

MATTHEWS™



Recently Renovated ±4,686 SF | Modern Buildout | Convenient Access to Downtown Tampa

OWNER-USER OFFICE

3226 N Falkenburg Rd | Tampa, FL 33619

**Office
Owner-User Opportunity**
Offering Memorandum

Exclusively Listed By



Josh Beniek

Associate

(813) 367-0075

josh.beniek@matthews.com

License No. SL3639828 (FL)



Jake Lurie

FVP & Associate Director

(813) 488-0853

jake.lurie@matthews.com

License No. SL3510801 (FL)

Kyle Matthews

Broker of Record

License No. BK3554632 (FL)

Firm No. CQ1066435 (FL)

MATTHEWS™

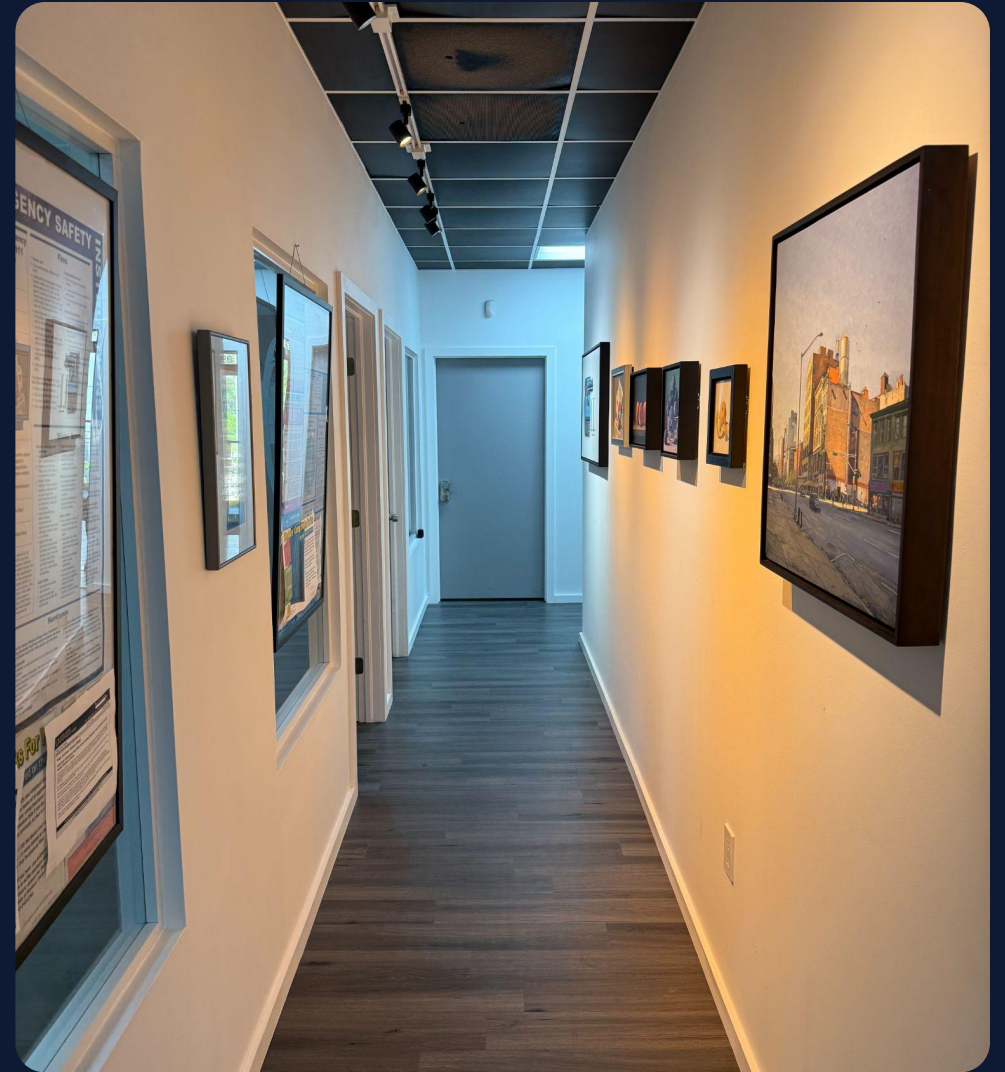


Property Overview

3226 N Falkenburg Rd
Tampa, FL 33619



Interior Photos



Interior Photos



Investment Highlights

Property Highlights

- **Renovated Turnkey Office:** Recently updated 4,686 SF office featuring three modern restrooms (including one with a shower), a spacious kitchen/breakroom, two conference rooms, and ample on-site parking.
- **Durable, Low-Maintenance Construction:** Built with concrete block (CBS) construction and a metal roof, offering long-term durability, storm resistance, lower maintenance costs, and potential insurance savings.
- **Freestanding Building with Strong Visibility:** Standalone design provides excellent signage opportunities and enhanced brand exposure in a highly visible location.
- **Move-In Ready:** Fully vacant and ready for immediate occupancy, with recent renovations reducing upfront costs and eliminating the need for extensive buildout time.

Location Highlights

- **Excellent Regional Connectivity:** Located just 1.5 miles from I-75 with convenient access to the Selmon Expressway and I-4, providing easy connectivity to Downtown Tampa, Brandon, Riverview, Orlando, and major Central Florida markets.
- **Education & Healthcare Hub:** Adjacent to Jersey College School of Nursing and near Hillsborough Community College and Southern Technical College, benefiting from a strong workforce pipeline and demand generated by students, educators, and healthcare professionals.
- **High-Visibility Commercial Location:** Positioned along Falkenburg Road with exposure to approximately 23,000 vehicles per day, offering excellent visibility and accessibility for businesses, employees, and visitors.





Tampa Bay Technical High
±2,300 Students



Hillsborough College
±251 Students | ±17.8 Miles Away

Tampa Executive Airport
±6 Miles Away

±152,500 VPD



maximus
+ MICHALEK HEALTH SOLUTIONS
HEALTH EMPOWERED. FUTURE SECURED
CFM Cadmus Dental Lab
Netpark Tampa Bay Business Park
±4,500 Total Employees



±151,500 VPD

±39,000 VPD



ASTON HEALTH
Office
±500 Employees



±43,500 VPD



Herzing University - Tampa
±251 Students

citi
Bank
±11,000 Employees

WIT WHATEVER IT TAKES
TRANSMISSION PARTS, INC.
PrimeTime LEASING ADI FASTENER GROUP
JDMartin Southeast
REFLOOR THE LAST FLOOR YOU'LL EVER BUY
Tampa Distribution Center Business Park
±600 Total Employees



Jersey College
±3,000 Students

RH
Warehouse

Subject Property

Ashley HOMESTORE
Distribution Center

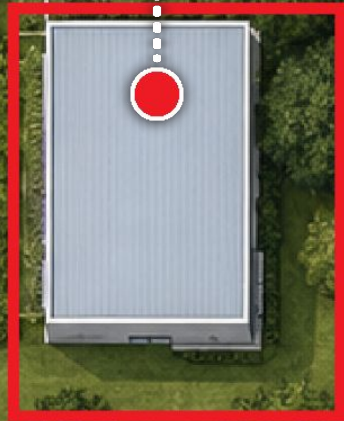
Builders FirstSource
Warehouse

Cirkul
Warehouse



±26,000 VPD

**Subject
Property**



CIRCLE K

N Falkenburg Rd ± 23,000 VPD

3226 N Falkenburg Rd
Tampa, FL 33619

\$1,300,000

Price

±4,686 SF

GLA

±23,000 VPD

N Falkenburg Rd

2022

Renovation Year



Aerial Photos



Market Overview

3226 N Falkenburg Rd
Tampa, FL 33619



TAMPA, FL

813,067

Total Population

200,727

Employed Population

336,677

of Households

Tampa, Florida has developed into one of the most dynamic retail markets in the southeastern United States, driven by strong population growth, tourism, and a diversified local economy. The Tampa Bay area—anchored by Tampa, St. Petersburg, and Clearwater—benefits from steady in-migration, particularly from higher-cost states, which continues to fuel demand for both necessity-based and experiential retail.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	58,895	188,401	742,518
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	22,353	73,067	298,685
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$97,905	\$100,282	\$111,532

ECONOMIC DRIVERS

Tampa has experienced strong 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.

Tourism is one of Tampa's strongest economic drivers. The city attracts millions of visitors each year thanks to its warm climate, beaches, and attractions like Busch Gardens, the Florida Aquarium, and nearby Gulf Coast destinations. Cruise operations from the Port of Tampa also contribute significantly, supporting hotels, restaurants, and entertainment businesses. Port Tampa Bay is the largest port in Florida by tonnage, making it a major hub for shipping and logistics. It handles bulk cargo such as fuel, construction materials, and agricultural products. The port supports thousands of jobs in transportation, warehousing, and trade, and plays a key role in connecting Florida to international markets.

GREATER MSA STATS

Total Population
3.4 Million

Annual Visitors
15.8 Million

Tourism Economic Impact
\$20 Billion

GDP
\$243.3 Billion



MATTHEWS™

Exclusively Listed By



Josh Beniek

Associate

(813) 367-0075

josh.beniek@matthews.com

License No. SL3639828 (FL)



Jake Lurie

FVP & Associate Director

(813) 488-0853

Jake.Lurie@matthews.com

License No. SL3510801 (FL)

Kyle Matthews | Broker of Record | License No. BK3554632 (FL) | Firm No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3226 N Falkenburg Rd, Tampa, FL, 33619** ("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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.