



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

Steven@TampaCommercialRealEstate.com

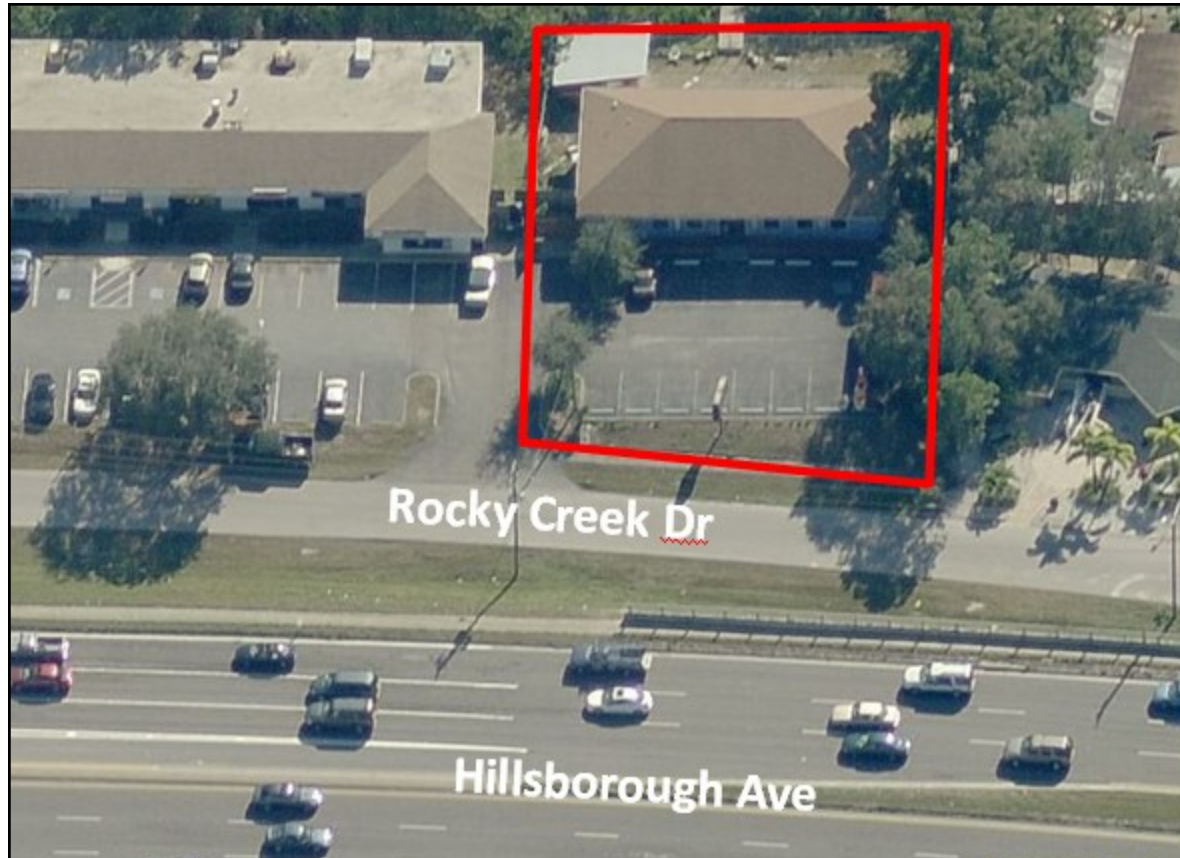
Steven Silverman Broker

813.785.3665 Phone



## Retail Free Standing Building For Sale

8812 Rocky Creek Dr, Tampa, FL 33615



- **Folio #:** 006605-0000
- **PID #:** U 03 29 17 0CB 000000 00035.0
- **Price:** \$450,000
  
- **Total Land Area:** 0.37 acres
- **Total Area:** 3,080 sf **Heated Area:** 2,700 sf
- **Built:** 2002
- **Traffic Count:** 56,500 cars/day on Hillsborough Ave
- **Zoning:** PD-C/PD-C - Planned Development
- **Current Property Use:** Retail Store
- Free Standing Single Tenant Retail Building
- Suitable for Professional Office

### Investment Property:

This property is presently occupied by a retail tenant with a lease that ends Dec 31, 2016. The tenant has two 1 year renewal options. Rental income should increase after that date. See include Owner Statement.

### Location:

- A major roadway connecting Hillsborough and Pinellas counties. As many cars pass this property daily as travel on the Courtney Campbell \_ 60
- In a shopping Node—close to Residential
- Excellent Demographics

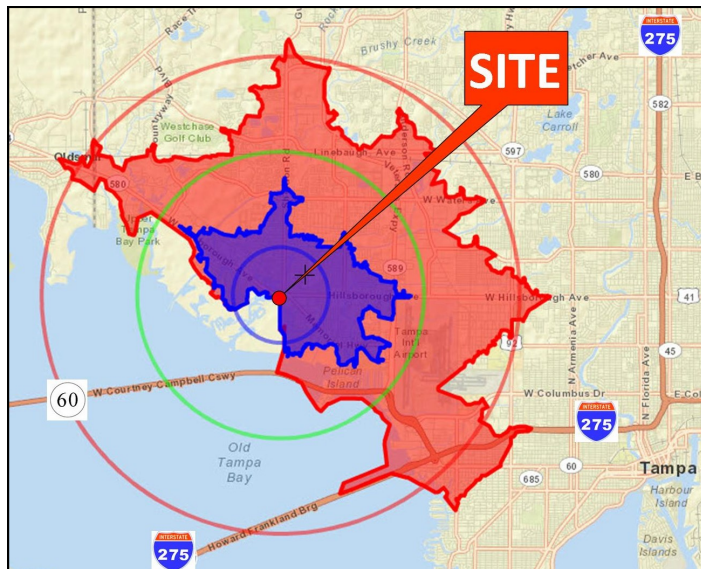
*For more information:*

Steven Silverman (813) 785-3665

steven@TampaCommercialRealEstate.com



**Market Area: 5, 10, 15 Minute Drive Time + Radius 1,3,5 mi**



**Market Area: 5, 10, 15 Minute Drive Time**

2013	5 MIN	10 MIN	15 MIN
POPULATION	31,088	227,859	515,280
HOUSEHOLDS	13,371	90,241	205,013
MED AGE	37.1	38.1	36.1
MED HH INCOME	\$42,701	\$41,150	\$39,328
AV HH INCOME	\$61,212	\$57,758	\$58,099

Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL  
Real Estate**

Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.

ADDRESS: 8812 Rocky Creek Dr



Owner moving out of state. The property is currently leased to a tenant that is under the market on rent - paying approx. \$11/sf gross  
 Expenses run approx. \$3/sf. Therefore owner is receiving approx. \$8/sf NNN

This property should lease out at \$11-\$14/sf NNN = This would represent additional revenue of \$21,000 pa

Opportunity to earn 5% on your money until the lease runs out. The upside is from future rent increase

OWNERS STATEMENT			
<b>Income</b>			
No Tenants:		1	
Unit Rental/mo		\$2,500	
Occupancy		100%	
Mo Income		\$2,500	
Annual Income		\$30,000	
Less			
Vacancy Allowance	0%	\$0	
<b>Gross Income</b>			\$30,000
<b>Expenses</b>			
Property Tax		\$4,741	
Garbage		\$0	
Utilities		\$0	
Maintenance		\$700	
Management fee		\$0.00	
Insurance		\$2,500.00	
Miscl		\$0.00	
<b>Total Expense</b>			\$7,941
<b>Net Operating Income</b>			\$22,059
<b>Selling Price</b>			\$450,000
<b>Cap Rate</b>			4.90%

Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL  
Real Estate**

Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.