

3310 W Bay To Bay Blvd

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TAMPA, FL 33629

Presented By:

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Executive Summary

3310 W BAY TO BAY BLVD | RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$40 PSF (NNN)
CAM:	\$13.05 PSF
Building Size:	3,500 SF
Available SF:	656 - 1,969 SF
Lot Size:	0.22 Acres
Year Built:	1977
Zoning:	CG

PROPERTY OVERVIEW

Position your business in one of South Tampa's most desirable retail corridors. This retail property offers exceptional visibility along busy Bay to Bay Boulevard and is surrounded by an affluent residential customer base. The property offers three spaces from 656 SF, 875 SF, 1,969 SF or can take entire building of 3,500 SF. Spaces available January 1, 2027.

Parking is a standout feature with 8 parking spaces directly in front of the building, 2-3 tandem spaces adjacent to each end of the building, plus access to a shared 18-space parking lot, ensuring convenience for both customers and employees. Located immediately next to the highly trafficked Buddy Brew Coffee and Chill Bros. Ice Cream, the property benefits from strong traffic and outstanding neighborhood exposure in the heart of South Tampa.

PROPERTY HIGHLIGHTS

- Prime location
- Pylon signage
- Great Parking

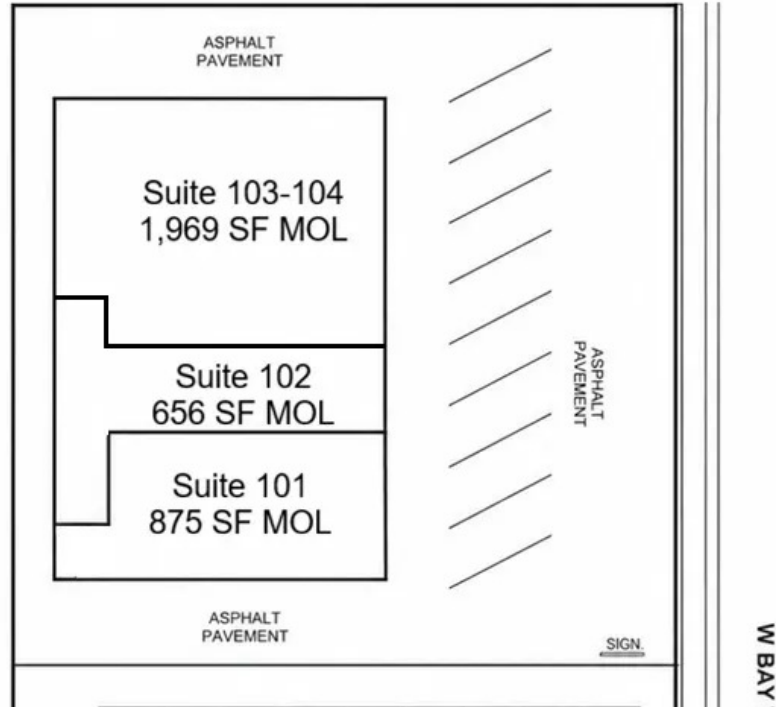
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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	656 - 1,969 SF	Lease Rate:	\$40 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	875 SF	NNN	\$40.00 SF/yr	-
Suite 102	Available	656 SF	NNN	\$40.00 SF/yr	-
Suite 103-104	Available	1,969 SF	NNN	\$40.00 SF/yr	-

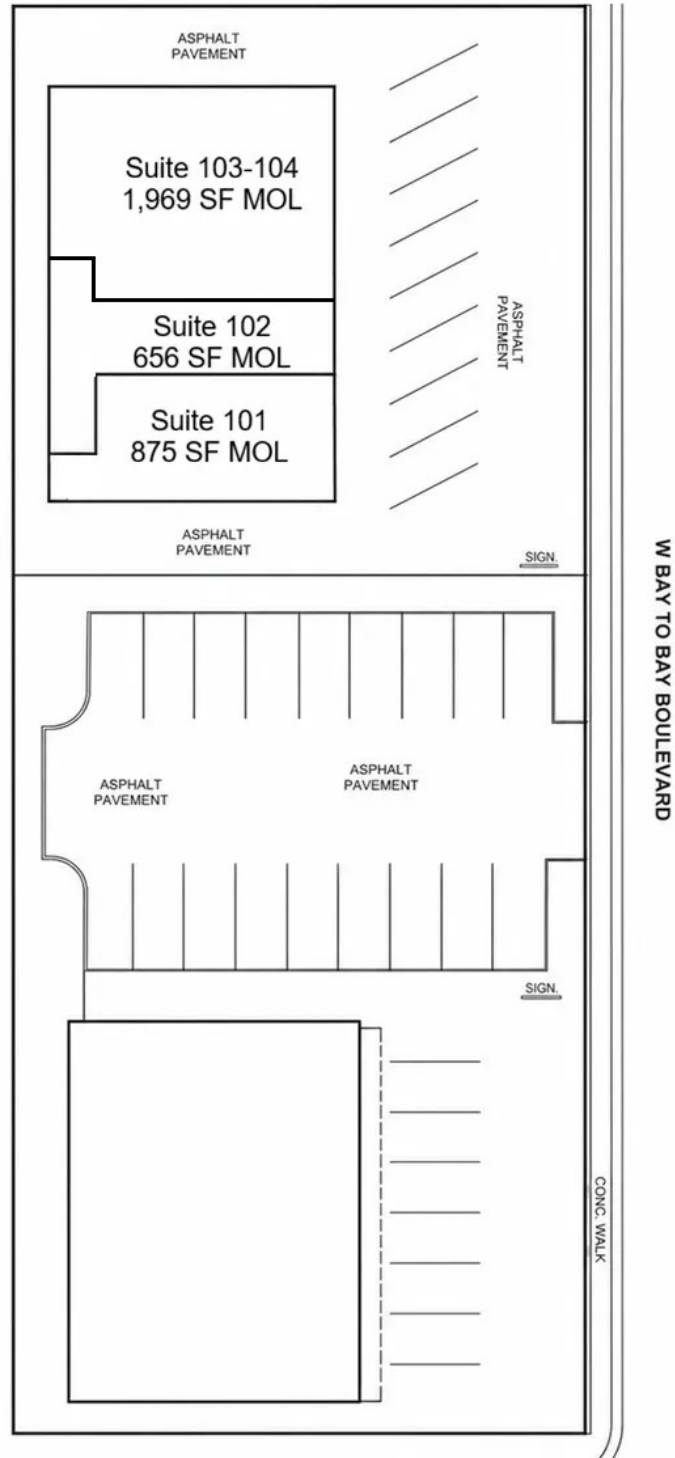
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Site Plan

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Additional Photos

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Suite 101

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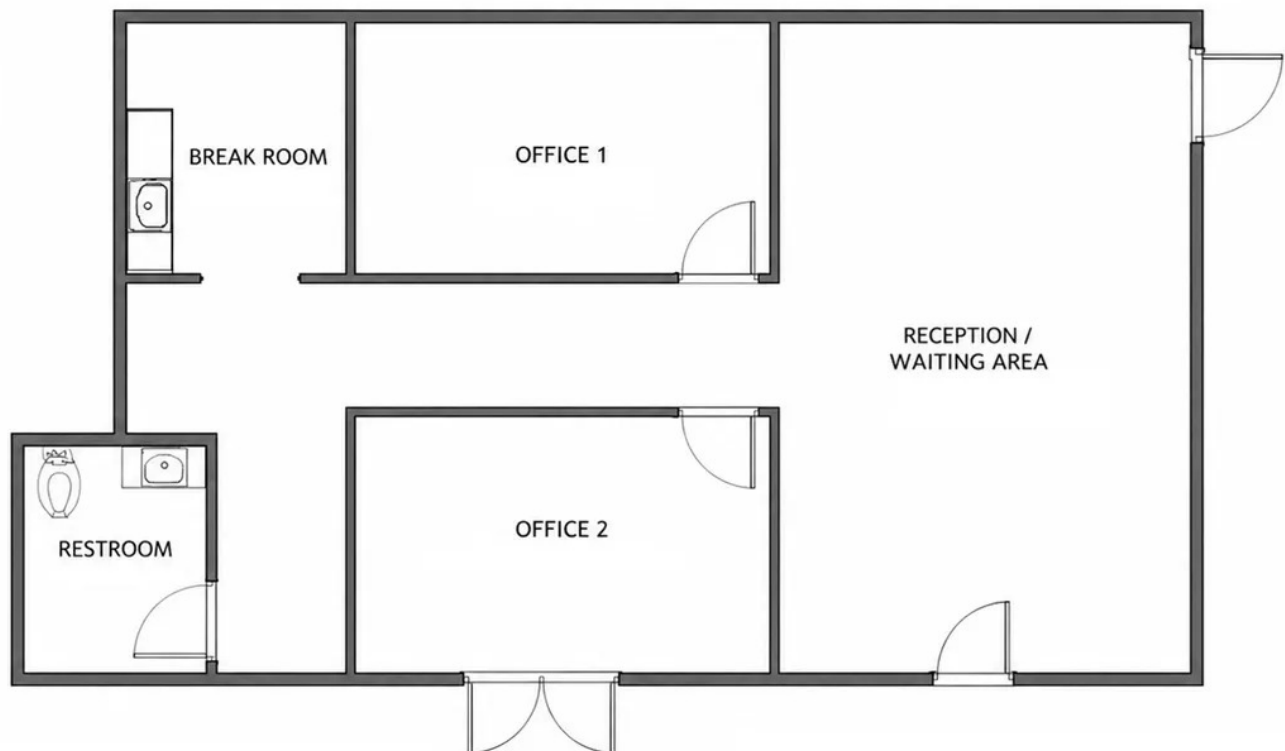
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Suite 101 Floor Plan

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3310 W BAY TO BAY BLVD, SUITE 101
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FLOOR PLAN

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Aerial Map

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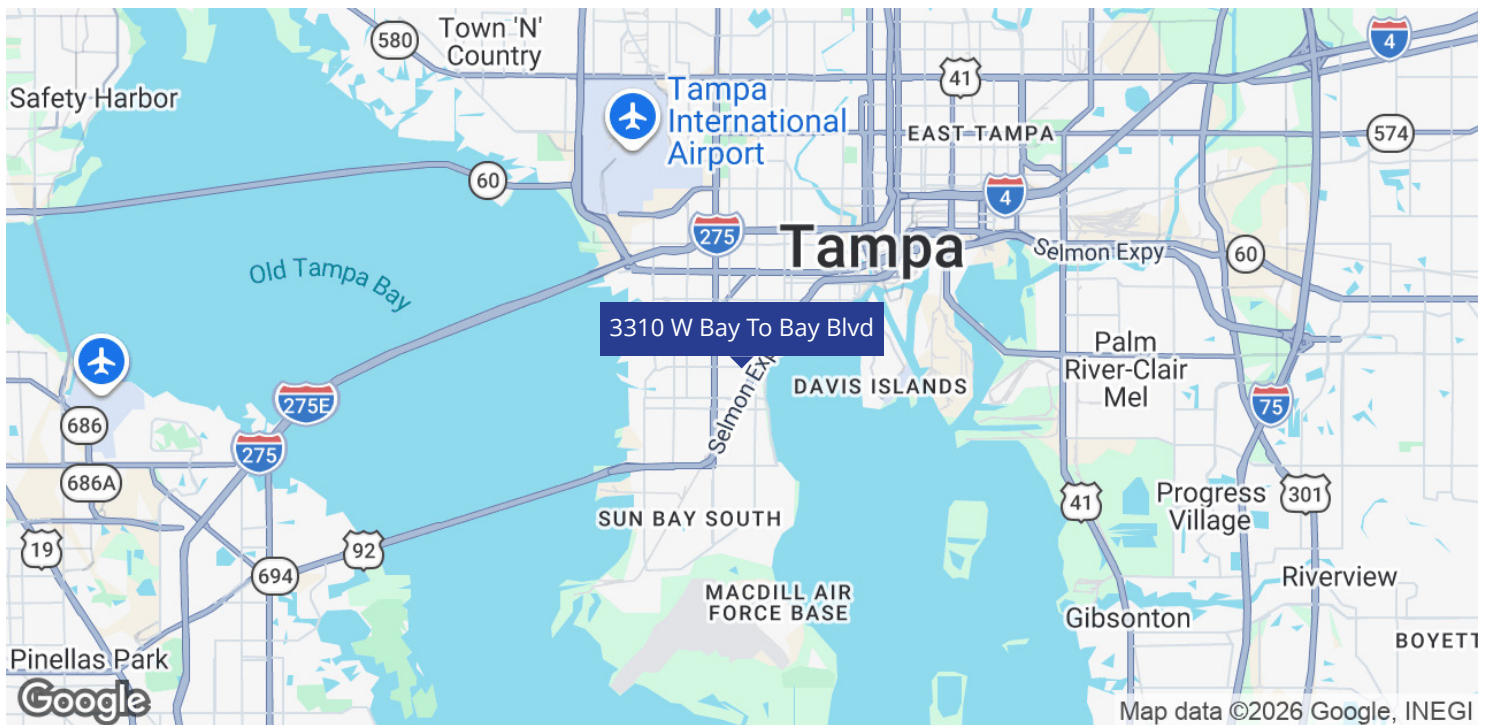
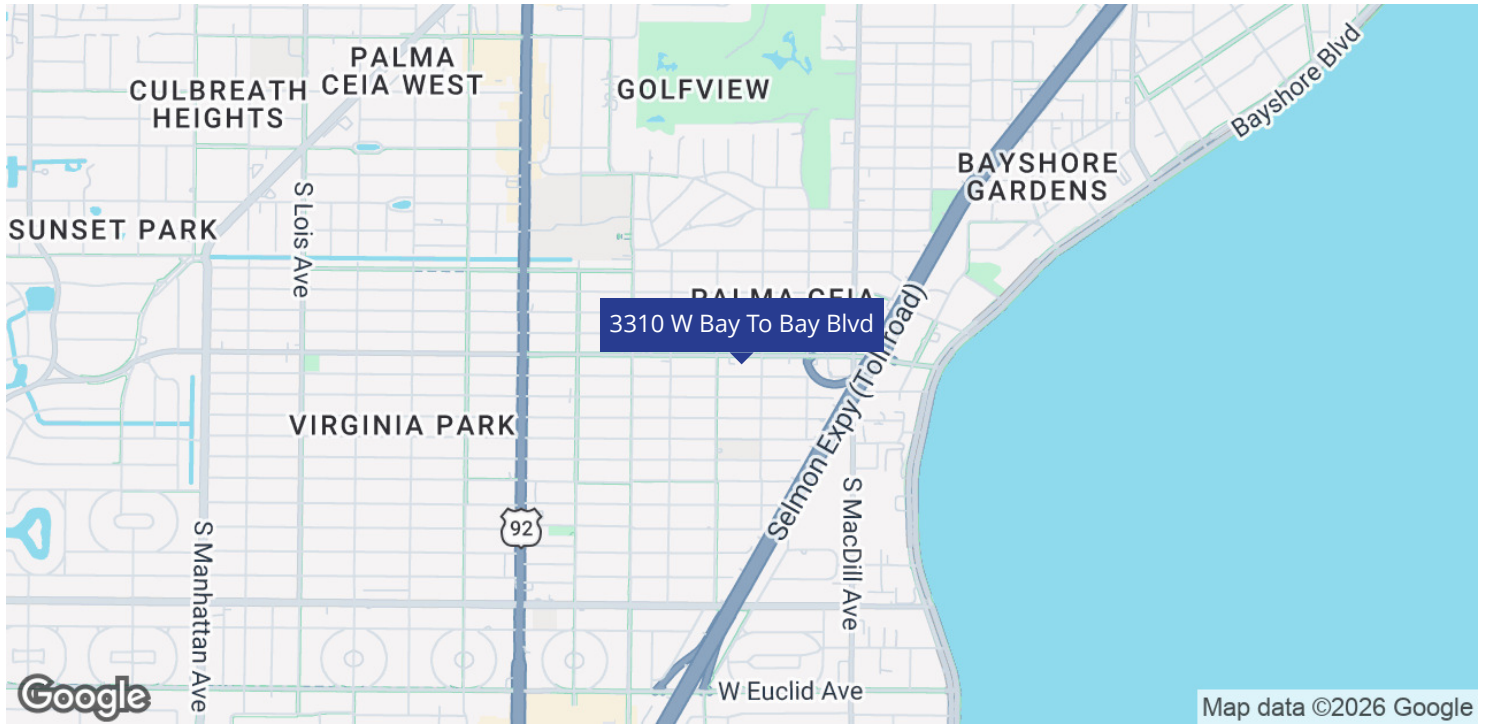
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Location Map

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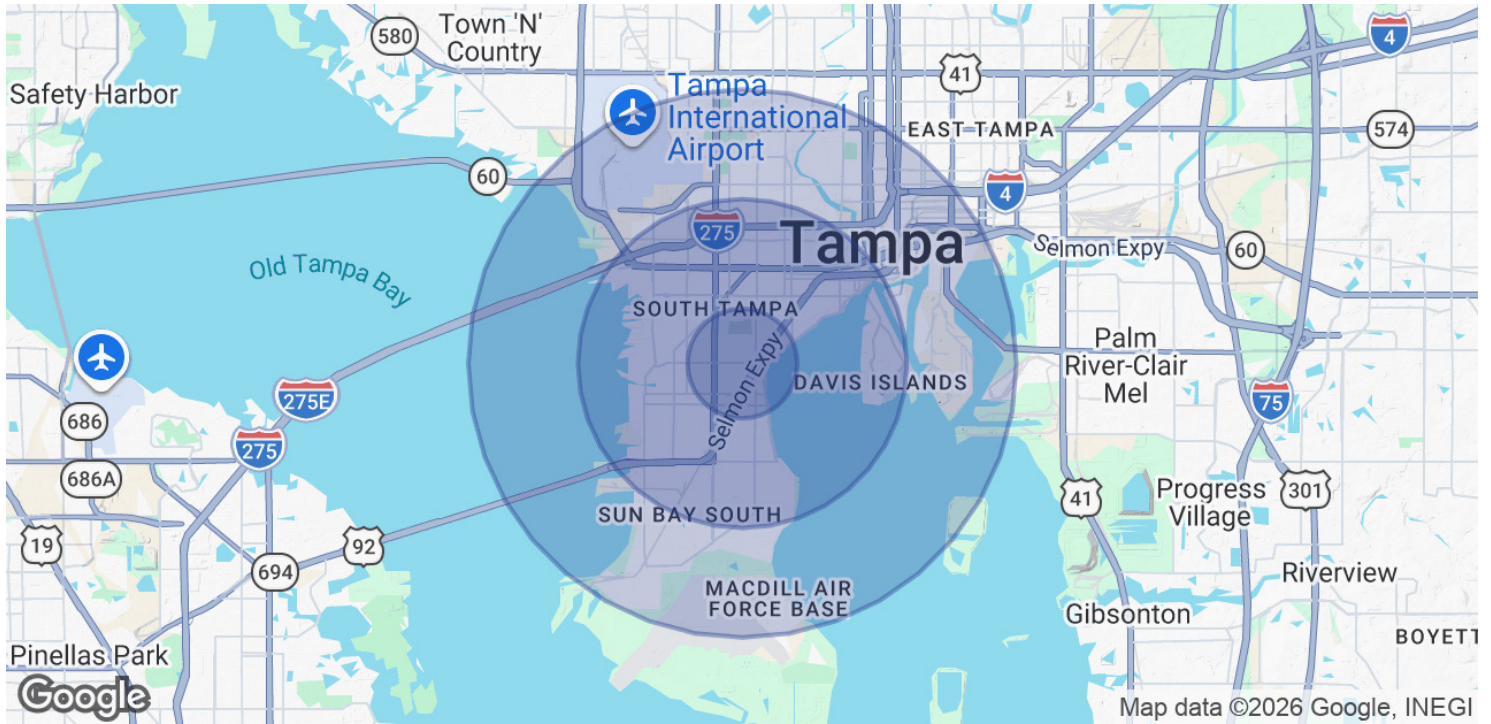
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Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,901	108,652	182,548
Average Age	42.3	39.5	39.0
Average Age (Male)	41.5	39.8	39.2
Average Age (Female)	42.0	39.6	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,243	47,506	82,476
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$211,741	\$172,408	\$145,358
Average House Value	\$753,491	\$744,653	\$641,535

2023 American Community Survey (ACS)

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