

# FREESTANDING OFFICE BUILDING

2409 N. FALKENBURG ROAD  
TAMPA, FL 33619



5,140 SF



OFFICE FOR SALE/LEASE

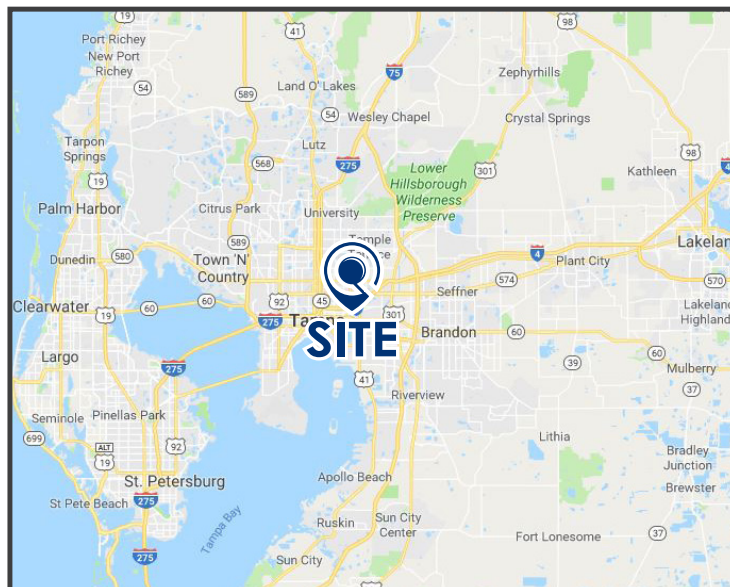


\$695,000 /  
\$11.00 SF NNN

## PROPERTY INFORMATION

**Sale Price/Lease Rate:** \$695,000/\$11.00 SF NNN  
**Max Size Available:** 5,140 SF  
**Year Built:** 2000  
**Falkenburg Road N. AADT:** 37,000 CPD

- Office space is very clean and ready for immediate occupancy.
- 11 private offices, lunch area, 4 bathrooms, storage area and reception area.
- Public utilities.



## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	4,339	62,043	183,075
Five-Year Increase	0.8%	1.8%	1.9%
Avg Household Inc.	\$75,801	\$65,051	69,505
Total Households	746	23,323	70,156
Daytime Employees	5,734	53,158	101,645

(Applied Geographic Solutions 2018)

[LQWEST.COM/FREESTANDING-OFFICE-TAMPA](http://LQWEST.COM/FREESTANDING-OFFICE-TAMPA)

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