



**Fischbach**  
**LAND COMPANY**

**TAMPA COMMERCIAL  
INVESTMENT**

# Property Overview

Excellent investment opportunity to own a cash flowing asset paired with vacant developable land in an appreciating location just off the I-4 on ramp in Tampa, FL. This property consists of a 12,500 SF block building on 2.88± acres. Behind the building on the North side, is 2± acres of level, high and dry land for future expansion. The building features 2 roll up doors, 3 phase power, and is split into a showroom (55'x100') and a repair shop (70'x100') and is currently leased through October 2028. This property has a PD-MU zoning which allows for a range of light industrial uses, food distribution, RV parks, equipment sales, contractor's office with accessory open vehicle and equipment storage, retail, and several other uses. Located in the thriving Tampa market with easy access to I-4 and I-75, this property offers a unique combination of investment routes, enabling it to be a perfect fit for many investors and end users.



[FischbachLandCompany.com/TampaCommercialInvestment](https://FischbachLandCompany.com/TampaCommercialInvestment)

# Property Details

## Property Highlights



1,800± feet from I-4 ramp



Additional Land for Expansion



3 Phase Power



<b>Price</b>	\$1,900,000	<b>Folio/Parcel ID</b>	041141-0000
<b>Property Address</b>	7200 E Dr MLK Jr Blvd, Tampa 33619	<b>STR</b>	02-29-19
<b>Property Type</b>	Commercial Building	<b>Utilities</b>	City of Tampa
<b>Size</b>	2.88± Acres	<b>Road Frontage</b>	200 feet on E Dr MLK Jr Blvd
<b>Zoning</b>	PD-MU 19-0166	<b>Property Taxes</b>	\$30,351.34 (2023)
<b>Future Land Use</b>	LI-P (Light Industrial-Planned)	<b>County</b>	Hillsborough

# Photos



<b>Construction:</b>	Masonry
<b>Power:</b>	3 Phase 1,000 amp 240-480V
<b>Parking:</b>	14 spaces, plus additional land
<b>Lease Terms:</b>	Double Net 4 years remaining (Commenced October 2018)
<b>Year 7-9:</b>	\$10,335.94 per month
<b>Year 10:</b>	\$10,852.73 per month
<b>NOI for Year 7:</b>	\$124,031.28
<b>Option:</b>	2 additional terms of 5 years, with annual 2% increases
<b>Landlord Responsibilities:</b>	Maintenance and repair of all structural components, paved parking area (only replacement), HVAC repair exceeding \$3,000



# Market Map



## Demographics

1-MILE

5,354  
ESTIMATED POPULATION

239  
TOTAL BUSINESSES

3,264  
TOTAL EMPLOYEES

3-MILES

52,705  
ESTIMATED POPULATION

3,815  
HOUSEHOLDS

57,777  
TOTAL EMPLOYEES

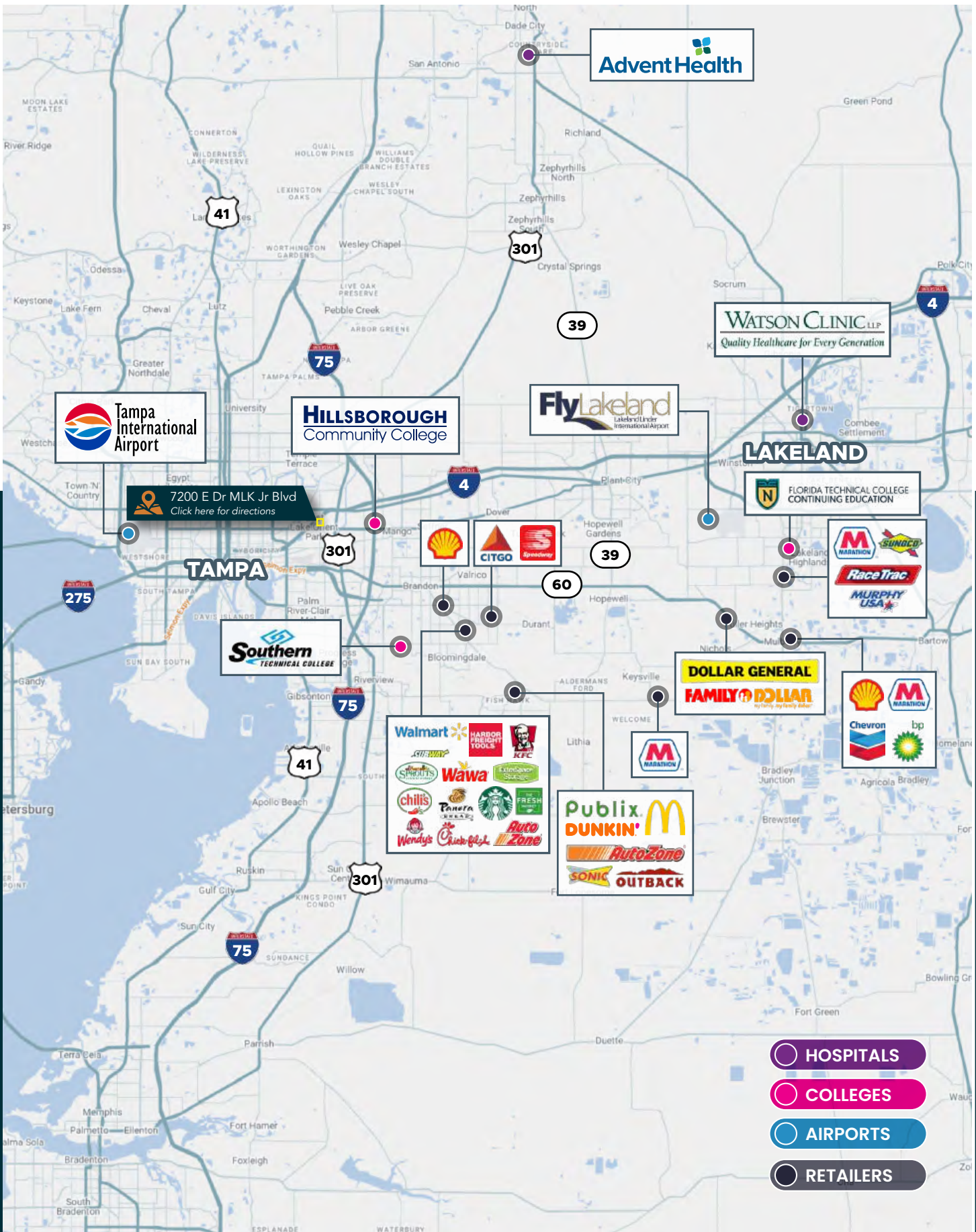
5-MILES

210,906  
ESTIMATED POPULATION

10,418  
HOUSEHOLDS

128,441  
TOTAL EMPLOYEES





# **Fischbach** **LAND COMPANY**

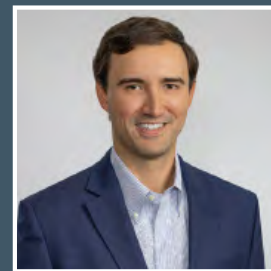
FISCHBACH LAND COMPANY

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



**REED FISCHBACH** | Broker  
reed@fischbachlandcompany.com



**BLAISE LELAULU, CCIM** | Broker Associate  
blaise@fischbachlandcompany.com