SF parking ratio. The space has a large central reception office and adjacent patient restroom, 3 staff work stations, 5 patient rooms, x-ray area, staff break-room, laundry room, and a provider office with private restroom and dedicated entrance / exit to the parking lot. There is an open area with room to add additional patient rooms, as necessary.

Close proximity to W. Kennedy Boulevard and the Selmon Express.

Traffic count: 36,000 VPD

1906 W Platt St - 2,300 SF - \$35.00 sf/yr NNN + CAM: \$10.30 - Initial estimated monthly rent: \$8,683 (includes base rate + CAM) plus applicable sales tax

LOCATION OVERVIEW

Located in Tampa between W. Kennedy Boulevard and the Selmon Express, offering easy access to surrounding areas.



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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/1669343-lease

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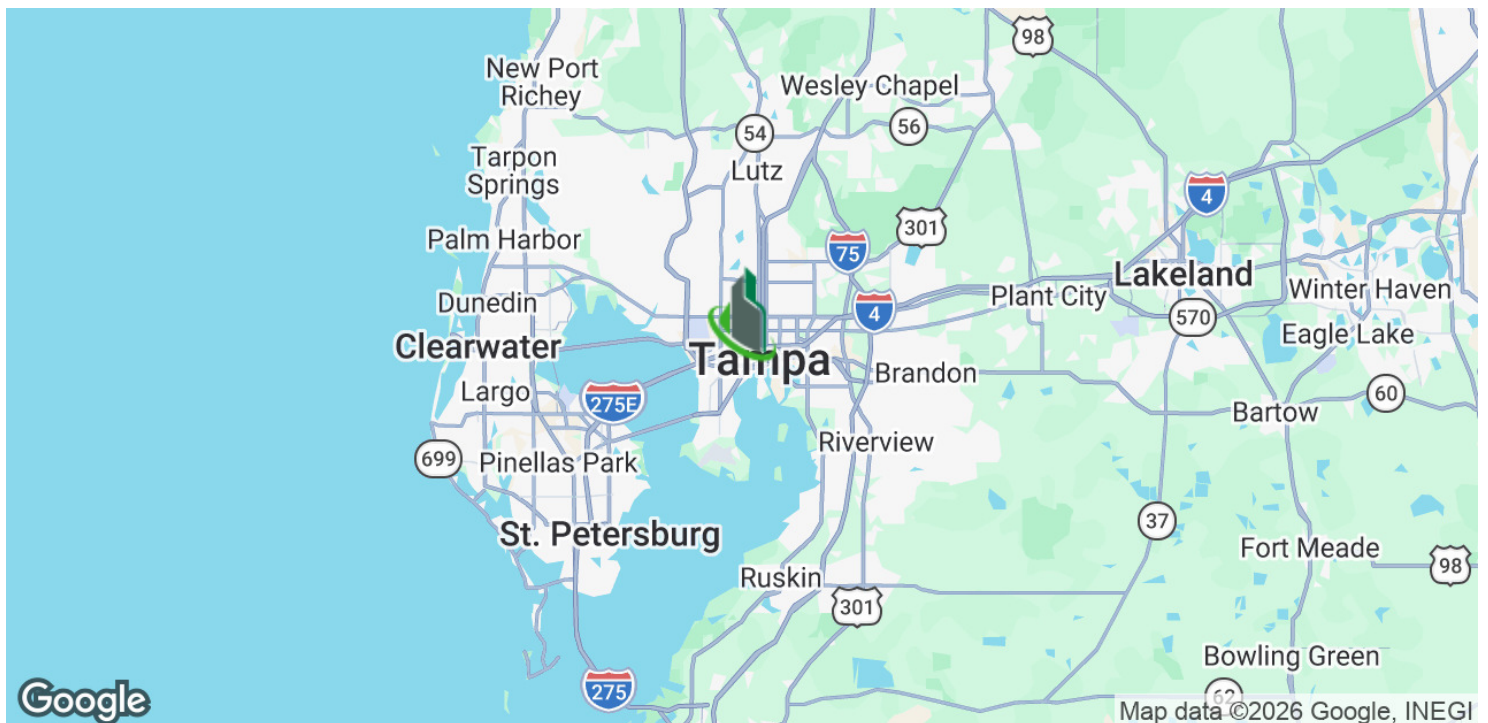
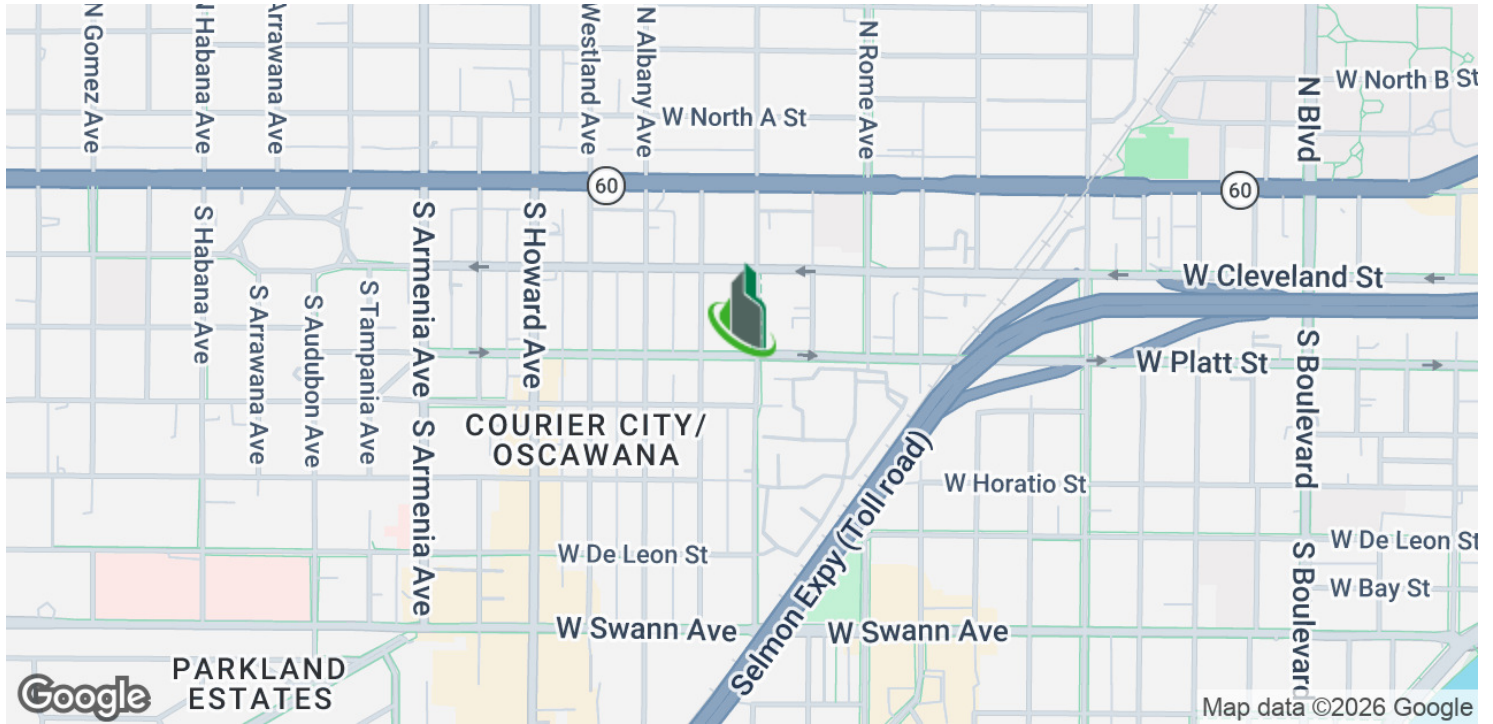




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Location Map

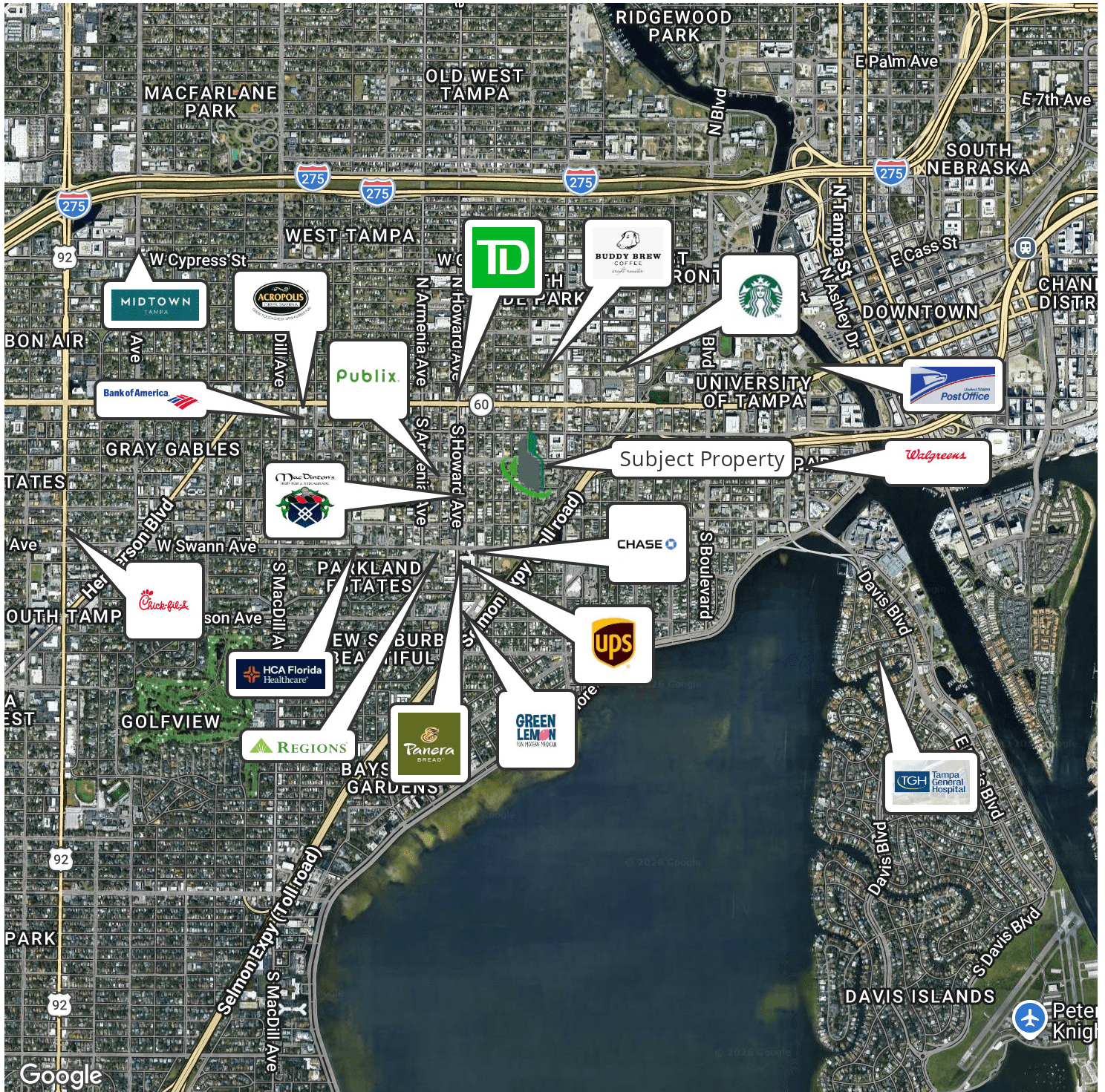




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Retailer Map



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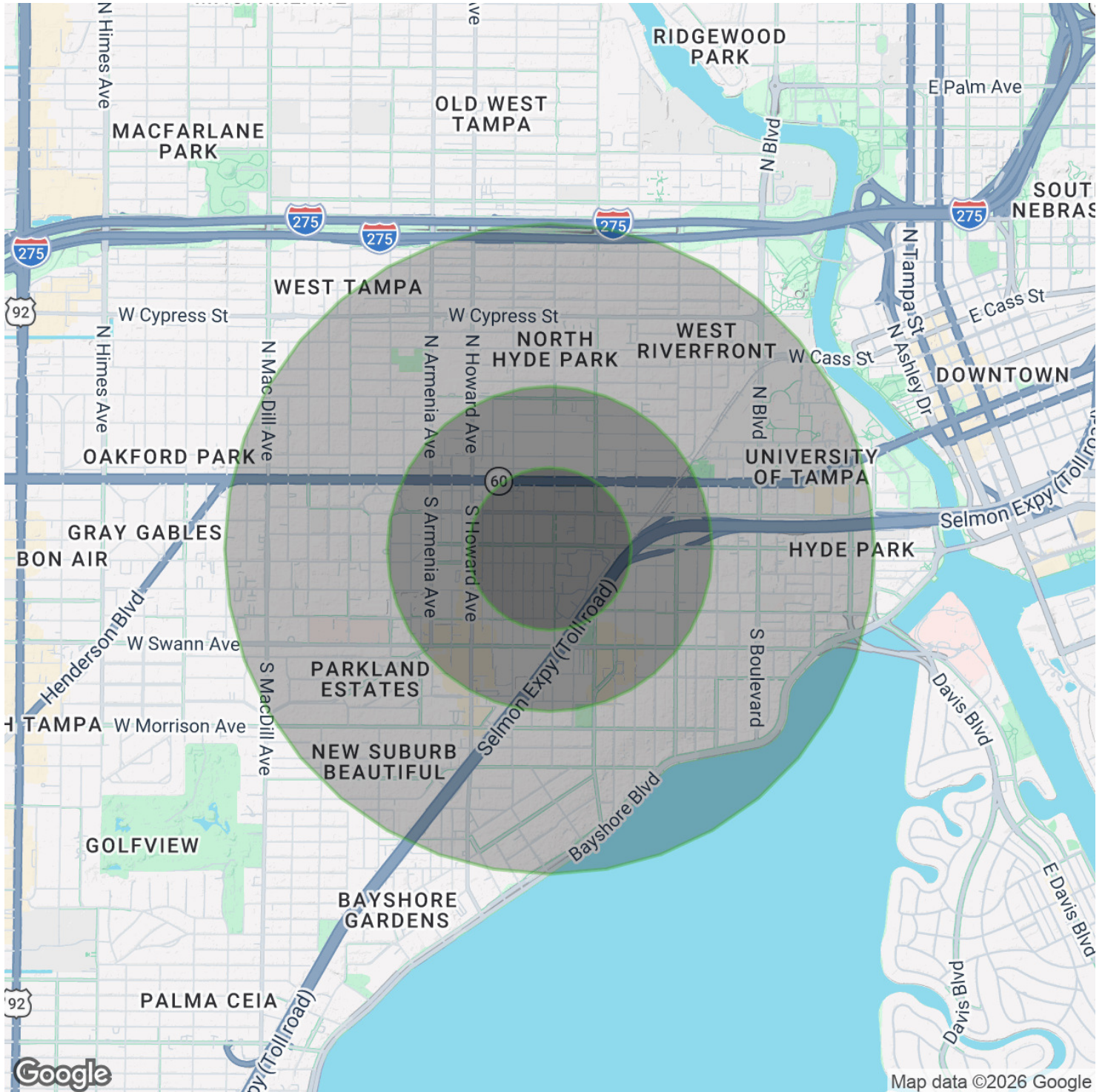




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,180	6,686	23,678
Average Age	29.2	30.4	32.5
Average Age (Male)	29.7	31.4	32.7
Average Age (Female)	31.8	32.0	32.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,232	3,367	9,893
# of Persons per HH	1.8	2.0	2.4
Average HH Income	\$151,959	\$152,761	\$179,870
Average House Value	\$537,303	\$596,886	\$648,030

ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	16.5%	14.8%	17.8%

RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	1,505	4,858	17,352
% White	69.0%	72.7%	73.3%
Total Population - Black	107	577	1,931
% Black	4.9%	8.6%	8.2%
Total Population - Asian	121	325	1,019
% Asian	5.6%	4.9%	4.3%
Total Population - Hawaiian	0	0	11
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	6	9
% American Indian	0.0%	0.1%	0.0%
Total Population - Other	0	41	459
% Other	0.0%	0.6%	1.9%

TRAFFIC COUNTS

W Platt St & W Kennedy Blvd	36,000/day
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2023 American Community Survey (ACS)



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Floor Plans



It turns out, you don't have any Floor Plans Published!

(be sure to tag an image "Floor Plan" in the [Media Tab](#))



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Site Plans



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))