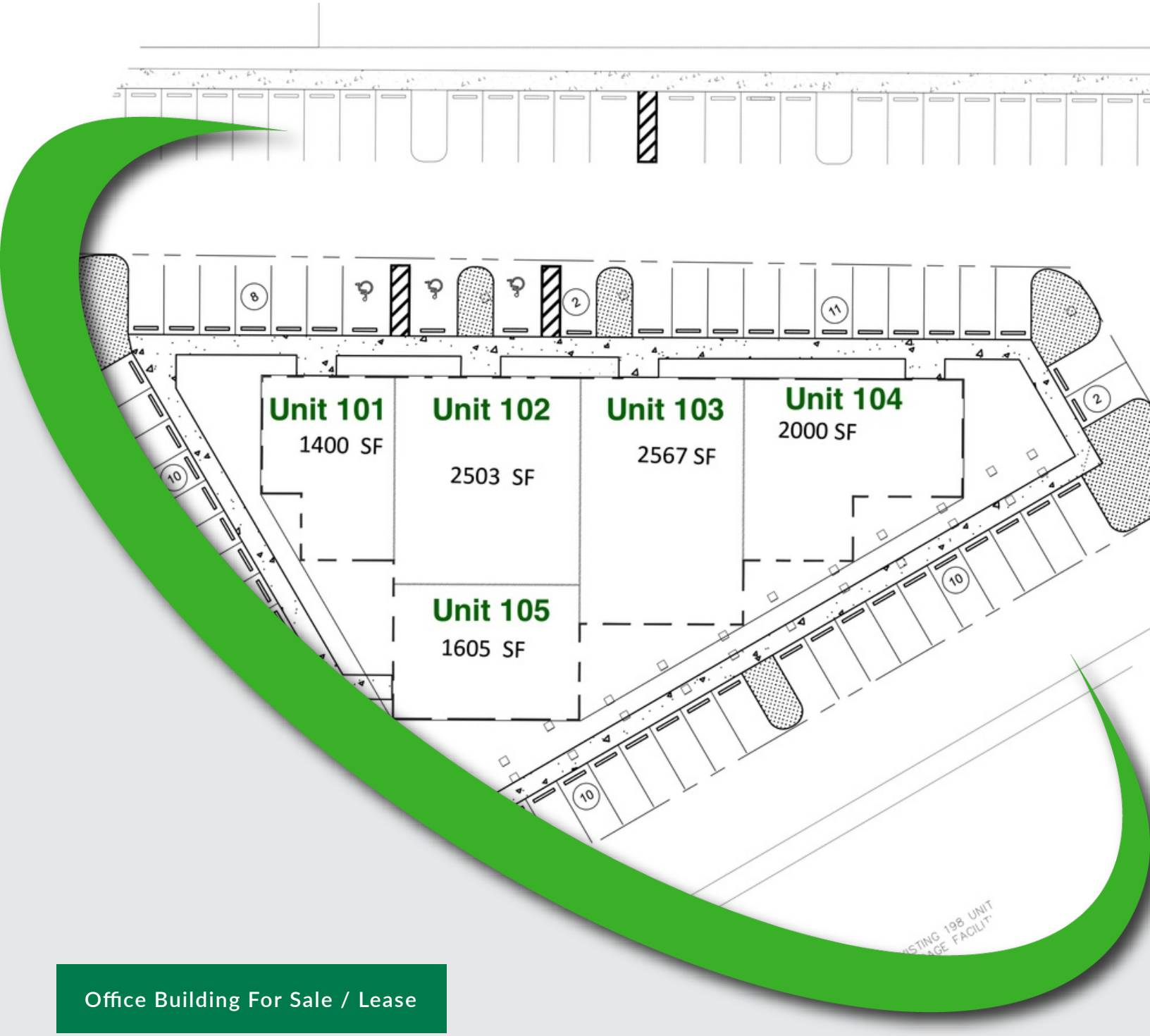


Office Building For Sale / Lease

FishHawk Office Park - New Office Construction

16643 FishHawk Blvd, Lithia, FL 33547

For More Information:

813-254-6756 | EXT 29

Michael Braccia, P.A. | mike@baystreetcommercial.com

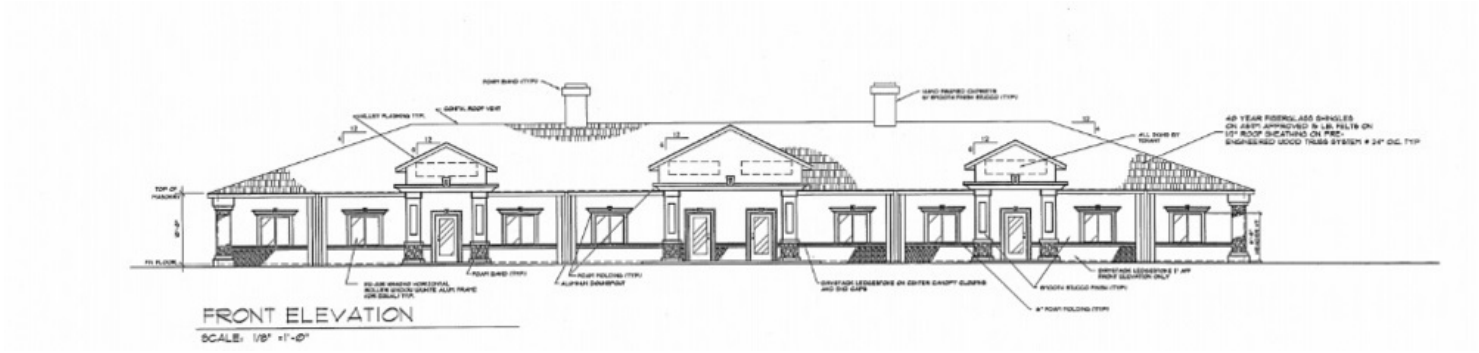
Scott Shimberg | scott@baystreetcommercial.com

BayStreet Commercial

FishHawk Office Park - New Office Construction

16643 FishHawk Blvd, Lithia, FL 33547

Executive Summary



OFFERING SUMMARY

Sale Price:	SEE INDIVIDUAL UNIT PRICING
Zoning:	PD - Planned Development
Market:	Tampa-St. Petersburg-Clearwater
Submarket:	Brandon

PROPERTY OVERVIEW

This FishHawk Office Park includes 5 condo units of new office construction available for sale. Office suites will be delivered in vanilla shell condition. Available for medical, administrative, or general professional office space.

LOCATION OVERVIEW

Located just south of Lithia Pinecrest Road in the FishHawk Ranch community just off FishHawk Boulevard. Surrounded by various banks, schools, restaurants, and retail, as well as a host of other professional office uses.

For More Information:
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FishHawk Office Park - New Office Construction

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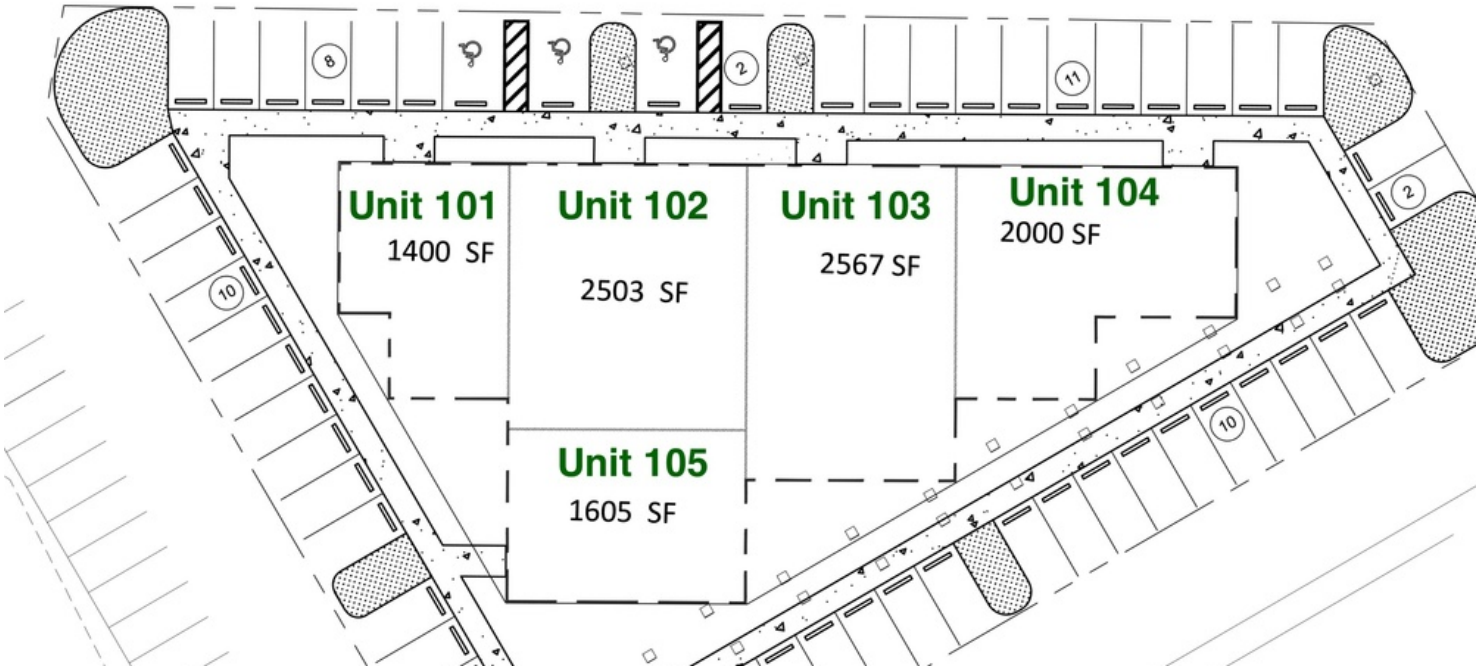
Property Summary



PROPERTY DESCRIPTION

This FishHawk Office Park includes 5 condo units of new office construction available for sale. will be delivered in vanilla shell condition. Available for medical, administrative, or general professional office space.

PROPERTY HIGHLIGHTS

- Unit 101: $259,000 (1,400 SF)
- Unit 102: $463,055 (2,503 SF)
- Unit 103: $474,895 (2,567 SF)
- Unit 104: $370,000 (2,000 SF)
- Unit 105: $296,925 (1,605 SF)

OFFERING SUMMARY

Sale Price:	SEE INDIVIDUAL UNIT PRICING
Number of Units:	5
Lot Size:	54,722 SF
Building Size:	10,075 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	719	7,241	20,553
Total Population	2,149	22,880	63,407
Average HH Income	$122,686	$119,871	$106,601

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Additional Photos

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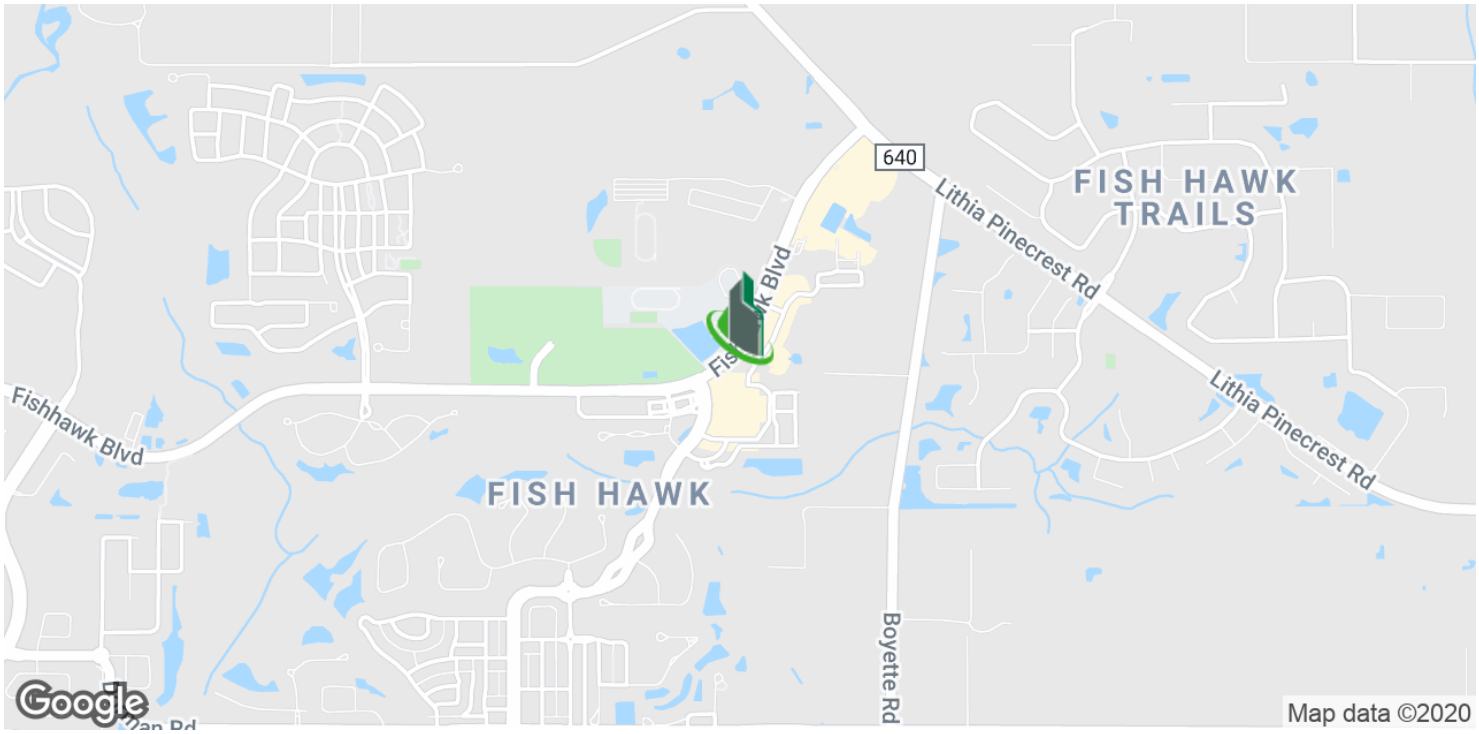
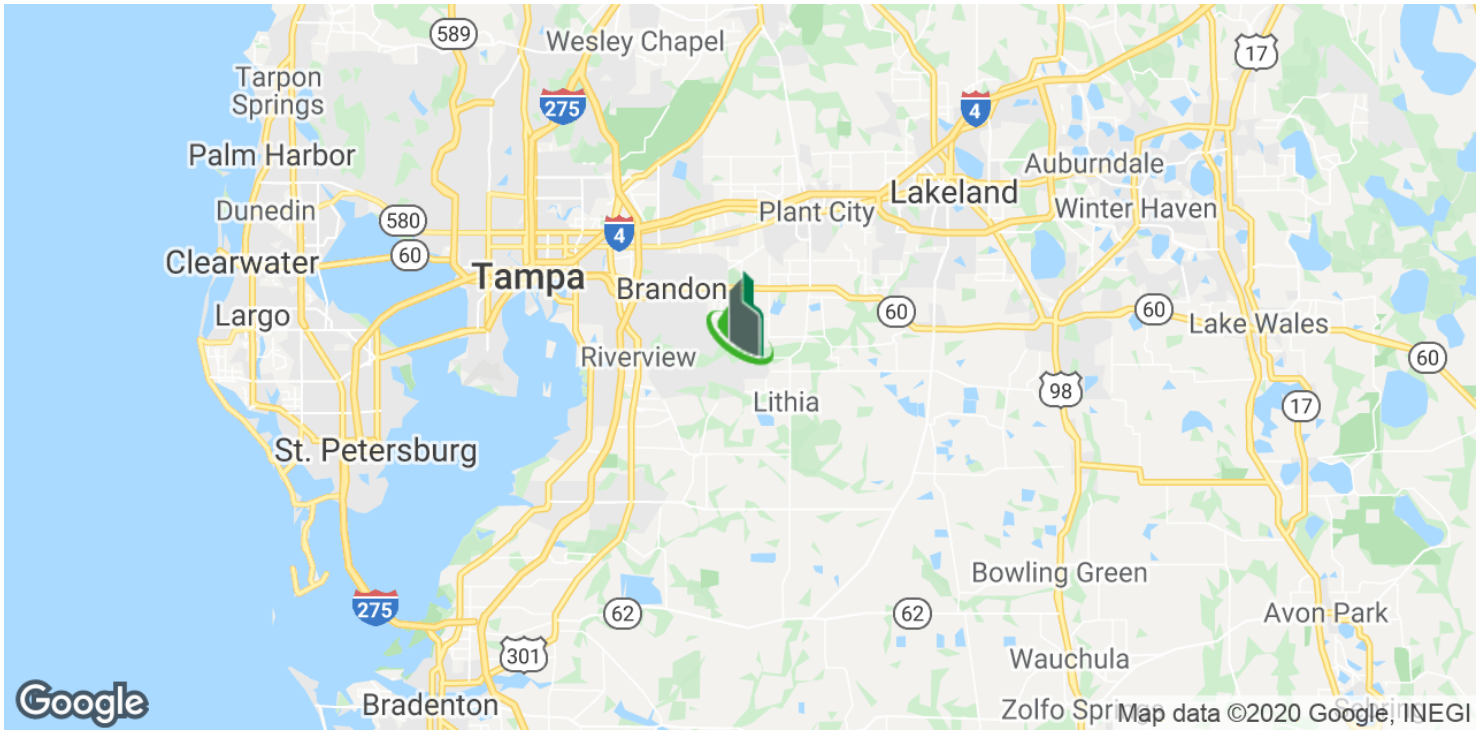
Location Maps





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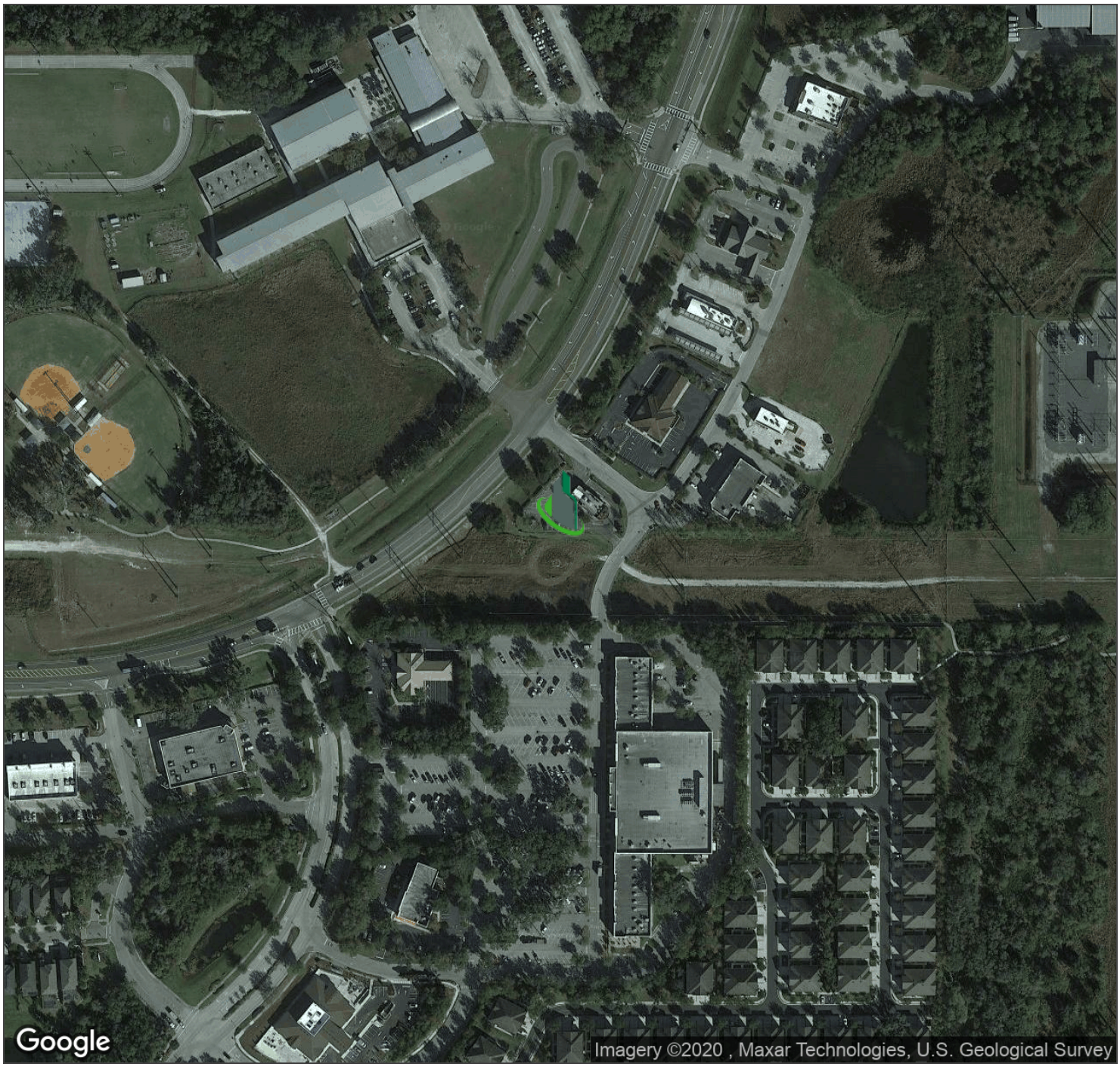
Aerial Map



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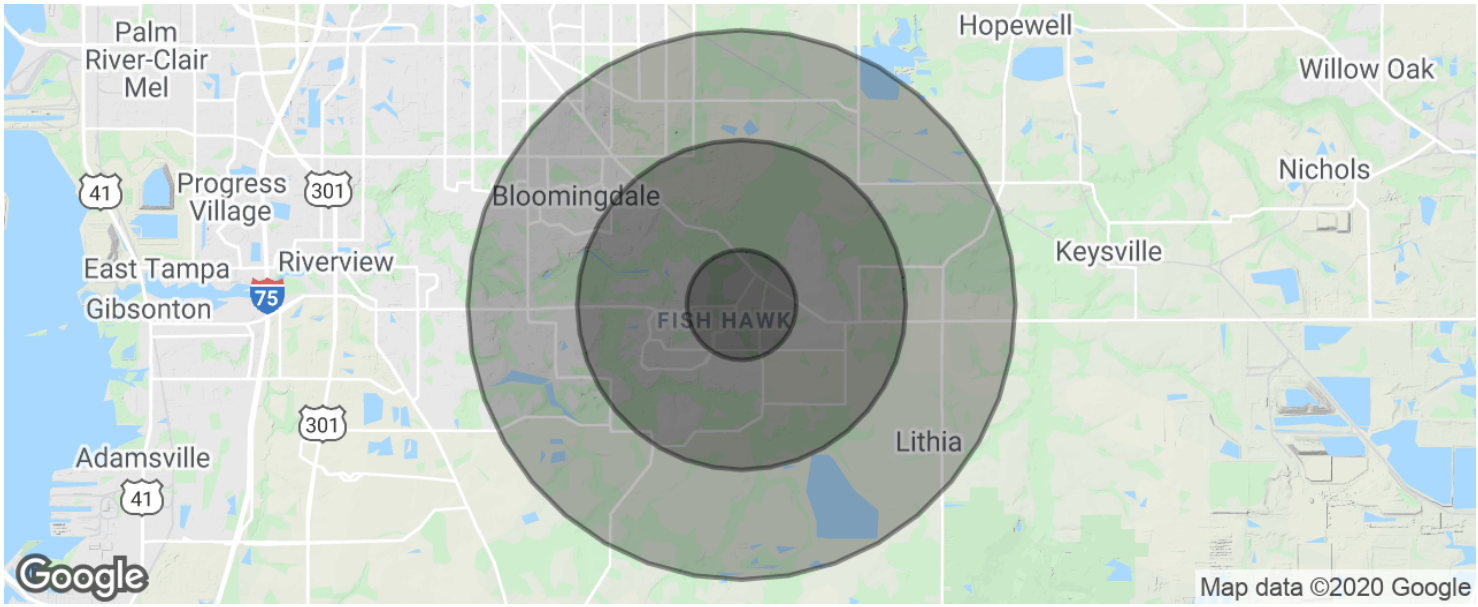
Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,149	22,880	63,407
Median age	34.6	37.0	38.0
Median age (Male)	32.5	36.2	37.6
Median age (Female)	35.8	36.8	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	719	7,241	20,553
# of persons per HH	3.0	3.2	3.1
Average HH income	$122,686	$119,871	$106,601
Average house value	$368,740	$354,142	$306,974

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	13.6%	10.4%	12.7%

RACE	1 MILE	3 MILES	5 MILES
% White	85.0%	85.6%	86.0%
% Black	8.3%	5.6%	6.5%
% Asian	1.0%	3.1%	2.8%

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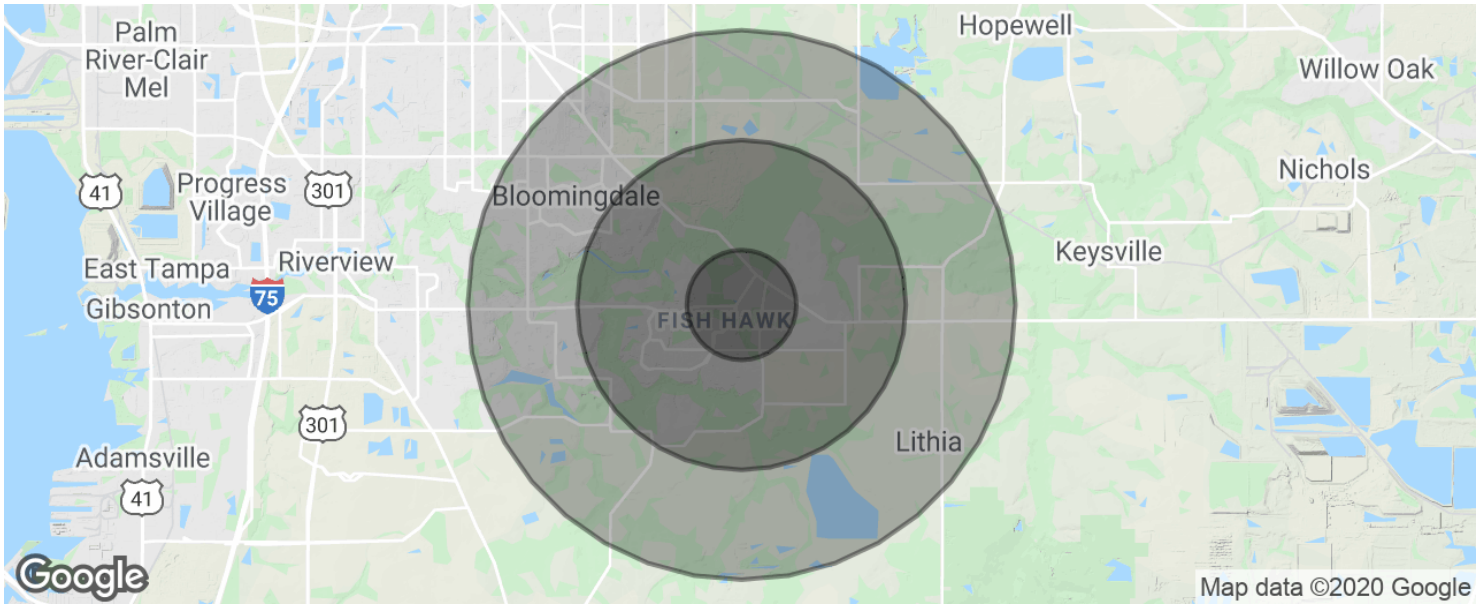

% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.2%	0.1%	0.2%
% Other	4.0%	2.4%	1.7%

** Demographic data derived from 2010 US Census*

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