

OWNER/USER INDUSTRIAL

6806 Parke East Blvd | Tampa, FL 33610

For Sale

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

6806 Parke East Blvd
Tampa, FL 33610



INVESTMENT HIGHLIGHTS

Property Highlights

- **Prime Infill Location:** Strong East Tampa Fundamentals: Located within one of Tampa's most active and resilient industrial corridors, the property benefits from strong demand drivers, limited supply, and consistent year-over-year rent growth. East Tampa continues to attract distribution, construction services, and logistics operators due to its central location, labor availability, and proximity to major transportation arteries.
- **Owner/User Opportunity:** With the property being delivered vacant, 6806 Parke East Blvd presents an attractive opportunity for an owner/user seeking immediate occupancy in a well-located industrial facility. The site offers functional improvements, ample yard space, and a layout suitable for a wide variety of industrial, service, and construction-related uses. Additionally, the building's configuration provides flexibility for an owner/user to occupy the entire space or lease a portion to generate supplemental income.

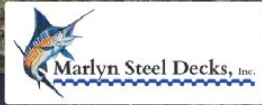


INVESTMENT HIGHLIGHTS

Property Highlights

- **Limited Competing Supply:** East Tampa continues to experience tight industrial vacancy and minimal new development, especially for mid-size buildings with functional layouts. This constrained supply environment enhances long-term value and supports strong tenant and buyer demand for properties like 6806 Parke East Blvd.
- **Strategic Location:** Positioned just minutes from I-4, US-301, and the Selmon Expressway, the property provides efficient regional connectivity throughout Tampa Bay, Orlando, and Central Florida logistics networks. Its central location offers streamlined access to major distribution hubs, the Port of Tampa Bay, and Tampa International Airport.
- **Diverse Economic Base:** The surrounding East Tampa submarket is supported by a robust mix of industries - including logistics, building materials, manufacturing, warehousing, and service-oriented businesses. This broad economic base helps drive stable industrial demand and long-term appreciation in one of Tampa's most established industrial environments.





 Tampa Executive Airport
±5 Miles Away



583



±38,500 VPD



±35,500 VPD

Subject Property

301



±43,000 VPD

92



4

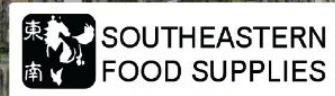
±152,500 VPD



±151,500 VPD



4



75

75

PROPERTY PHOTOS



FINANCIAL OVERVIEW

6806 Parke East Blvd
Tampa, FL 33610



FINANCIAL SUMMARY

\$3,600,000

List Price

\$164.29

Price Per SF

±21,912

Approximate SF

±1.52 AC

Lot Size

Property Summary

Full Address	6806 Parke East Blvd, Tampa, FL 33610
Total SF	21,912
Acreage	1.52
Building Coverage Ratio (FAR)	33.09%
Construction	Masonry
Year Built / Effective	1988 / 2006
Zoning	PD
Dock Doors	2
Grade Level Doors	0



SALES COMPARABLES

Property Address	City	State	Zip Code	Sale Price	Total SF	Total AC	Price/SF	Price/AC	Sale Date
8404-8410 Sunstate St	Tampa	FL	33634	\$2,850,000	16,000	1.05	\$178.13	\$2,714,285.71	1/12/2024
6705 Park E Blvd	Tampa	FL	33610	\$2,200,000	15,262	0.98	\$144.15	\$2,244,897.96	7/26/2023
13913 Lynmar Blvd	Tampa	FL	33626	\$1,800,000	10,384	0.76	\$173.34	\$2,368,421.05	5/13/2024
10301 Fisher Ave	Tampa	FL	33619	\$5,800,000	35,265	4.20	\$164.47	\$1,380,952.38	11/6/2024
5001-5009 W Nassau Ct	Tampa	FL	33607	\$3,500,000	20,400	1.38	\$171.57	\$2,536,231.88	11/4/2024

MARKET OVERVIEW

6806 Parke East Blvd
Tampa, FL 33610



TAMPA, FL

Market Demographics



813,067
Total Population

\$121,937
Median HH Income

336,677
of Households

50.2 %
Homeownership Rate

200,727
Employed Population

39.9 %
% Bachelor's Degree

35.6
Median Age

\$375,300
Median Property Value

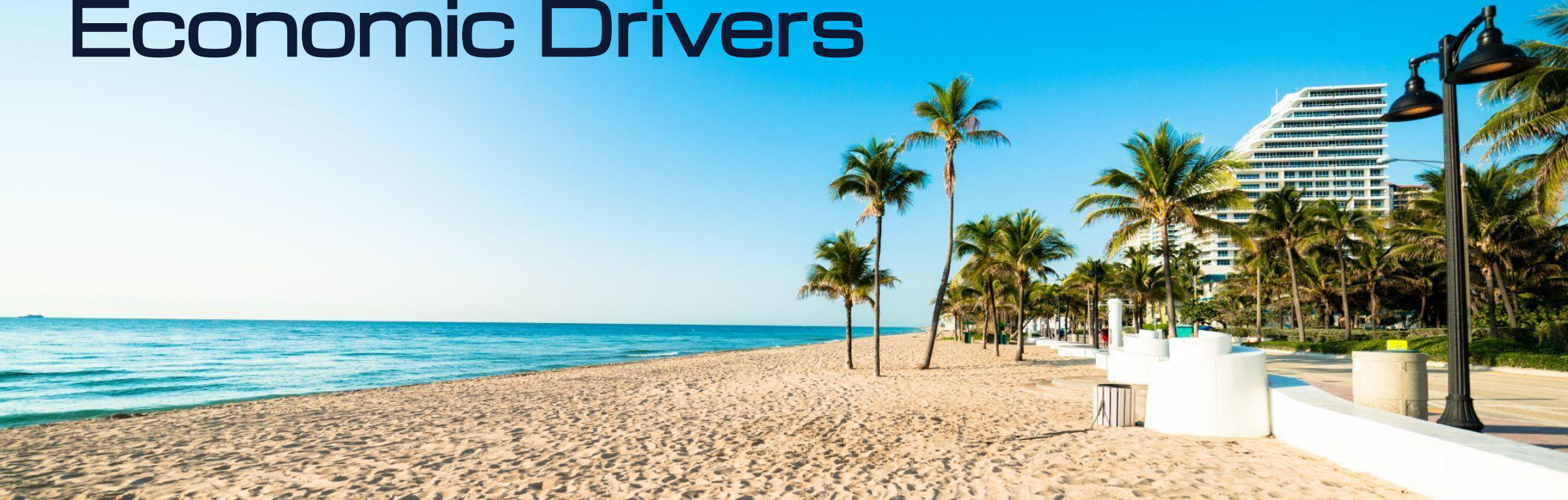
Local Market Overview

Tampa is anchored by a diversified economic base, centered on healthcare (notably Tampa General Hospital and Moffitt Cancer Center), financial services, logistics, and growing tech and innovation sectors. The city's status as a tourism gateway—highlighted by attractions such as Busch Gardens, the Florida Aquarium, and a vibrant cruise-ship port—drives substantial visitor traffic and supports hospitality, retail, and entertainment sectors. Tampa also benefits from a robust convention and event calendar that includes major sports and cultural gatherings.

Transportation infrastructure enhances Tampa's appeal: major corridors (I-275, I-4, and Veterans Expressway) facilitate intra- and inter-regional connectivity, while Tampa International Airport provides direct access to domestic and international markets. The region's port facilitates significant cargo and cruise operations. In education, Tampa hosts prominent institutions—University of South Florida, University of Tampa, Hillsborough Community College—which supply a steady pipeline of talent and promote research and institutional collaboration. Together, these amenities and linkages underpin Tampa's economic resilience and institutional relevance, appealing to both businesses and residents.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	108,376	320,498	813,067
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	44,863	129,897	336,677
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$96,836	\$96,312	\$121,937

Economic Drivers



Tampa has experienced robust expansion across a range of key economic sectors, including finance, insurance, real estate, healthcare, education, and technology. This multi-industry growth has been fueled by a favorable business climate, a skilled and growing labor force, and strategic public and private investments in infrastructure and innovation. As a result, Tampa has earned national recognition as one of the fastest-growing mid-sized metropolitan areas in the United States, attracting both corporate relocations and entrepreneurial activity while maintaining strong economic resilience.

Primary Industries

- Finance, Insurance & Real Estate
- Healthcare & Education
- Technology & Cybersecurity
- Professional, Business & Technical Services

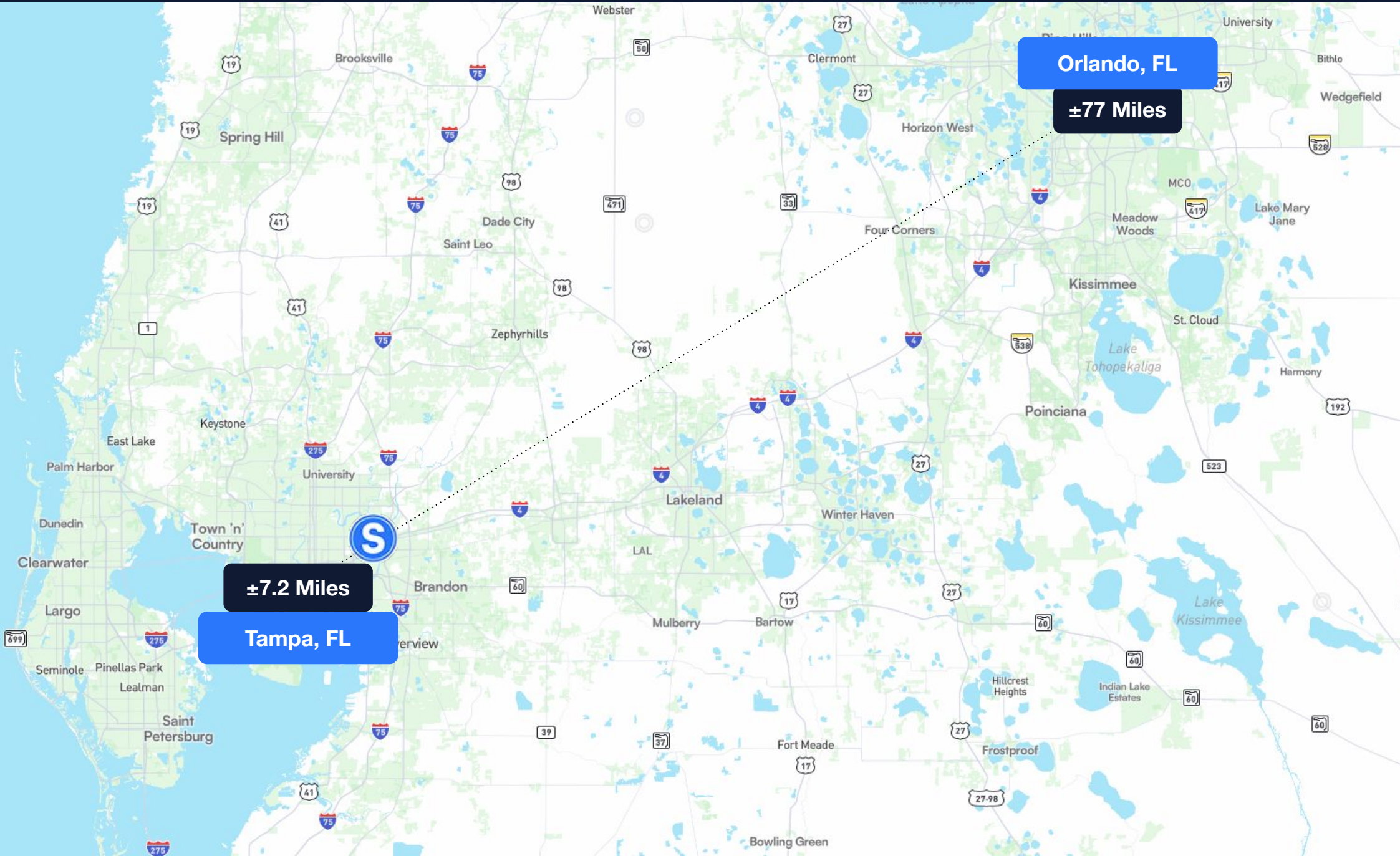
Top Employers

- University of South Florida (education and research)
- Tampa General Hospital / Healthcare systems
- Major financial institutions and insurance firms (e.g. regional banks, consultancies)
- Technology companies including ConnectWise / ReliaQuest

Recent Developments

- Water Street Tampa, a \$3 billion mixed-use waterfront redevelopment by Strategic Property Partners, adding thousands of residences, hotels, offices, public spaces, and generating substantial economic impact.
- Gas Worx + Ybor Harbor, extended phases of mixed-use development connecting Ybor City to downtown with residential, office, and retail components
- East Tampa revitalization, an \$80 million project led by the Tampa Bay Economic Development Council to deliver jobs and affordable housing in a mixed-income corridor by 2027.

REGIONAL MAP



Orlando, FL

± 77 Miles

± 7.2 Miles

Tampa, FL

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6806 Parke East Blvd, Tampa, FL, 33610 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Industrial OM Template](#)

Financial Summary

For Sale

Approximate SF	±45,000 SF
Acreage	±1.49 AC
Price	\$3,950,000
Price/SF	\$87.78
Price/SF of Land	\$60.86

For Lease

Lease Type	NNN
Base Rent/SF	\$9.95
CAM/OPEX	±\$2.50



6806 Parke East Blvd
Tampa, FL 33610

\$4,000,000

Sale Price

\$182.55

Price/SF

±21,912 SF

Approximate SF

PD

Zoning

2

Dock Doors



6806 Parke East Blvd
Tampa, FL 33610

±21,900 SF

GLA

1988

Year Built

±XX,XXX

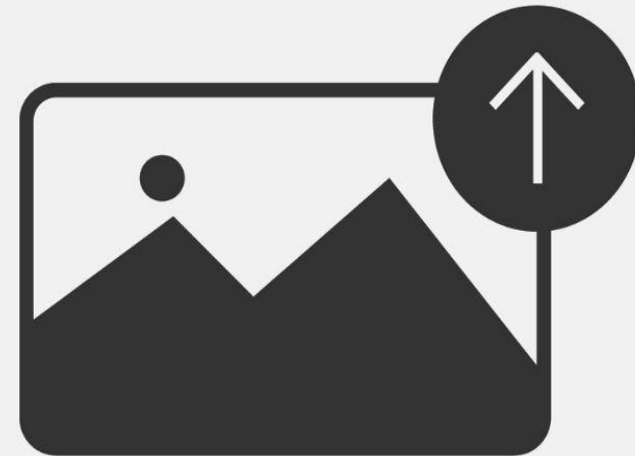
Vehicles Per Day

\$0.00/SF

Lease Rate

\$0.00

Price Per SF



PENDING PHOTOS

Tampa, FL

Market Demographics



86,015
Total Population

\$50,130
Median HH Income

33,105
of Households

46.4%
Homeownership Rate

32,345
Employed Population

25.7%
% Bachelor's Degree

39.8
Median Age

\$244,300
Median Property Value

Local Market Overview

The subject industrial property at 530 N Beach St in the city of Daytona Beach, Florida, is situated in a coastal-metropolitan context that blends tourism, manufacturing, and logistics. With recent population growth outpacing previous decades and median household income rising steadily, the region offers a favorable backdrop for industrial investment. Residents benefit from Florida's lack of a state personal income tax and access to a growing workforce complemented by several local colleges and universities.

The surrounding region is anchored by transport infrastructure—including two major interstate highways and proximity to both seaport and airport facilities—which enhances the location's suitability for distribution, manufacturing, or light industrial uses. The lifestyle appeal of the area—coastal access, moderate cost of living, and workforce availability—supports tenancy attraction and retention. While competition exists in logistics and warehouse sectors statewide, the local area remains less saturated than many major inland logistics corridors, offering potential upside for value-oriented industrial users or investors.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,087	72,434	218,995
Current Year Estimate	3,293	76,198	225,962
2020 Census	3,108	72,711	210,643
Growth Current Year-Five-Year	-6.26%	-4.94%	-3.08%
Growth 2020-Current Year	5.93%	4.80%	7.27%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,123	27,672	82,165
Current Year Estimate	1,186	28,887	83,957
2020 Census	1,138	27,446	77,043
Growth Current Year-Five-Year	-5.29%	-4.21%	-2.13%
Growth 2020-Current Year	4.21%	5.25%	8.97%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$76,507	\$71,977	\$79,372

Economic Drivers



The economy of Daytona Beach is undergoing a dynamic transformation that directly enhances its appeal for industrial real estate users and investors. Traditionally driven by tourism, the region is now diversifying into logistics, advanced manufacturing, and healthcare—anchored by significant infrastructure and workforce assets. Located at the strategic junction of Interstate 95 and Interstate 4, Daytona Beach offers direct north-south and east-west connectivity, placing it within one hour of the Orlando metro and providing access to major consumer and freight corridors throughout Florida and the Southeast. The city is also home to Daytona Beach International Airport, a designated foreign-trade zone that elevates its logistics and import-export capacity, especially for distribution and aerospace-related operations.

Rail lines operated by CSX and other freight carriers run through Volusia County, giving the region intermodal capabilities that further support industrial expansion. Major employers in the immediate area include Amazon Logistics, Halifax Health, AdventHealth, Embry-Riddle Aeronautical University, and Publix Super Markets—all of which drive steady demand for warehousing, fulfillment, and supply chain support services.

The presence of Embry-Riddle also contributes to a high-skill talent pipeline, particularly in aerospace and engineering, making the region attractive for advanced manufacturing operations.

Industrial development is actively being encouraged by the city through rezoning and entitlement initiatives. The 276-acre Florida Logistics Center, recently approved for up to 2.8 million square feet of distribution and warehouse space, underscores institutional confidence in the market's growth. Additionally, the region's competitive utility rates, labor availability, and lower real estate costs (compared to Orlando, Tampa, or Miami) provide meaningful advantages for cost-sensitive occupiers and value-driven investors.

In summary, Daytona Beach is transitioning into a stronghold for logistics and light industrial activity. Its connectivity, major employer base, planned industrial expansions, and business-friendly environment combine to create a compelling case for continued industrial real estate demand and long-term investment potential.

Financial Summary

\$4,000,000

List Price

00.00%

Cap Rate

00.00%

Price Per SF

0.00 AC

Lot Size

Property Summary

Address	6806 Parke East Blvd Tampa, FL 33610
RBA	±21,900 SF
Lot Size	±0.00 AC
Coverage	0.00%
Zoning	XX
Construction	XX
Year Built	1988
Dock Doors	00
Drive In Doors	00

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80



Investment Highlights

Executive Summary

- **Downtown Daytona Beach Industrial/Distribution/Manufacturing Space**
- **Available SF: Approximately $\pm 20,000$ - $\pm 45,000$ RSF**
- **M-1 Zoning in the City of Daytona Beach**
- **New Roof - 10 Year Warranty**
- **Interior Improvements Ongoing - New Offices, Bathrooms, Lights, Electric**
- **Currently 4 Grade Level Doors - Room For More**
- **May Be Split Into Minimum of $\pm 20,000$ SF**
- **Heavy 3-Phase Power on Site Ceiling Height Varies 18-23 Feet**
- **5 Bathrooms**

