



Tampa Commercial Real Estate

Retail/Professional Office Space For Lease

320 W Fletcher Ave, Tampa, FL 33612

Hillsborough County



- Space available for lease in a 14,000 sf retail/office strip center Configurations: 1,100-4,400 sf
- **Lease Rate:** \$15/sf modified Gross
- **Suite 104:** 1,070 sf Office Build Out
- **Suite 105:** Former Real Estate office. 2,163 sf. Built out with Reception, conference room, 8 offices, break room, 2 bathrooms . Ready to go. \$2,703/mo + 7%
- **Suite 107-108:** 2,092 sf - Built out with office and retail. \$2,615/mo + 7% sales tax
- **Suite 110**—end Cap 2,398 sf. Visibility on Fletcher Av. Open space. Restaurant, Office. Retail.

LOCATION:

- Close to I-275, University Of Florida
- Convenient to restaurants & shopping
- Excellent visibility



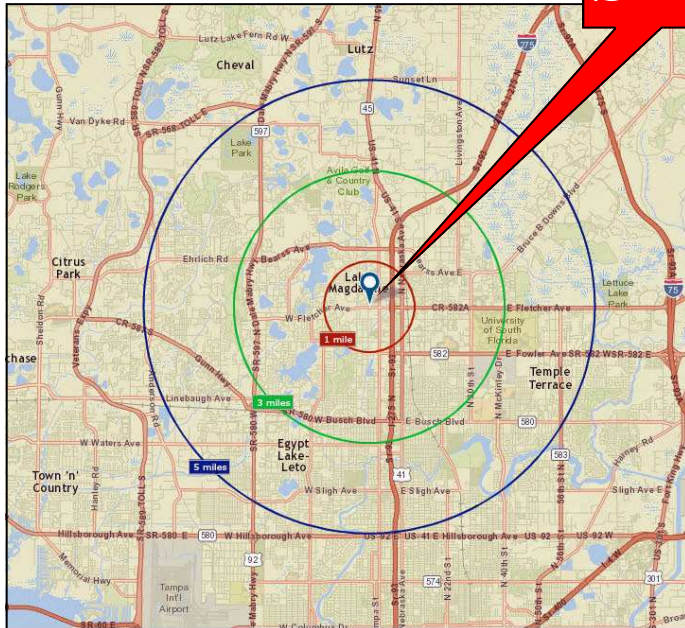
For more information: Steven Silverman (813) 785-3665 e:steven@TampaCommercialRealEstate.com

Information herein has been obtained from sources deemed reliable . We cannot guarantee accuracy. Subject to change or withdrawal without notice.

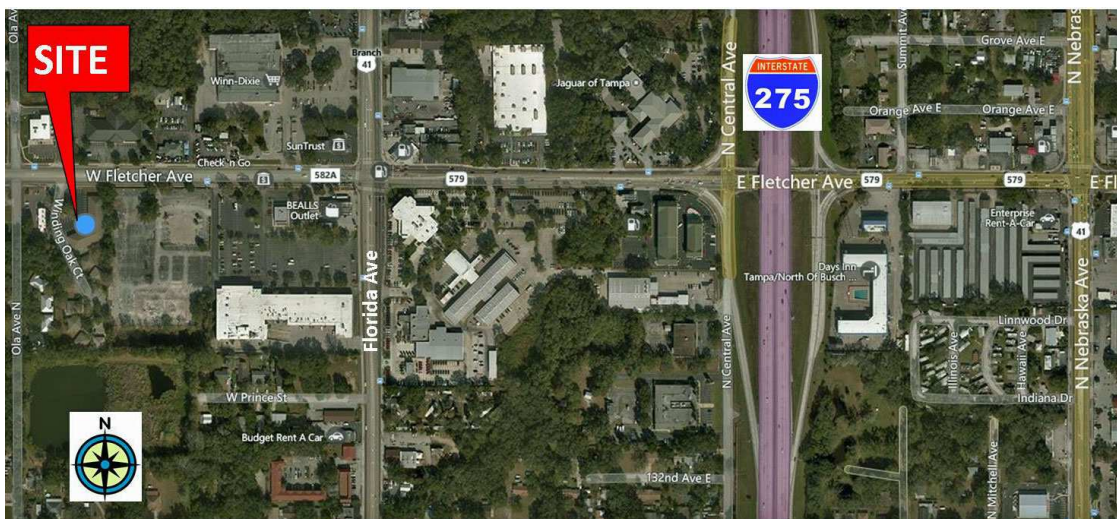
ADDRESS: 320 W Fletcher Ave

SITE

Demographics 1,3,5 Mile Radius



2014	1 MILE	3 MILES	5 MILES
POPULATION	10,572	106,267	266,882
HOUSEHOLDS	4,552	43,896	108,107
MED AGE	43.8	34.3	34.7
MED HH INCOME	\$37,118	\$33,026	\$38,113
AV HH INCOME	\$51,487	\$50,909	\$55,356



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