

TAMPA, FL



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Executive Summary



OFFERING SUMMARY

AVAILABLE SF:	4,300 SF
LEASE RATE:	\$30.00 SF/yr (NNN)
LOT SIZE:	1.01 Acres
YEAR BUILT:	1987
BUILDING SIZE:	13,000 SF
RENOVATED:	2014
ZONING:	CN
MARKET:	Tampa/St Petersburg
SUBMARKET:	South Tampa

PROPERTY OVERVIEW

St. Croix Plaza is located on S. MacDill Avenue just a few blocks from the beautiful waterfront road Bayshore Boulevard south of downtown Tampa. The fully built-out 2nd Gen Restaurant has multiple hoods, grease trap, walk-in coolers and freezers and a large cocktail lounge area. The property services the local residents of South Tampa neighborhoods but many others come and enjoying dining at the wonderfully delicious Caffè Paradiso which has been at the plaza for over 25 years.

Population of 94,727 residents with in 3 mile radius.
Average House incomes of \$86,167 with in a 3 mile radius.

PROPERTY HIGHLIGHTS

- 4300 SF 2nd Generation Restaurant
- Grease Trap, Walk-in Cooler and Freezer
- Population of 94,727 residents with in 3 mile radius
- Average House incomes of \$86,167 with in a 3 mile radius

Property Details

LEASE RATE**\$30.00 SF/YR****LOCATION INFORMATION**

Building Name	St. Croix Plaza - 2nd Generation Restaurant
Street Address	4205 S MacDill Ave
City, State, Zip	Tampa, FL 33611
County/Township	Hillsborough
Market	Tampa/St Petersburg
Submarket	South Tampa

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	CN
Lot Size	1.01 Acres
Submarket	South Tampa

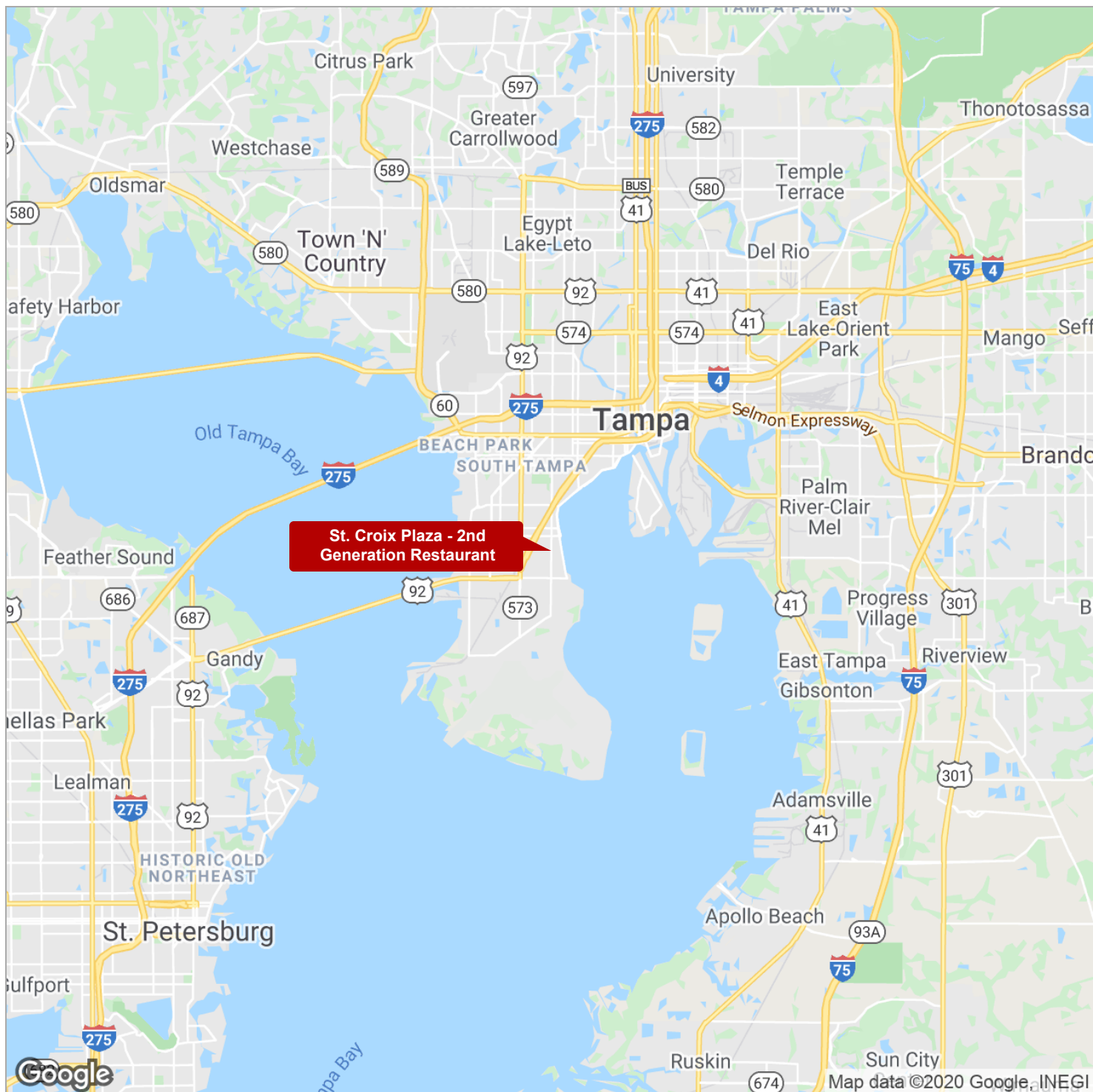
BUILDING INFORMATION

Building Size	13,000 SF
Price / SF	-
Year Built	1987
Last Renovated	2014
Number Of Floors	1
Load Factor	Yes

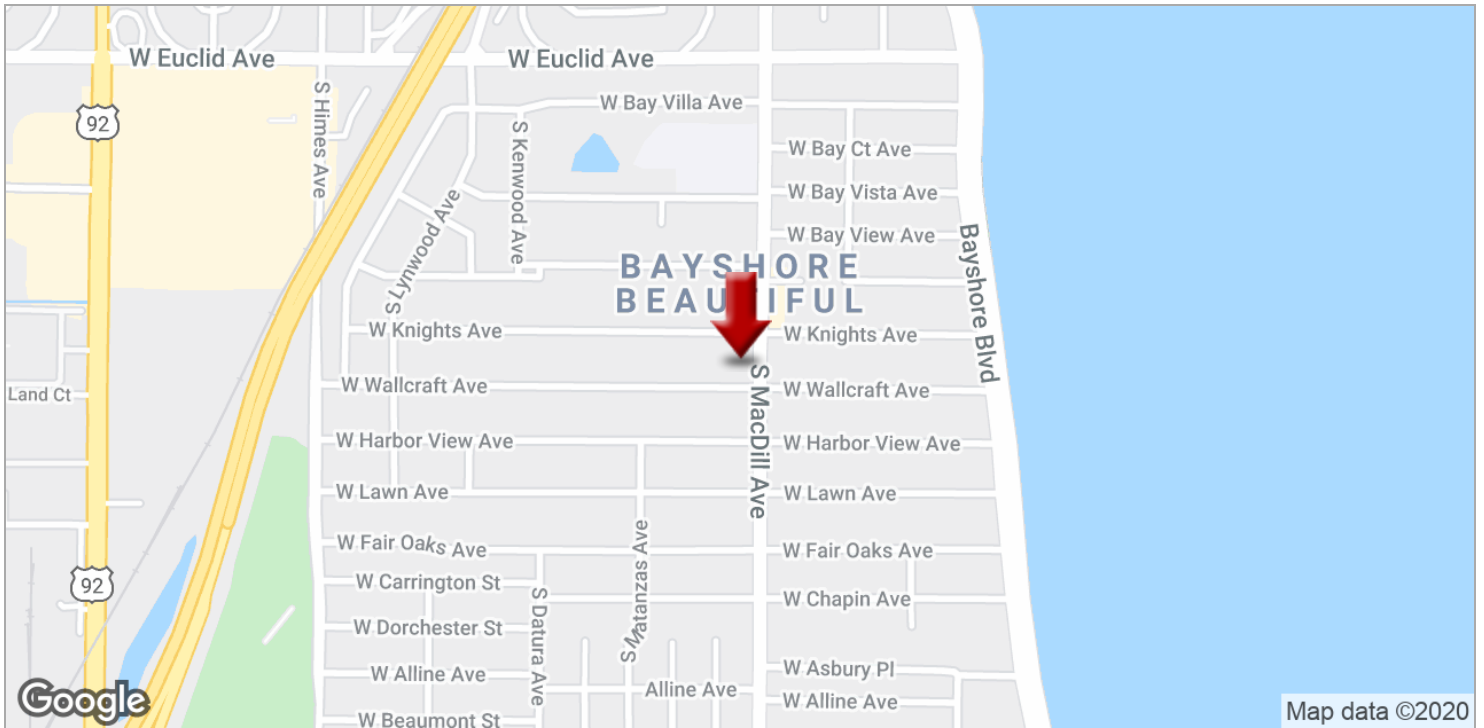
Additional Photos



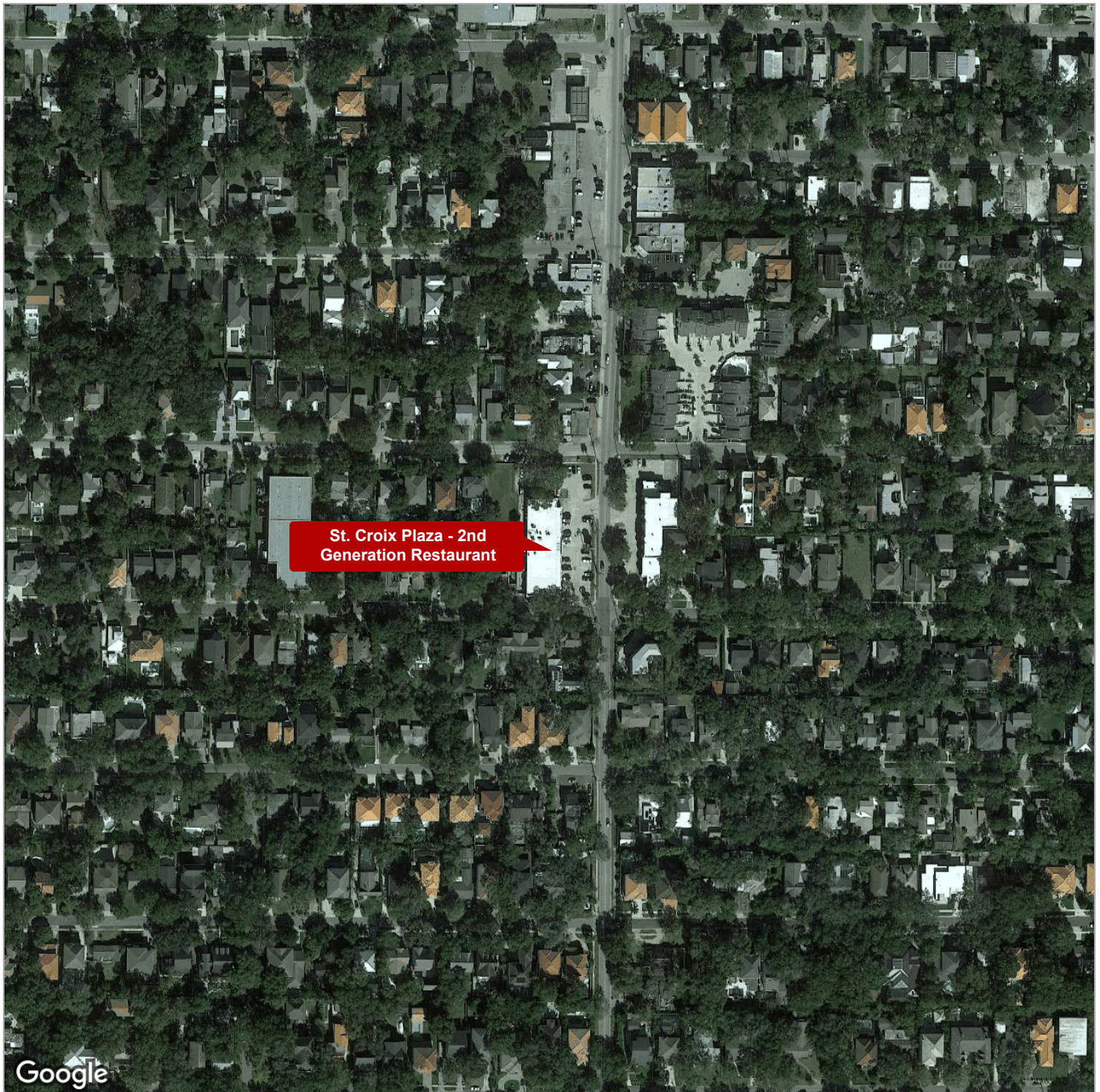
Regional Map



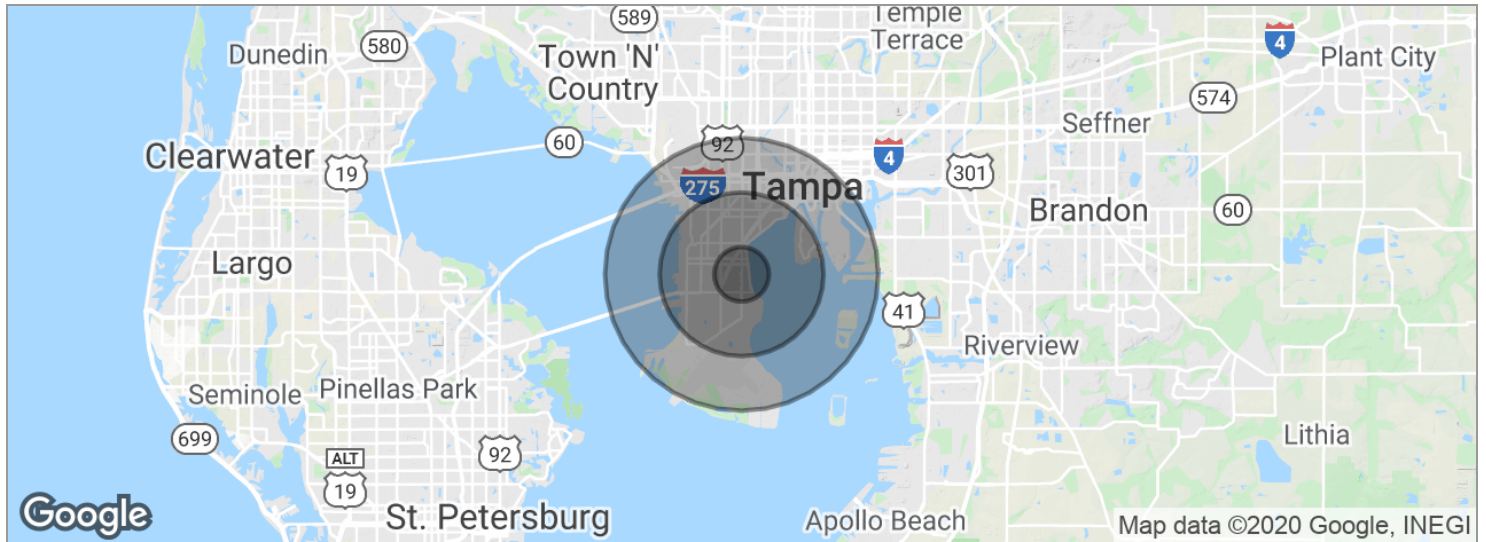
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,042	80,356	138,044
Median age	42.7	39.9	37.9
Median age (male)	42.1	38.8	36.6
Median age (Female)	43.4	40.9	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,204	37,130	61,906
# of persons per HH	2.1	2.2	2.2
Average HH income	\$113,094	\$94,354	\$86,683
Average house value	\$505,637	\$412,464	\$404,140

* Demographic data derived from 2010 US Census