BERKSHIRE HATHAWAY
HomeServices
Florida Properties Group
COMMERCIAL DIVISION

4415 N. Lois Avenue
Tampa, Florida 33614

For Sale or Lease

Property Information

- **For Lease or Sale: 50% Ownership of 4415 N. Lois Ave, LLC**
- **Ownership Interest is approximately 6,363± SF**
  - **Unit 1: 2,318± SF Retail/Showroom with 2,093± SF 2nd Story Finished**
  - **Unit 2: 1,952± SF Warehouse with Mezzanine**
- **20' Ceiling Heights; 3 Overhead Doors**
- **Single Phase Power; Separately Metered**
- **Security Fencing with Gate Code**
- **Located in Drew Park with Zoning IG; 4 Allocated Parking Spaces**
- **For Sale: $450,000 (50% Ownership of LLC)**
- **For Lease: $7/SF NNN (Estimated Expenses of $1.75-2.00/SF)**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2020 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway Homeservices and the Berkshire Hathaway Homeservices symbol are registered service marks of Homeservices of America, Inc. ® Equal Housing Opportunity.

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Teamwork | Integrity | Passion | Excellence

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bhhsflpcommercial.com

DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	2,101	96,028	291,737
Avg. HH Income	$32,571	$60,096	$76,993
Median Age	30	38.9	37.9
Total Households	747	37,646	119,953

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	8,840	102,509	323,301
Avg. HH Income	$51,180	$58,802	$75,342
Median Age	35.4	38.6	38.2
Total Households	3,568	40,998	131,276

Tampa Bay Industrial Team...

@CREBossLadies

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Dyer/Carbonelli Team
2019 #2 Producing Sales Team Nationally for Berkshire Hathaway Commercial
2018 #1 Producing Sales Team Nationally for Berkshire Hathaway Commercial

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