

# Office Building For Sale Or Lease

TAMPA, FL



SALE BROCHURE

**KW COMMERCIAL**  
5020 W Linebaugh Ave, Ste. 100  
Tampa, FL 33624

*PRESENTED BY:*

**COACH COOK**  
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# EXECUTIVE SUMMARY

4127 W Cypress St, Tampa, FL 33607



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$400,000
<b>LEASE PRICE:</b>	\$16 / SF NNN
<b>LOT SIZE:</b>	0.21 Acres
<b>BUILDING SIZE:</b>	1,427 SF
<b>ZONING:</b>	RO-1
<b>MARKET:</b>	Tampa/St. Petersburg
<b>SUBMARKET:</b>	Westshore
<b>TRAFFIC COUNT:</b>	18,171 AADT

## PROPERTY OVERVIEW

FOR SALE OR LEASE. KW Commercial is proud to present for sale or lease this prime lot and office building located in the desirable Westshore district. Acquire this property as an investment, as an office for your business, or as part of a future redevelopment project. Located less than a mile from the massive and highly anticipated mixed-use Midtown Tampa development project, and with easy access to I-275, Dale Mabry Hwy, and Tampa International Airport, this property is prime for future growth and development potential. High daytime traffic counts, close proximity to other businesses, nearby fine dining and top rated restaurants, and a central location in Westshore, one of the most sought after business districts in Tampa, make this an ideal location and a great opportunity for an investor, business owner, or developer.

## PROPERTY HIGHLIGHTS

- Highly trafficked location at the busy corner of W Cypress St and N Lois Ave
- 18,171 AADT
- Close to mixed-use Midtown Tampa project
- One mile from International Plaza and Bay Street
- Easy access to I-275, Veterans Expwy, Dale Mabry Hwy, and W Kennedy Blvd
- For Sale or Lease

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# PROPERTY DETAILS

4127 W Cypress St, Tampa, FL 33607

**SALE PRICE****\$400,000****LOCATION INFORMATION**

Opportunity	Office Building/Redevelopment
Street Address	4127 W Cypress St
City, State, Zip	Tampa, FL 33607
County/Township	Hillsborough
Market	Tampa/St. Petersburg
Submarket	Westshore
Cross Streets	W Cypress St and N Lois Ave

**BUILDING INFORMATION**

Building Size	1,427 SF
Year Built	1969
Building Class	C
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Gross Leasable Area	1,367 SF
Condition	Fair
Roof	Shingle
Number Of Buildings	1

**PROPERTY DETAILS**

Property Type	Office
Property Subtype	Office Building
Zoning	RO-1
Lot Size	0.21 Acres
Submarket	Westshore
Lot Frontage	100 ft
Lot Depth	95 ft
Traffic Count	18,171 AADT
Traffic Count Street	W Cypress St

**PARKING & TRANSPORTATION**

Street Parking	Yes
Parking Type	Surface
Parking Ratio	7.69
Number Of Spaces	10

**UTILITIES & AMENITIES**

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

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**OFFICE FOR SALE OR LEASE**

## PROXIMITY MAP

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## AERIAL PHOTOS

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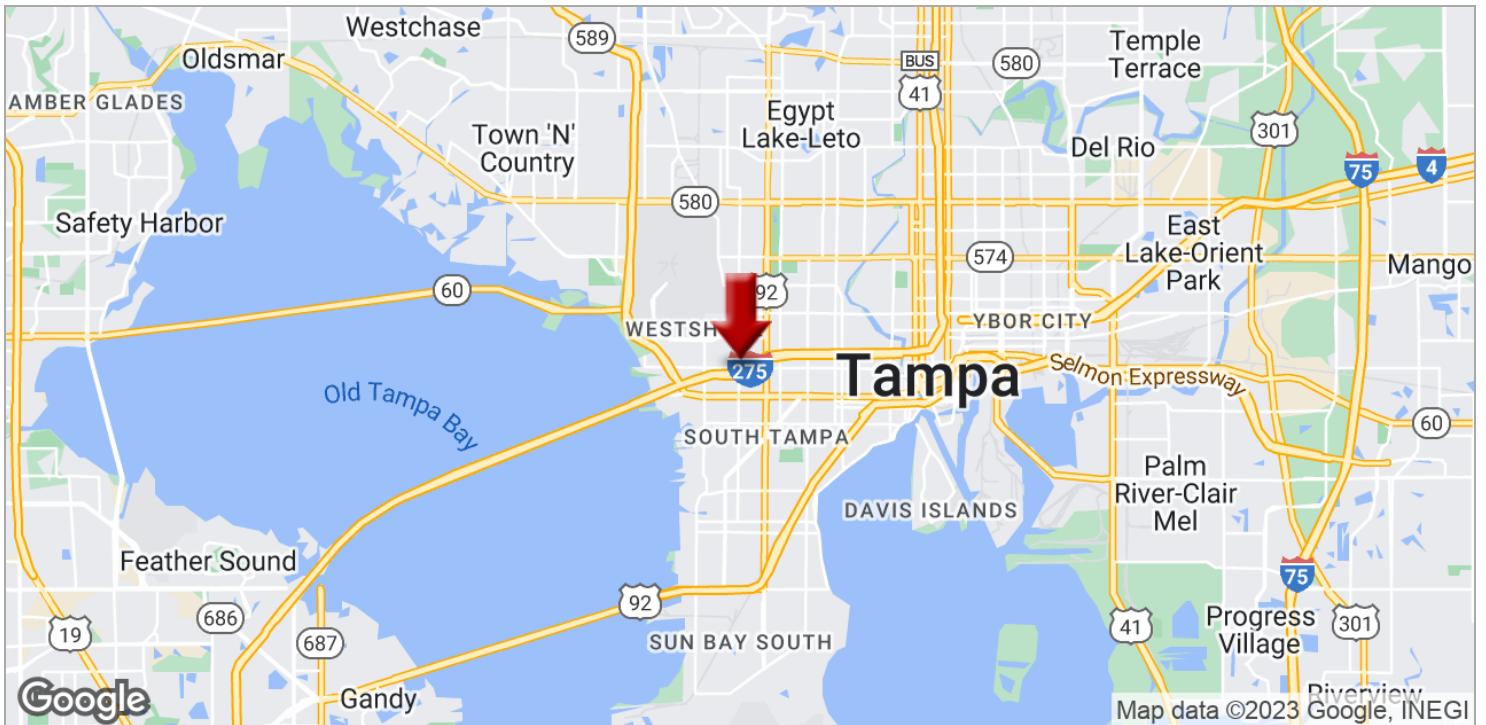
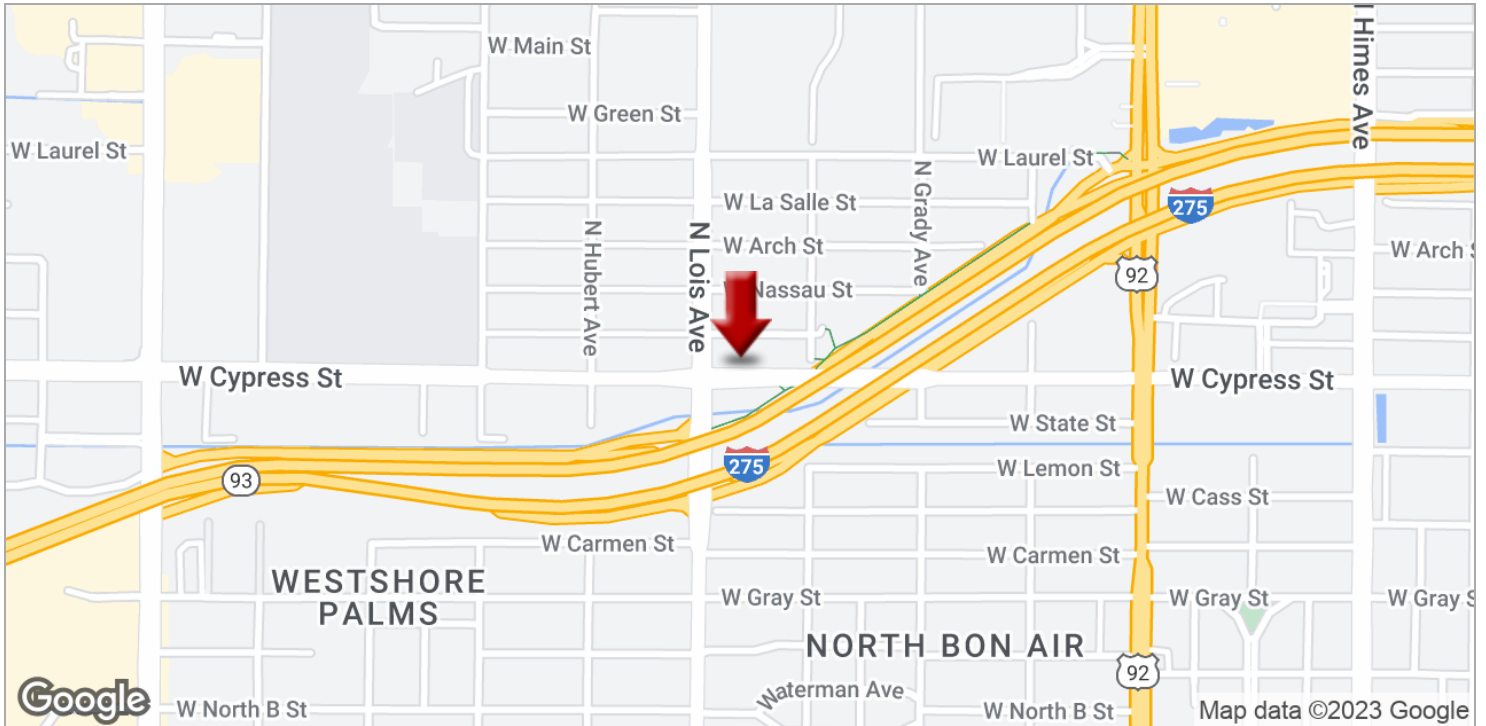
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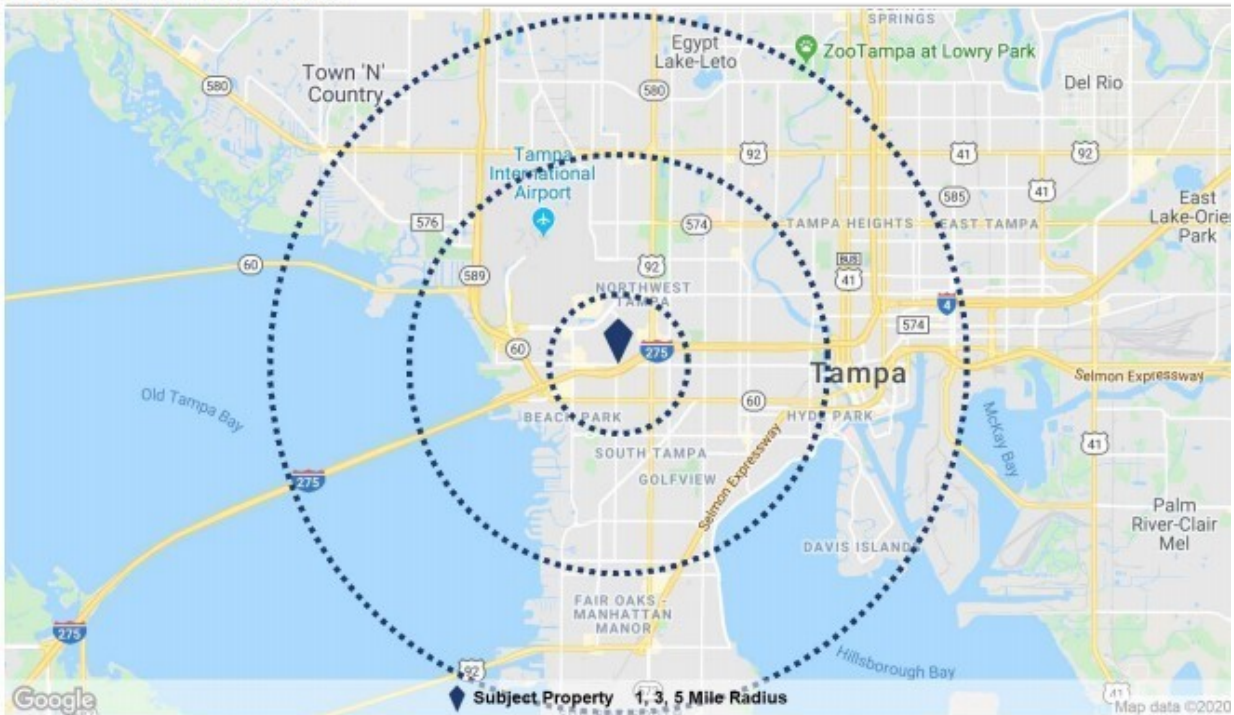
## DEMOGRAPHICS

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Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
<b>13,179</b>	<b>2.1</b>	<b>40</b>	<b>\$63,284</b>

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Population	13,179	92,931	254,573
2024 Population	14,826	101,487	279,187
Pop Growth 2019-2024	12.5%	9.2%	9.7%
2019 Average Age	40	39	39
<b>Households</b>			
2019 Households	6,141	39,107	107,980
2024 Households	6,897	42,596	118,381
Household Growth 2019-2024	12.3%	8.9%	9.6%
Median Household Income	\$63,284	\$61,565	\$56,495
Average Household Size	2.1	2.2	2.3
Average HH Vehicles	1	1	1
<b>Housing</b>			
Median Home Value	\$217,095	\$317,667	\$220,517
Median Year Built	1983	1966	1973

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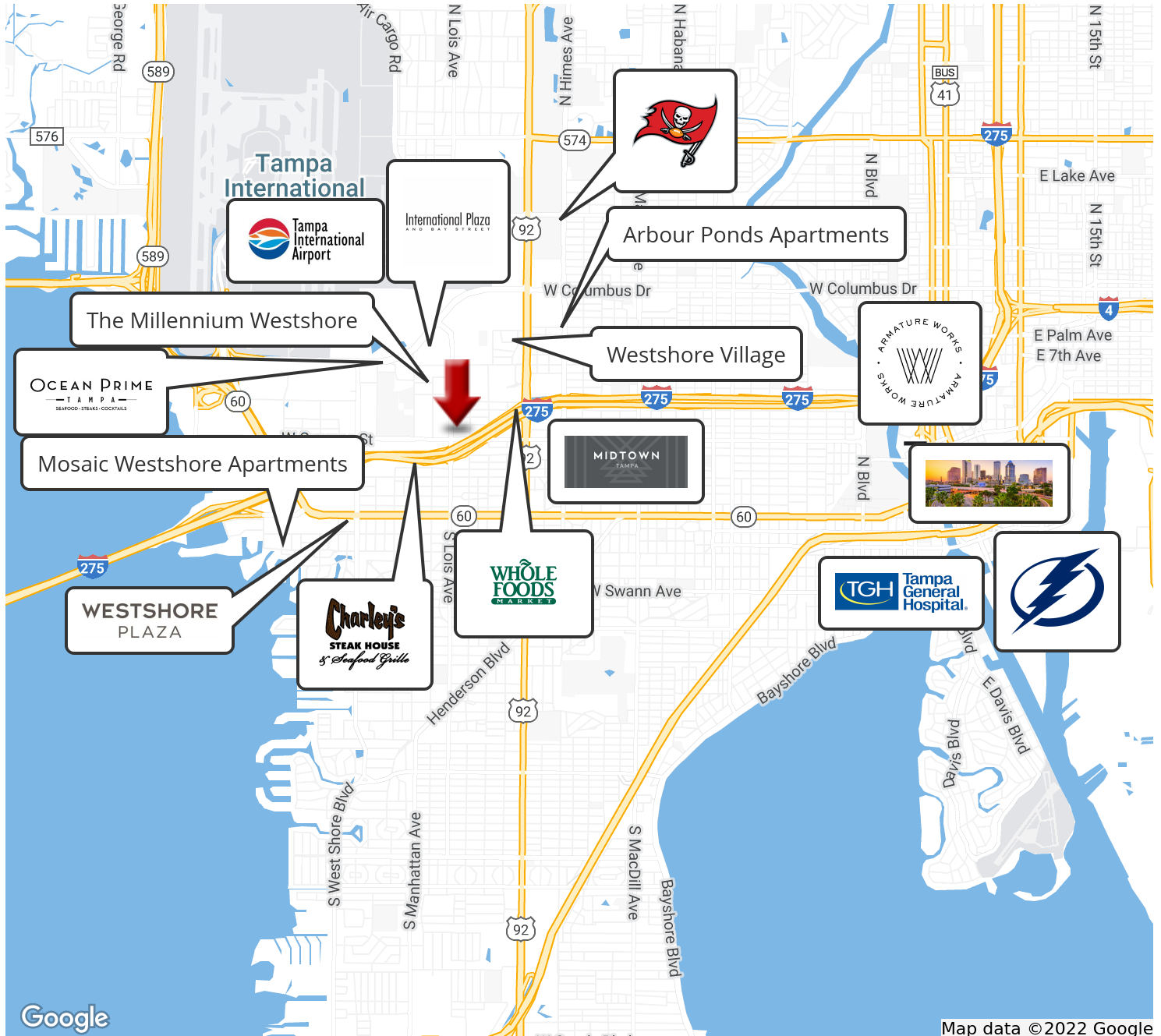
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# LOCAL AMENITIES

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