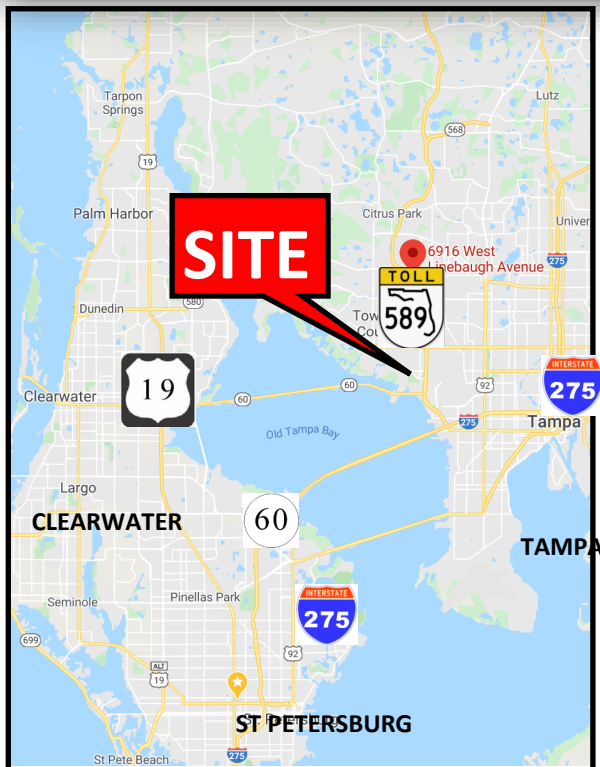


INVESTMENT OPPORTUNITY

**6916 W LINEBAUGH AVE
TAMPA, FL 33625**



**TAMPA
COMMERCIAL
REAL ESTATE**



- **PRICE:** \$800,000 (8% Cap Rate— NOI \$64,152)
- **BUILDING:** 3,700 SF - Two adjacent suites
- **TENANTS:** Two tenants—each with recently executed 5 year NNN leases. Easy hands-off management.
- **LOCATION:** Outstanding West Tampa location. Next to the Veterans Expressway. 20 min from South Tampa-Downtown Tampa, Clearwater, Palm Harbor & Pasco County. 5 min from Westchase,
- **FEATURES:** Office duplex in the well maintained Veterans Professional Center.
- **YEAR BUILT:** 2008

Confidential—Please do not disturb tenants

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com

Information is from sources deemed reliable . We cannot guarantee accuracy. Subject to change or withdrawal without notice.



Veterans Professional Center is a collection of 18 professional buildings with sizes ranging from 2,400 to 5,000 square feet. The park is located at the southeast corner of the Veterans Expressway and Linebaugh Avenue. Located in the dynamic Northwest Hillsborough County Area, Veterans Professional Center is convenient to major traffic arteries as well as numerous upscale residential and business areas. The site has ease of access from Linebaugh Avenue and to both the on and off ramps of the Veterans Expressway.

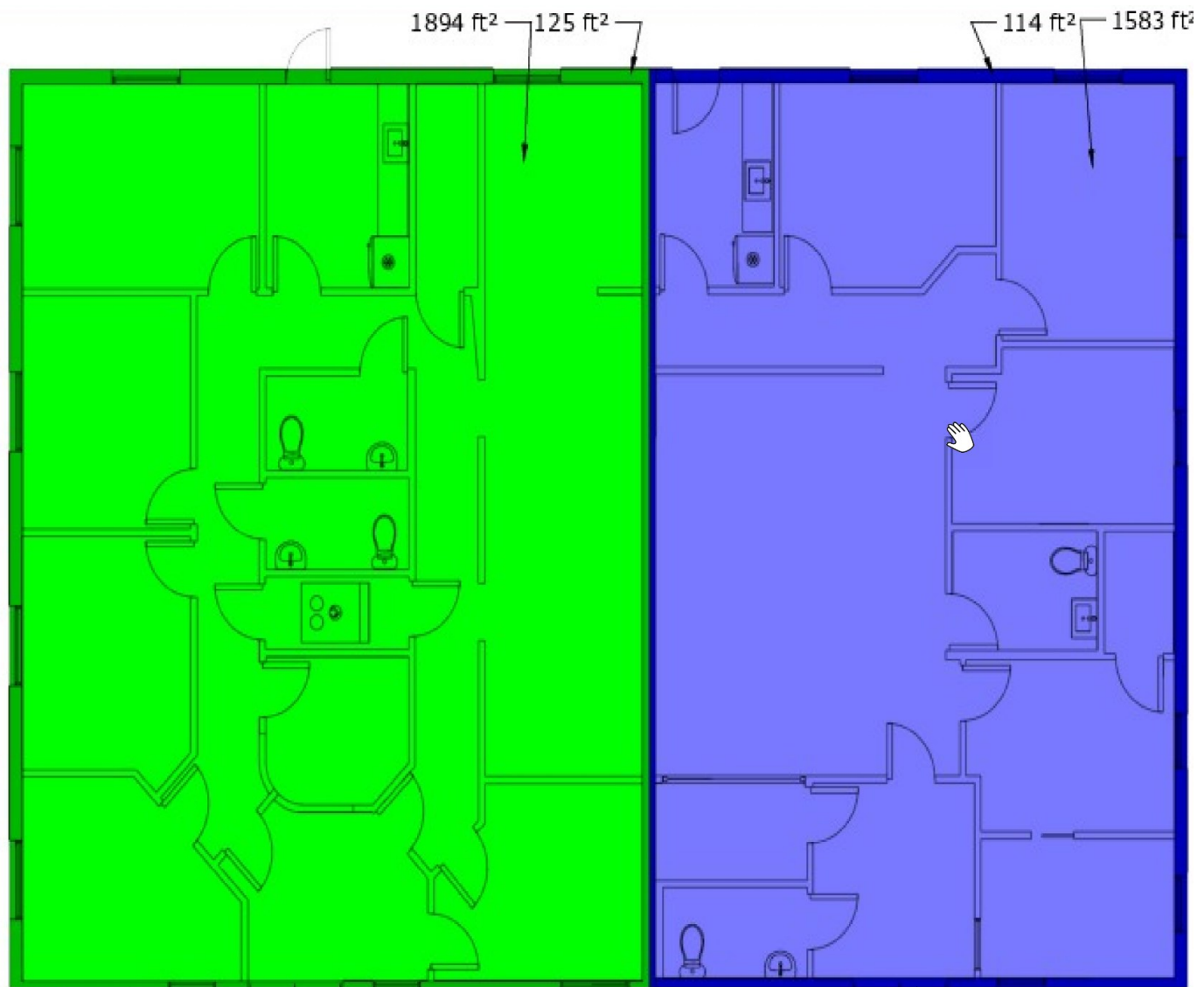
Traffic Count on Linebaugh Ave is 30,000 cars/day. The Veterans Expressway has a traffic count of over 70,000 cars

The park is 2.5 miles east of the Westchase master planned community and 3.5 miles west of Dale Mabry Highway.

The high traffic counts, easy access, excellent proximity to the Veterans Expressway and high profile demographic residential areas make The Veterans Professional Center an excellent location for a professional office. This accounts for the low vacancy rate at the Center and makes this property a solid investment.

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Suite 101
1,894 sf

Suite 102
1,583 sf

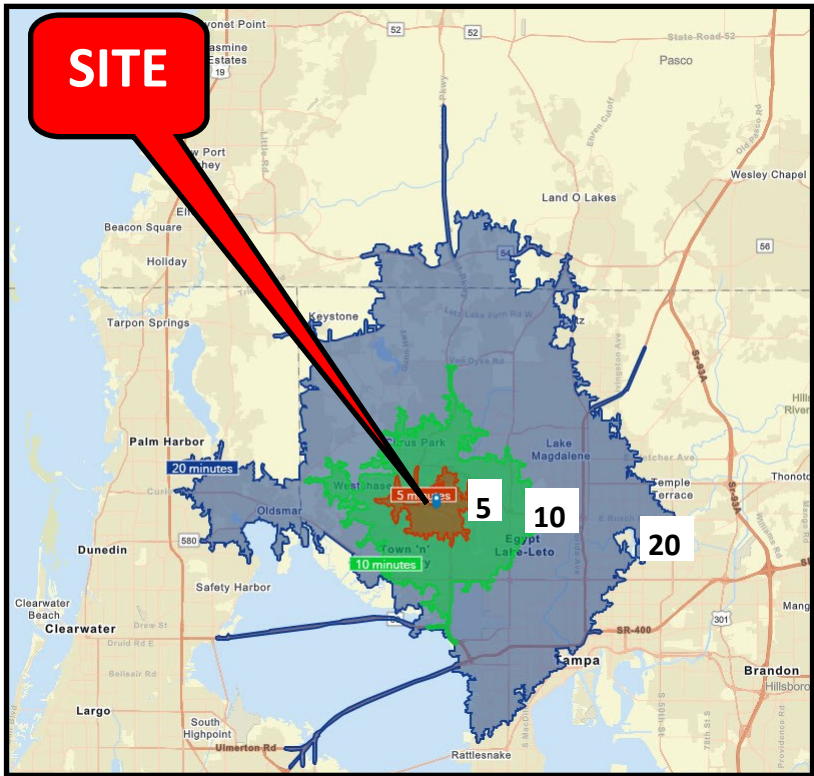
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DEMOGRAPHICS: DRIVE-TIME FROM PROPERTY

2024	5 MIN	10 MIN	20 MIN
POPULATION	14,435	153,864	592,780
HOUSEHOLDS	5,404	59,394	238,538
MED AGE	41.3	40.6	39.7
MED HH INCOME	\$72,429	\$71,992	\$71,883
AV HH INCOME	\$102,202	\$103,806	\$109,004



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