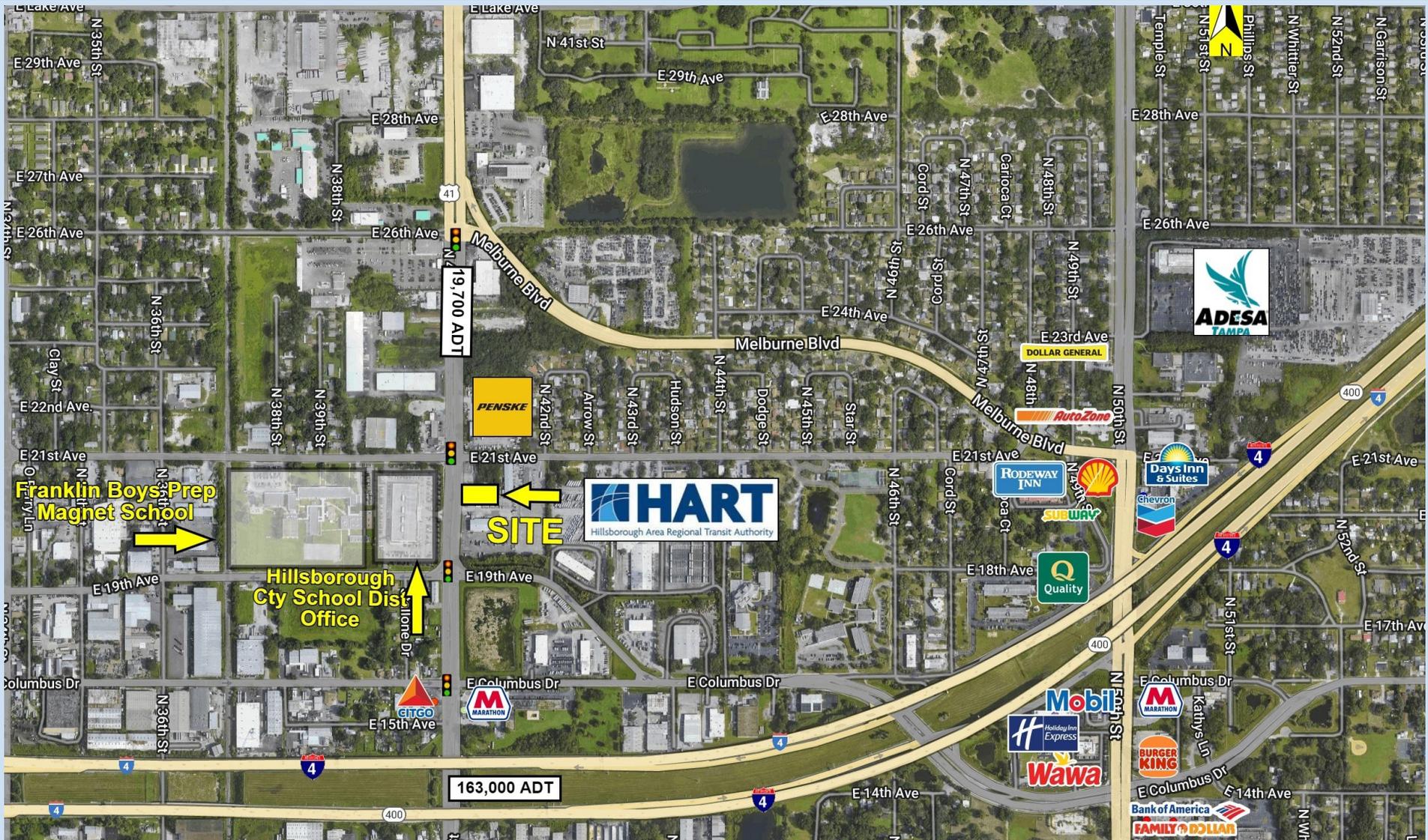


7,700 SF Retail | Commercial Pad Available in Tampa

2921 N 40th St, Tampa 33605



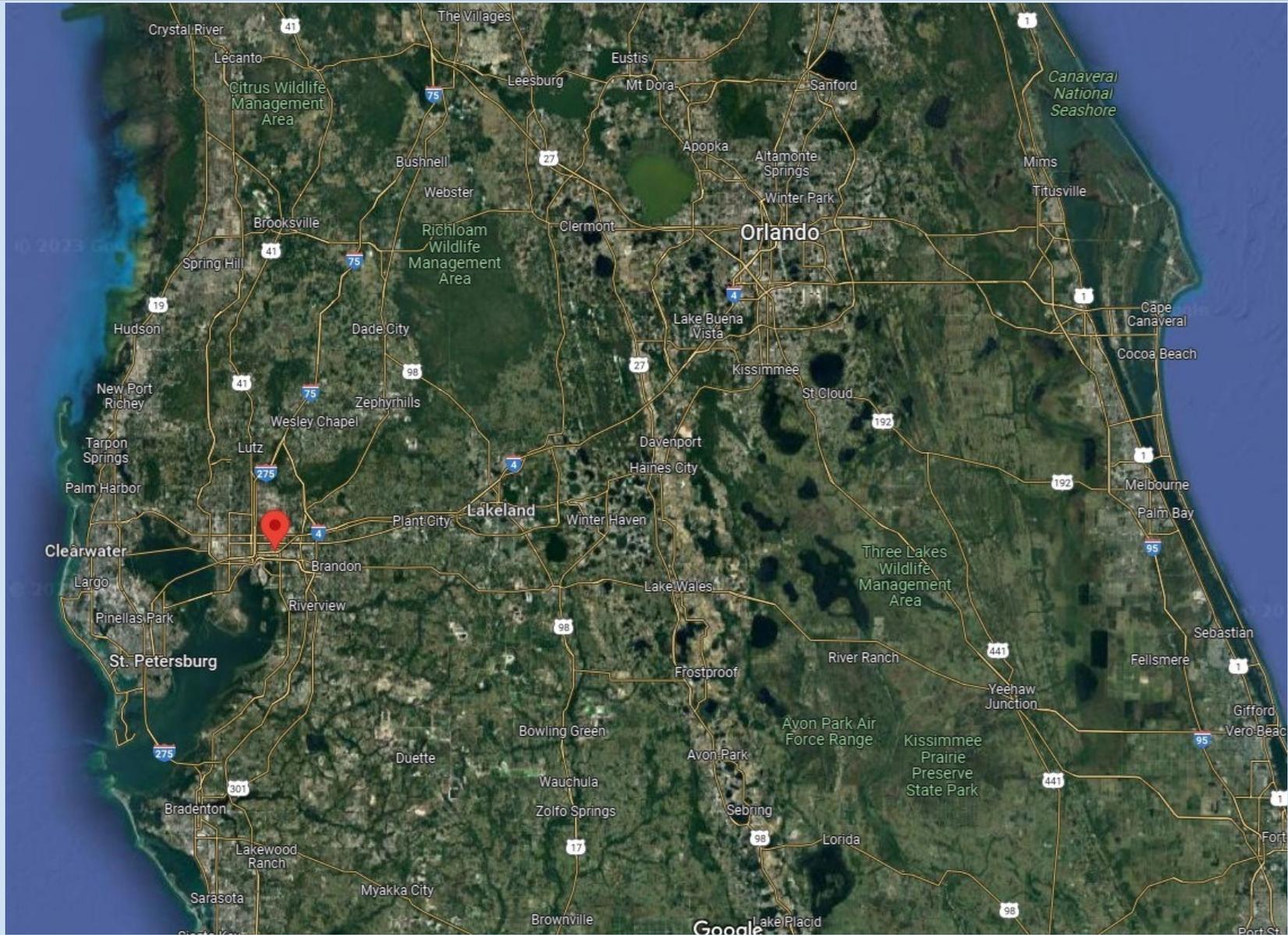
Southeast Commercial—FL

1341 Bedford Ave, Suite A
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813.992.9696 Mobile
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Hillsborough County Florida Location Overview



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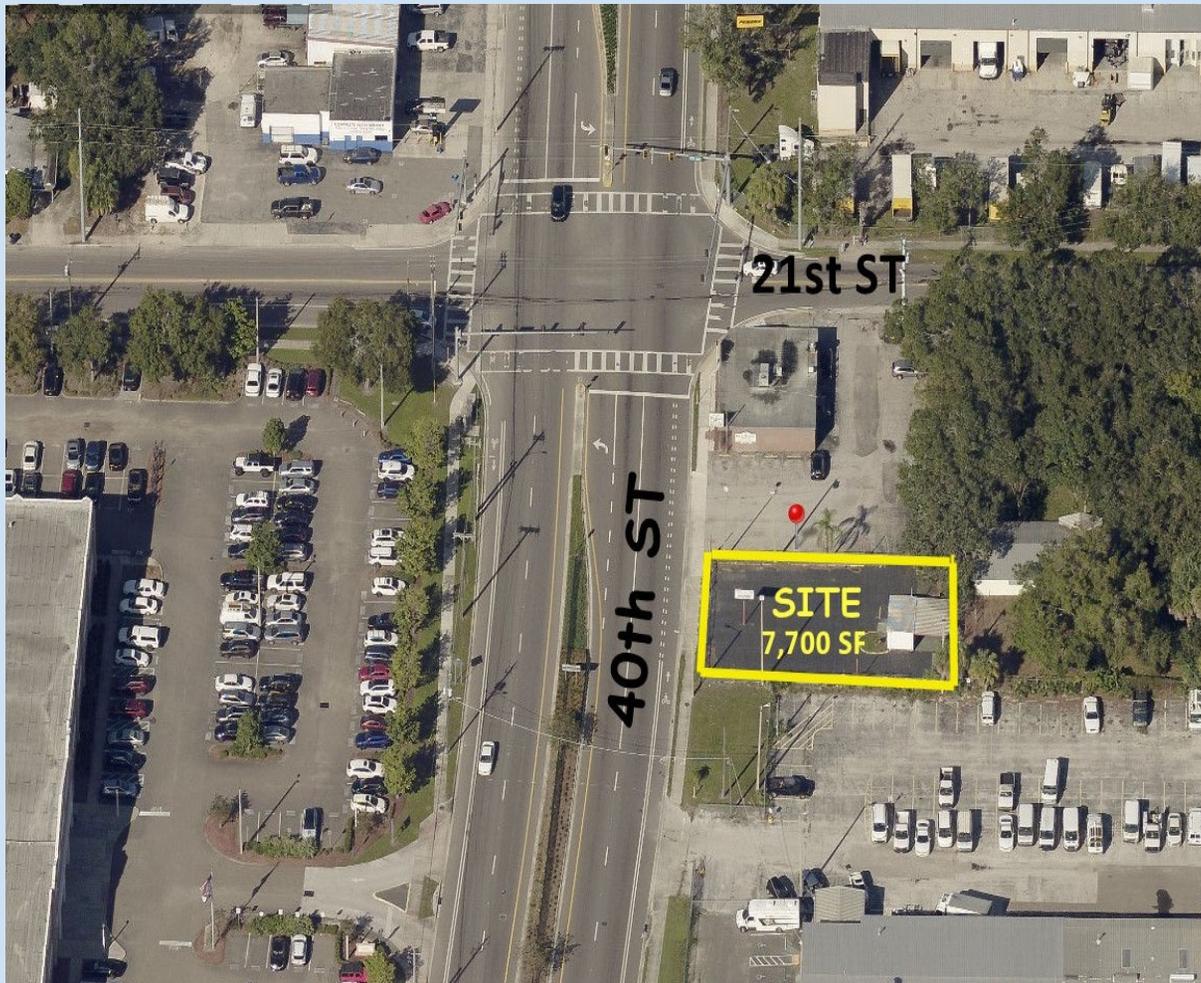
Close up aerial view - 7,700 SF site



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Property Highlights



- 7,700 SF pad available for ground lease
- Zoned CI-commercial, which allows for retail, commercial, & coffee user
- 63'+/- of frontage on N 40th St
- Signalized corner of N 40th St and 21st St
- N 40th St is a main north/south arterial road
- Utilities available at site
- Access to water and sewer onsite
- Approximately 1 mile from I-4 access
- Opportunity for retail, commercial, coffee users
- Strong industrial/office corridor



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Area Highlights

- **Major Tampa industrial/office corridor**
- **Hillsborough County School District Office:** 2920 N 40th St, Tampa (adjacent to site)
200+ fulltime employees and ongoing instructional events for all Hillsborough County School employees.
- **Hillsborough Area Regional Transit Operations Facility:** 4305 E 21st St, Tampa (adjacent to site)
19 ac facility with over 500 employees. Provides public transportation for Hillsborough County, Florida.
- **Franklin Boys Preparatory Magnet School:** 3915 E 21st St, Tampa (less than a 1/4 mile from site)
Grades 6-8 all boys magnet school with over 400 students and staff.
- **ADESA Car Auction:** 3225 North 50th St Tampa (less than 1 mile from site)
Weekly car auctions for registered dealers, brokers and corporate and government fleet needs.

Demographics

	1 mile	3 miles	5 miles
Total Employees	7,324	75,442	205,63
Total Businesses	600	7,455	22,976
Population	7,223	79,783	244,154

Traffic Count

North 40th Street 19,700 ADT



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