



PROVIDENCE ROAD OFFICE BUILDING

1375 PROVIDENCE ROAD
BRANDON, FL 33511

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Property Summary



OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	0.37 Acres
Year Built:	2014
Building Size:	3,156 SF
Renovated:	2014
Zoning:	BPO
Market:	Tampa/St. Petersburg
Submarket:	East Tampa
Price / SF:	\$189.80

PROPERTY OVERVIEW

Rare find in this hot office market. A stand-alone office building, perfect for an investor or end-user. The building is 3,036 heated square feet subdivided into two units. The building is one of the newer buildings in the park and was built in 2014.

One side is owner-occupied and is built out as administrative offices and has a large training room which could be easily converted into a conference room. The other side has a tenant and is built out with offices.

LOCATION OVERVIEW

Office building in the Brandon suburb of Tampa, FL. The office is conveniently located on the main north-south thoroughfare in the city. Located 1 mile south of the Cross-town Expressway makes getting to Tampa quick and convenient. Additionally, there is easy access to I-75 south of the office park.

PROPERTY HIGHLIGHTS

- Centrally located office building
- Great building for an end user or investor
- Newer construction

Property Details

SALE PRICE

\$599,000

LOCATION INFORMATION

Building Name	Providence Road Office Building
Street Address	1375 Providence Road
City, State, Zip	Brandon, FL 33511
County/Township	Hillsborough/29S
Market	Tampa/St. Petersburg
Submarket	East Tampa
Range	20E
Section	33
Side Of Street	East
Nearest Highway	I-75
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Building Size	3,156 SF
Price / SF	\$189.80
Year Built	2014
Last Renovated	2014
Building Class	B
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	1
Gross Leasable Area	3,036 SF
Load Factor	Yes
Framing	Block
Condition	Excellent
Free Standing	Yes
Exterior Walls	Stucco/Brick

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	BPO
Lot Size	0.37 Acres
APN#	U-33-29-20-96N-000000-00003.0
Submarket	East Tampa
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	5.71
Number Of Spaces	20

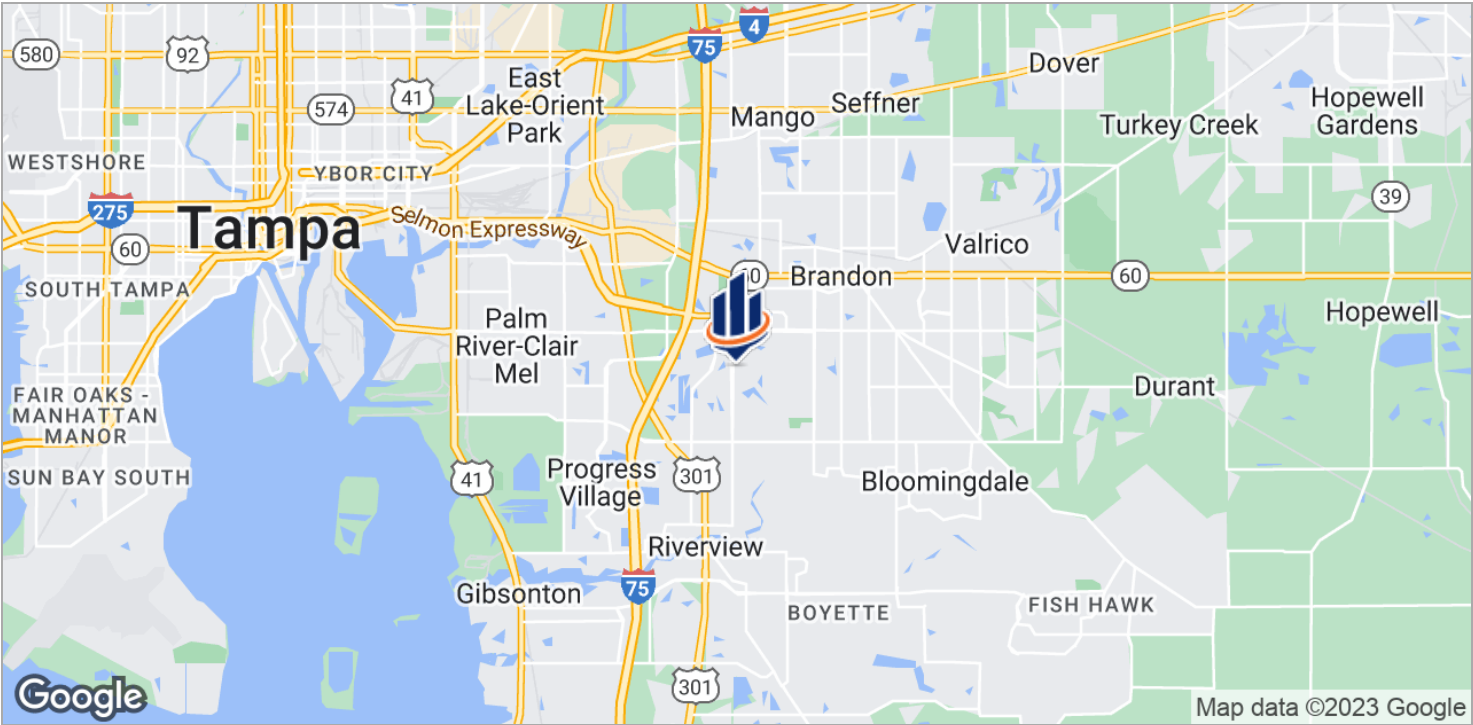
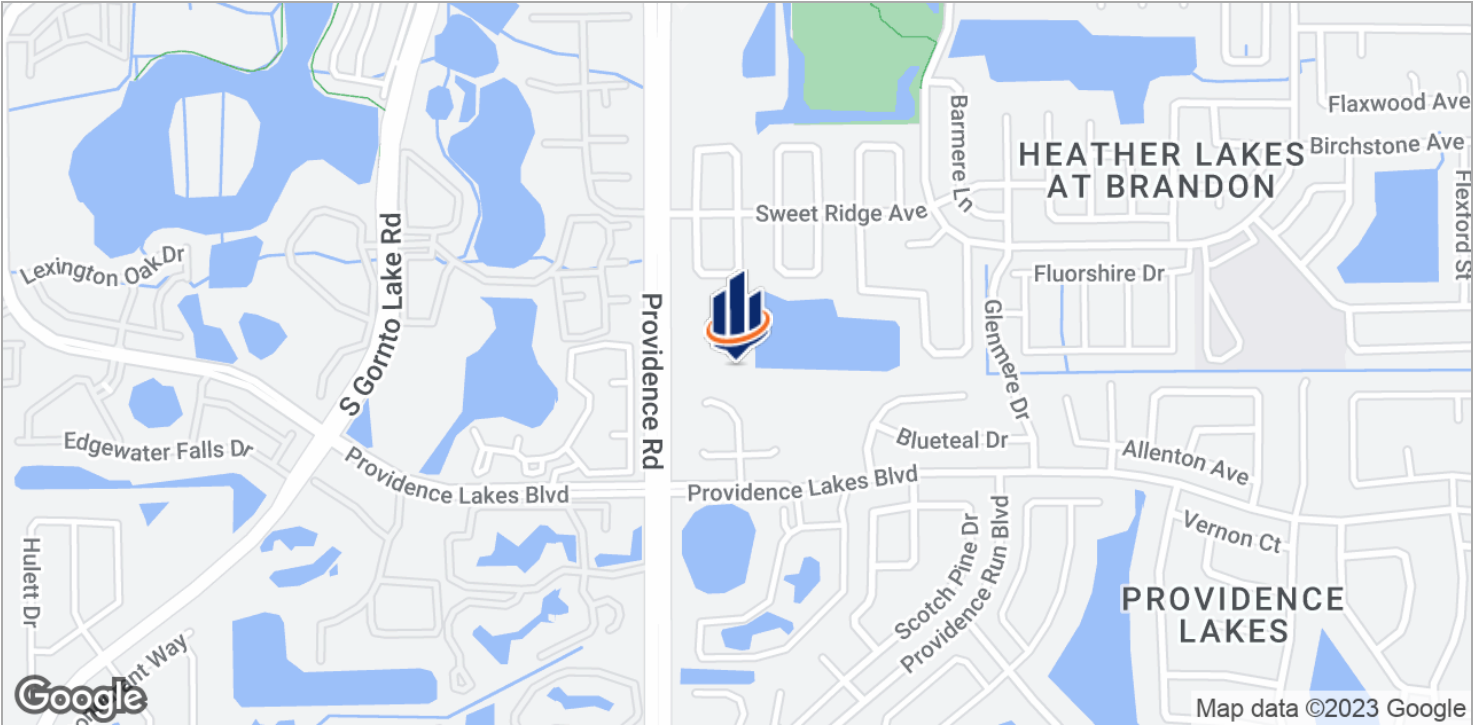
UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

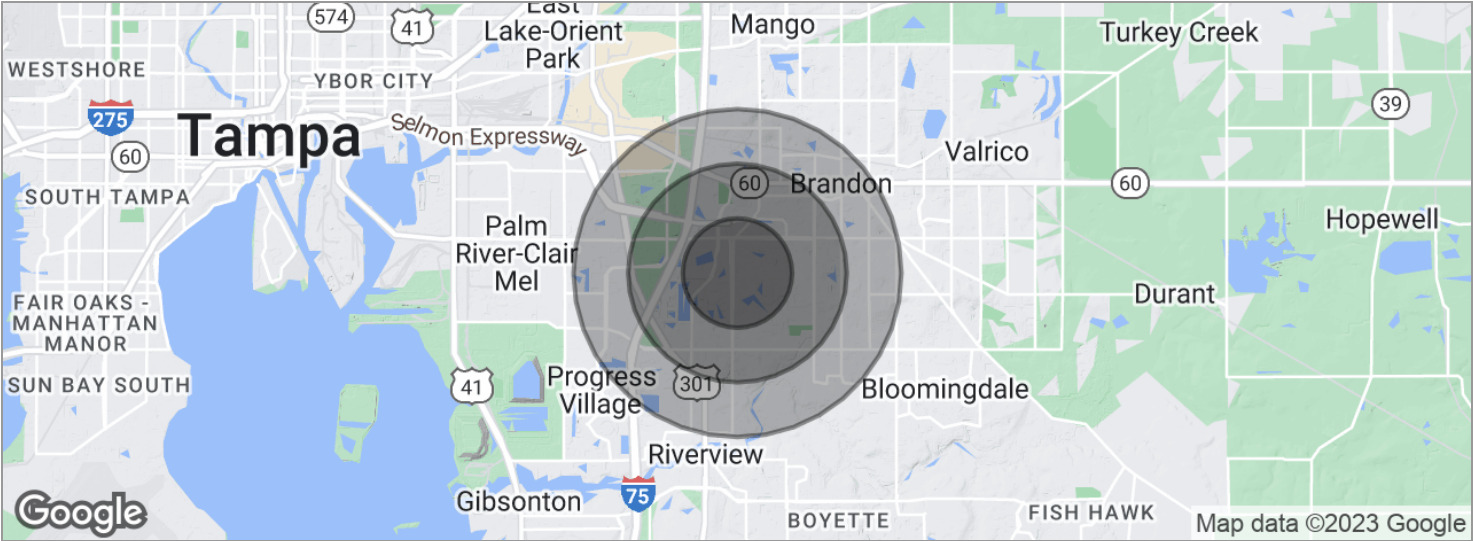
TAX INFORMATION

Taxes	\$7,526.50
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Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,761	46,289	82,206
Median age	31.3	31.7	33.1
Median age [Male]	30.7	31.2	33.0
Median age [Female]	32.1	32.2	33.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,739	19,236	32,959
# of persons per HH	2.5	2.4	2.5
Average HH income	\$64,242	\$59,717	\$61,914
Average house value	\$215,221	\$214,495	\$219,549

** Demographic data derived from 2020 ACS - US Census*