



# Tampa Commercial Real Estate

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## Tampa—Retail /Office Space For Sale

**Telecom Dr, Temple Terrace FL 33637    Hillsborough County**



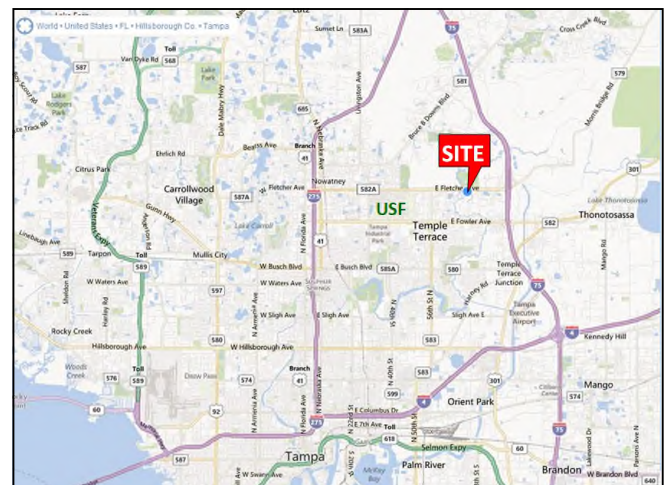
**For Sale** Retail, Professional Office and Medical Office space. Significant Price Reduction. Far below replacement cost

**Price:** ~~\$1,959,000 (\$82.32/sf)~~ **\$1,300,000 (\$56.50/sf)**

3 buildings. Mixed use Office/Retail Multi-Tenant. 23,800 SF total, comprising leased and vacant spaces. Already organized as a condominium. Offered as combined sale of all units only.

An opportunity for:

- A User who will occupy the vacant space and lease out excess space for income or sell off individual condos.
- An Opportunistic buyer who will profit by either selling off the individual condominium units or by holding and leasing the individual condominium suites for income



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

ADDRESS: Telecom Dr, Temple Terrace



**Building A**



**Building B1**



**Building B2**



Class A location. Offices of major corporations and significant medical office uses are located within the park. Major tenants include: Verizon Data Services, Florida Orthopedics Institute, Genesis Financial, Moffit Cancer Center, Morgan Stanley. Large day time working population

Telecom Park, a development of Regional Impact, is a 199 acre corporate campus in Northeast Tampa, Florida. The Park is bordered by I-75 on the East and Fletcher Avenue on the North making it easily accessible to the entire Tampa Bay area and its amenities. The University of South Florida, a major source of qualified employees, is within two miles of the Park.

Hotel on Site. The Zoning allows for a mixture of Retail and Office use. Current Retail tenants include a Restaurant, Nail Salon and a Chinese Restaurant. Ample parking in front of each building and additional parking at the rear of the buildings

Property ID's:  
T-11-28-19-9LL-000000-00000.0;  
T-11-28-19-9KJ-000000-00000.0  
T-11-28-19-9GU-000000-D0000.0

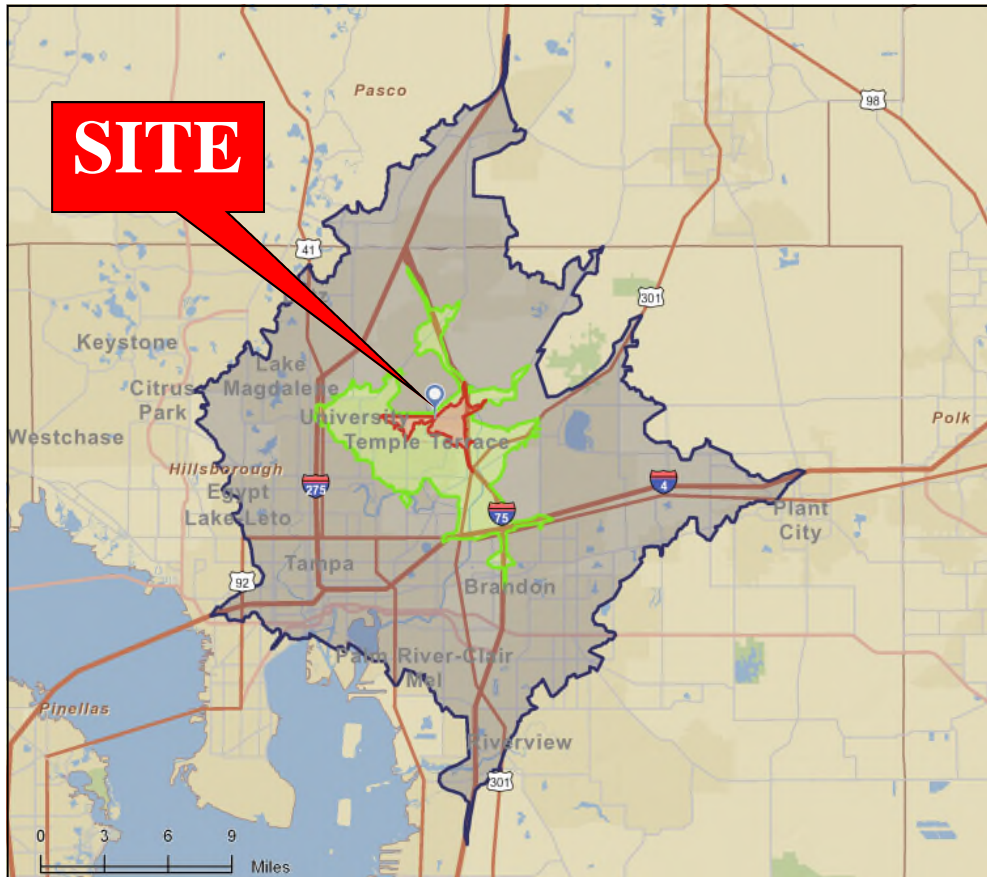
**TAMPA COMMERCIAL  
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**Demographics: Drive Time 5 Min. 10 Min. 20 Min**



2010	5 MIN	10 MIN	20 MIN
POPULATION	7,106	90,275	650,674
HOUSEHOLDS	3,612	37,500	255,210
MED AGE	29.9	29.1	34.3
MED HH INCOME	\$43,058	\$37,840	\$48,859
AV HH INCOME	\$53,277	\$49,939	\$61,488

650,000 people live within the 20 minute drive time. Accessibility to highways afford employees an easy commute



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