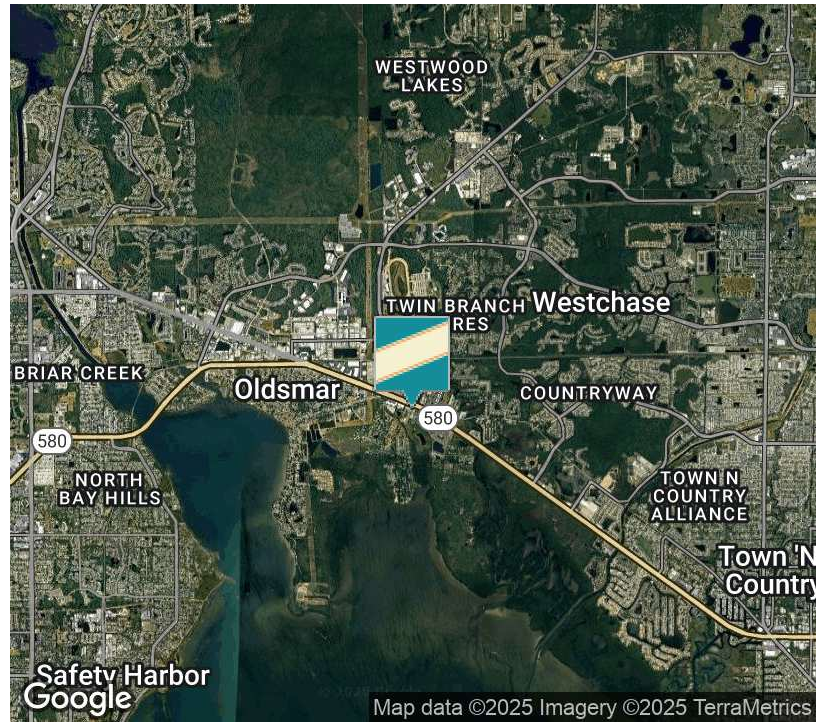




13630 W HILLSBOROUGH AVE

Tampa, FL 33635

TAMPA MEDICAL | PROFESSIONAL OFFICE FOR SALE



OFFERING SUMMARY

Sale Price:	\$590,000
Lot Size:	0.05 Acres
Year Built:	2008
Building Size:	2,089 SF
Renovated:	2022
Zoning:	CG
Market:	TAMPA METRO
Submarket:	WESTSHORE
Price / SF:	\$282.43

PROPERTY OVERVIEW

***** DO NOT VISIT PROPERTY WITHOUT MAKING AN APPT WITH BROKER GEORGE WILLIAM OR YOU MAY BE DISQUALIFIED FROM PURCHASING THE PROPERTY PER SELLERS REQUEST*****

Prime investment can either be owner/user occupied building or continue to lease to tenants.

Renovated in 2022, 13630 W Hillsborough Ave is a prime medical (or professional) office building featuring two fully leased units, each occupied by established medical users—a chiropractic practice and a medical spa. The chiropractor's lease expires in March 2025, presenting a unique owner-user opportunity to occupy half of the building, while the medical spa's lease runs through January 2026. Both tenants would like to remain and would sign new leases, making this an excellent value-add investment. Currently, the landlord is not charging NNN fees, which is uncommon in the Tampa Bay market. By implementing NNN expenses, an investor can substantially increase NOI and maximize returns. Don't miss this rare opportunity to acquire a high-demand medical asset with strong upside potential!

George William

727.482.2818

george@grimaldicommercialrealty.com

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 2,089 SF MEDICAL / PROFESSIONAL OFFICE
- OWNER MAY OCCUPY | BOTH TENANTS
WANTS TO STAY BUT THEIR LEASES DO NOT
HAVE GAURANTEED RENEWAL
- ADD VALUE OPPORTUNITY | NEW LANDLORD
CAN CHARGE TENANTS TRIPLE NET FEES
- TWO EXCELLENT MEDICAL TENANTS
- UNIT 13630 WAS RENOVATED IN 2022 AND IS
IN NEAR CLASS "A" CONDITION
- PROPERTY HAS SEPARATE ELECTRIC METERS,
WATER IS INCLUDED WITH HOA AND EACH
UNIT HAS ITS OWN CENTRAL AC UNIT



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located directly on Hillsborough Ave, one of Tampa Bay's busiest commercial corridors with excellent accessibility. This high-growth area boasts a dense residential and commercial population, with over 50,000 vehicles per day passing the site. The property is just 10 minutes from Tampa International Airport, 15 minutes from Downtown Tampa, and near major retail centers, medical facilities, and affluent neighborhoods. The surrounding area features strong demographics, with a growing population and high median household income, making it an ideal location for medical and professional users.

The median household income within a 5-mile radius of 13630 W Hillsborough Ave, Tampa, FL 33635 is approximately \$150,000.00. This figure is significantly higher than the median household income for the state of Florida, which stands at \$71,711.

This income level indicates a relatively affluent community, which can be advantageous for businesses targeting higher-income clientele. The area's economic profile supports the viability of professional services, including medical practices, due to the residents' capacity for discretionary spending on health and wellness services.



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13630 W HILLSBOROUGH AVE

Tampa, FL 33635

PROPERTY DETAILS

Sale Price	\$590,000
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LOCATION INFORMATION

Street Address	13630 W Hillsborough Ave
City, State, Zip	Tampa, FL 33635
County	Hillsborough
Market	TAMPA METRO
Sub-market	WESTSHORE

BUILDING INFORMATION

Building Size	2,089 SF
Building Class	B
Number of Floors	1
Year Built	2008
Year Last Renovated	2022
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CG
Lot Size	2,038 SF
APN #	4108.0040

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

George William

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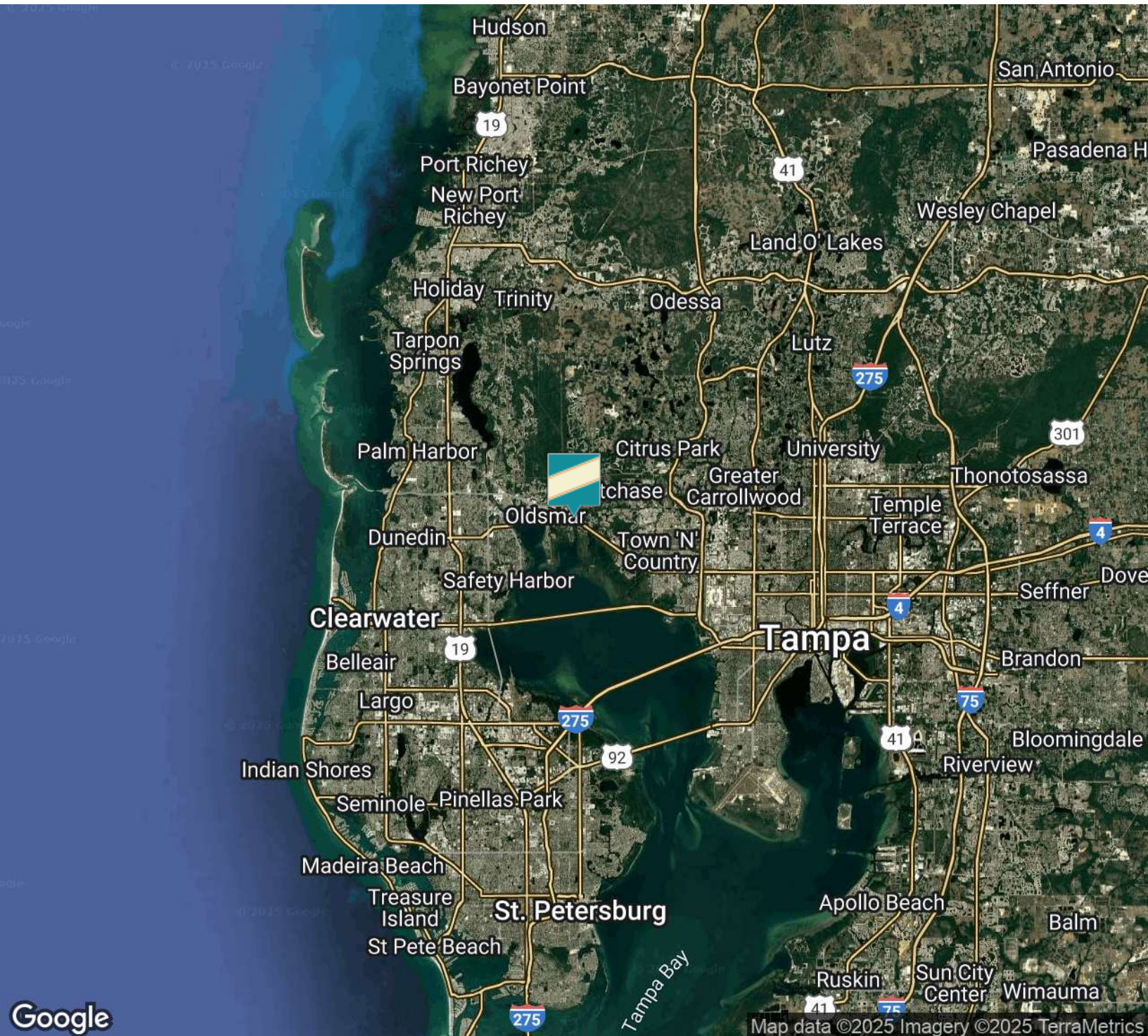
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13630 W HILLSBOROUGH AVE

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LOCATION MAP



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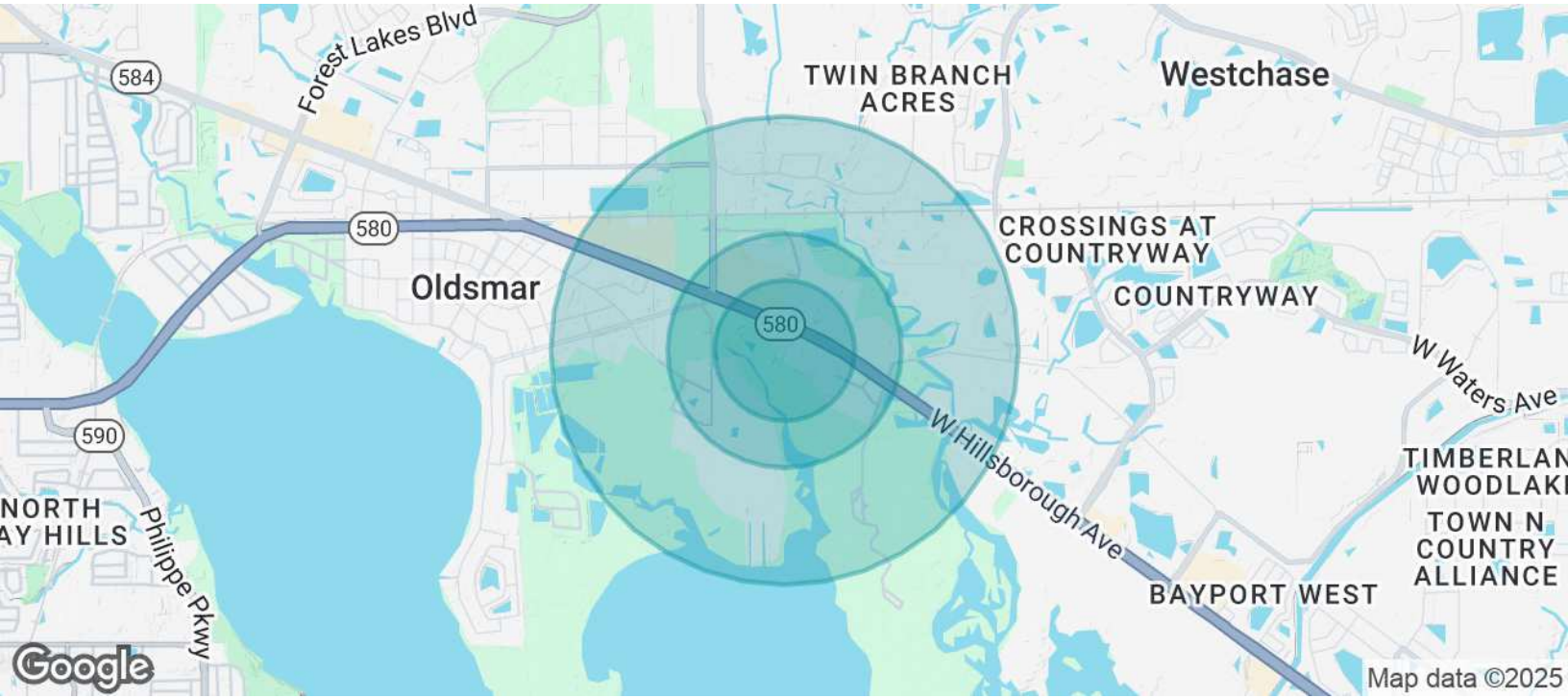
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DEMOGRAPHICS MAP & REPORT



HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Average HH Income	\$147,464	\$148,391	\$146,260
Average House Value	\$812,907	\$794,087	\$664,153

TRAFFIC COUNTS	
50,000 CARS	/day

Demographics data derived from AlphaMap

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AERIAL MAP



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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



115 W Bearss Ave
Tampa, FL 33613
T 727.482.2818
george@grimaldicommercialrealty.com

PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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