

# For Sale| Karl & DiMarco south Dance Studio

4047 HENDERSON BLVD, TAMPA, FL 33629



## PROPERTY DESCRIPTION

Excellent long term investment for doctors, attorneys or owner-occupied businesses. Dance Company is expanding and must stay as a tenant for 2 years to allow for construction of its new dance studio. This property is situated along a main corridor of South Tampa which ensures high visibility and accessibility for potential clients. The location serves the densely populated and affluent trade area of South Tampa, which has household incomes greater than \$90,000 with significant growth expected over the next five years and the catalyst for the Dance Studio's expansion to a larger facility.

## PROPERTY HIGHLIGHTS

- Future growth potential in a South Tampa Property surrounded by a vibrant community and nearby amenities.
- Prime location ideal for professionals such as doctors, attorneys or owner-occupied businesses seeking to establish or relocate.
- Versatile space boasting 4,799 usable square feet with 9 parking spaces offering a flexible layout suitable for various businesses.
- Well known dance company provides reliable income stream allowing buyer time to execute their business transition.

## OFFERING SUMMARY

Sale Price:	\$3,000,000
Number of Units:	1
Lot Size:	0.28 Acres
Building Size:	5,852 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,764	94,095	267,252
Total Population	14,214	192,986	608,453
Average HH Income	\$170,329	\$97,933	\$74,100



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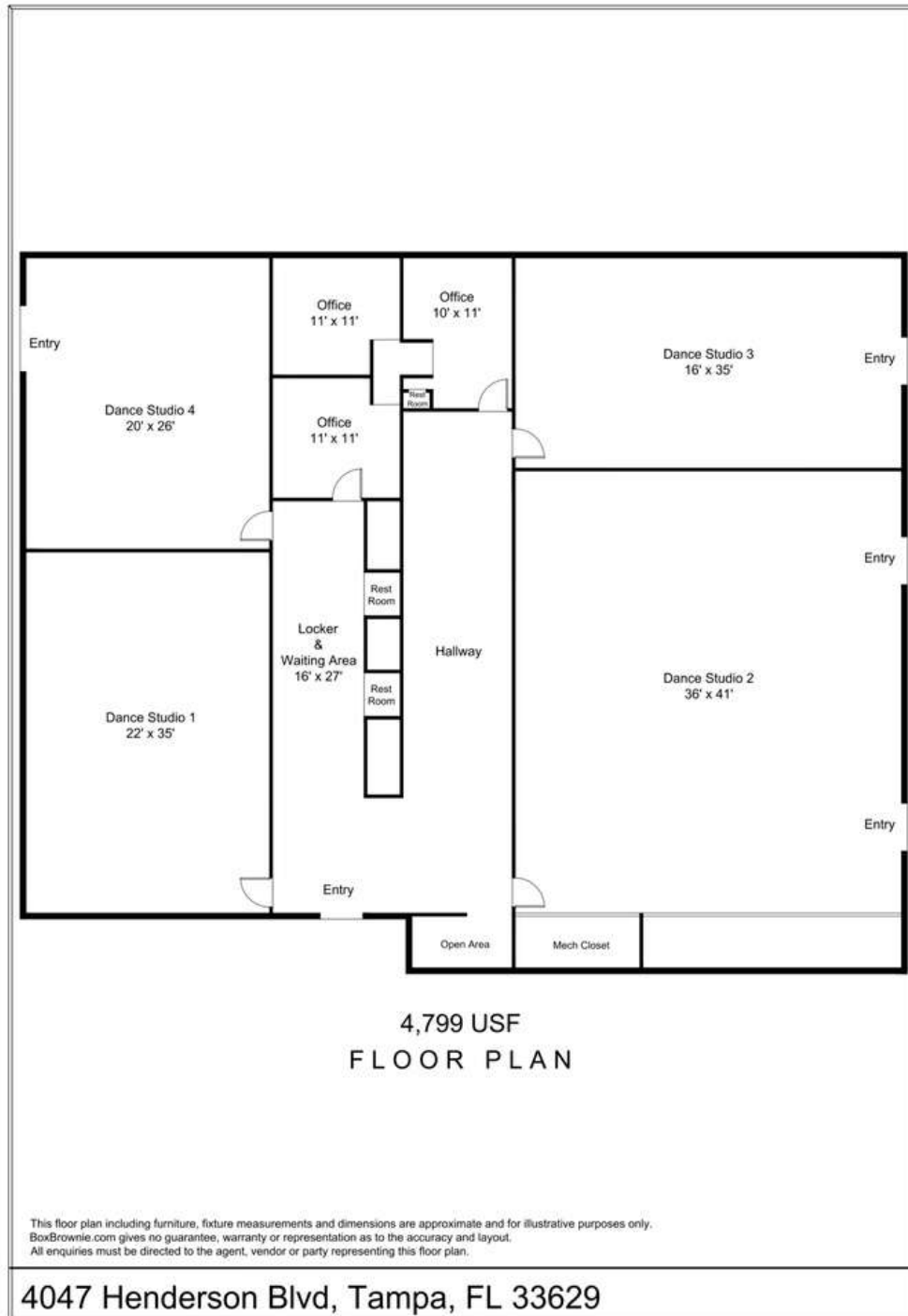
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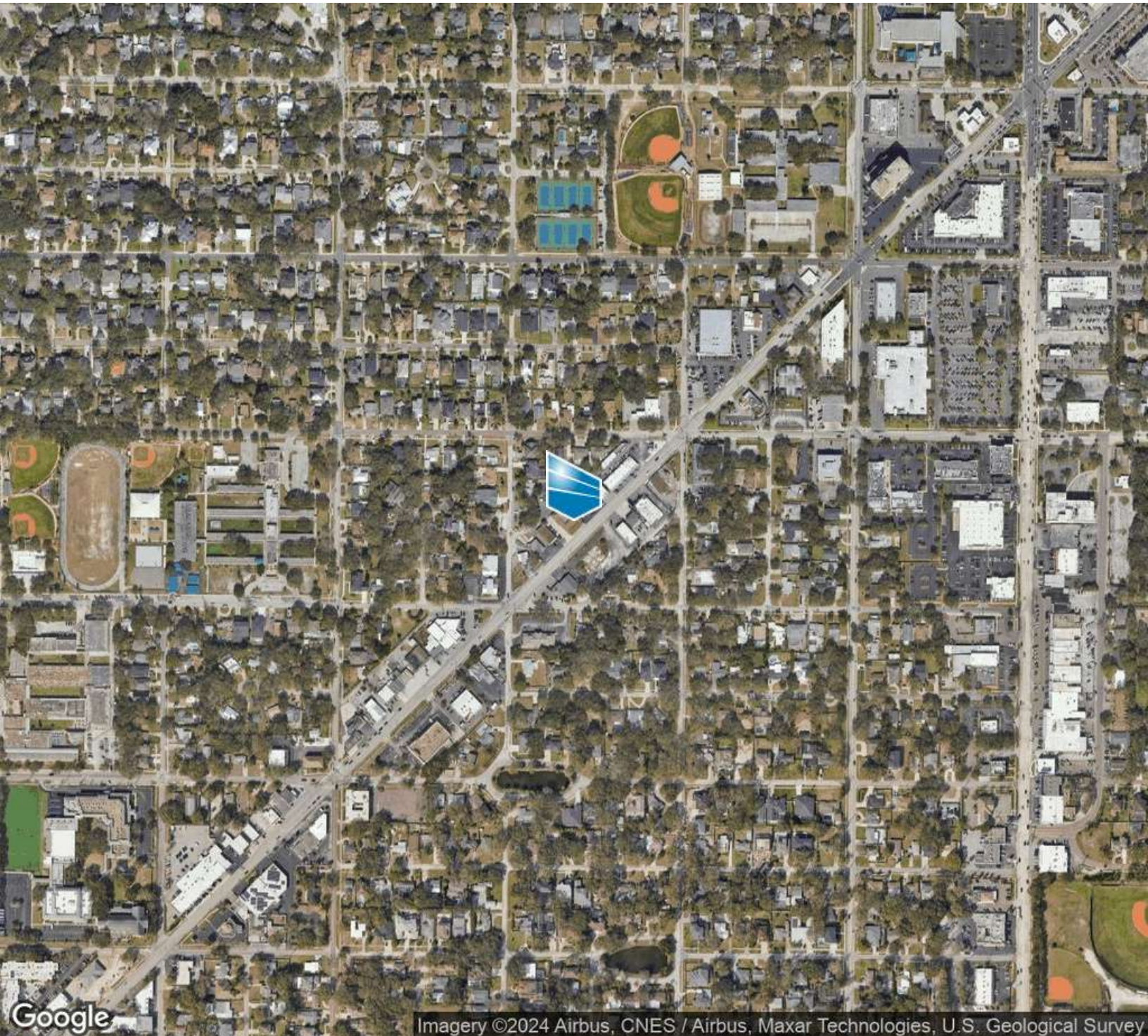


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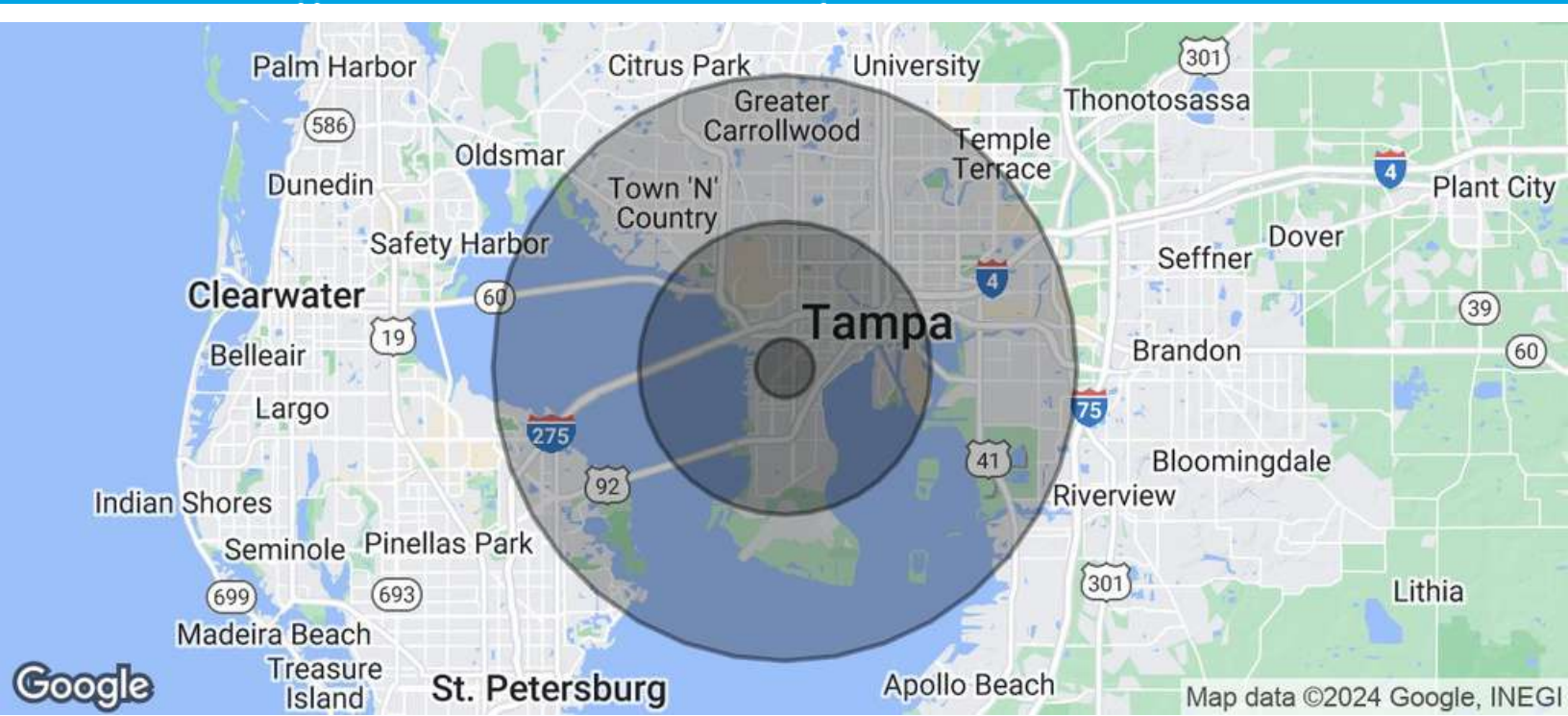
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Total Population	14,214	192,986	608,453
Average Age	41.3	39.2	37.9
Average Age (Male)	40.8	38.6	36.7
Average Age (Female)	41.5	40.1	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,764	94,095	267,252
# of Persons per HH	2.5	2.1	2.3
Average HH Income	\$170,329	\$97,933	\$74,100
Average House Value	\$656,257	\$373,312	\$248,062

\* Demographic data derived from 2020 ACS - US Census



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