



PROPOSED FLEX SPACE NEAR USF

10770 N 46th St. Bldg. D, Tampa, FL 33617

Liz Menéndez, CCIM
727.409.0101
liz@saundersrealestate.com



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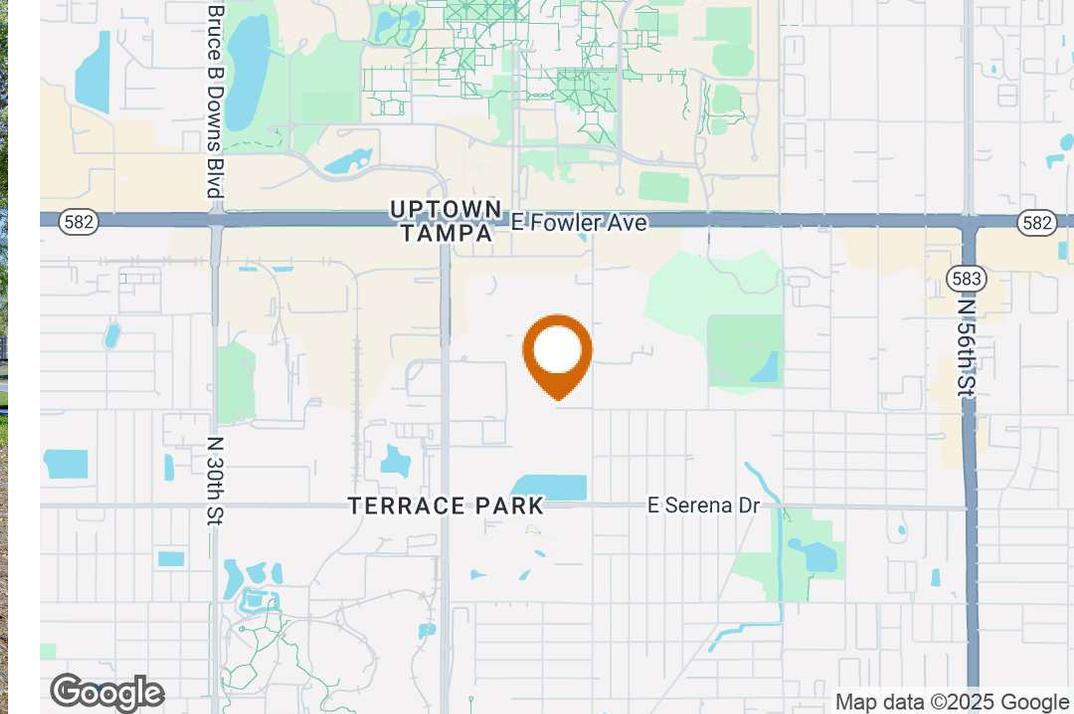
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PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	47,636 SF
Lot Size:	1.09 Acres
Zoning:	IH

PROPERTY OVERVIEW

Build to suit opportunity, on one acre, in University Corporate Park. The property offers prime accessibility just 2 miles from I-75, 3 miles from I-4, and near U.S. Highway 301. It is adjacent to Moffitt Cancer Center McKinley Hospital and two miles from the University of South Florida, making it ideal for businesses serving these institutions. Additionally, Busch Gardens and Adventure Island are less than 2 miles away, enhancing its appeal.

PROPERTY HIGHLIGHTS

- Build to suit opportunity
- Prime location with excellent access to I-75, I-4, and U.S. Highway 301
- Adjacent to Moffitt Cancer Center McKinley Hospital and near the University of South Florida

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Located at 10770 North 46th Street in Tampa, FL 33617, this property offers a prime location with excellent access to major highways and key landmarks. Positioned just 2 miles east of Interstate 75, it provides seamless north-south connectivity, while Interstate 4, only 3 miles south, offers a direct route between Tampa and Orlando. U.S. Highway 301, located about 2.5 miles east, adds further accessibility to surrounding commercial and residential areas.

The property is adjacent to the Moffitt Cancer Center McKinley Hospital and two miles south of the University of South Florida, making it an attractive location for businesses serving the hospital and university communities. Additionally, Busch Gardens Tampa and Adventure Island, popular entertainment destinations, are less than 2 miles southwest.

AERIAL



Building F

Building E

Building A

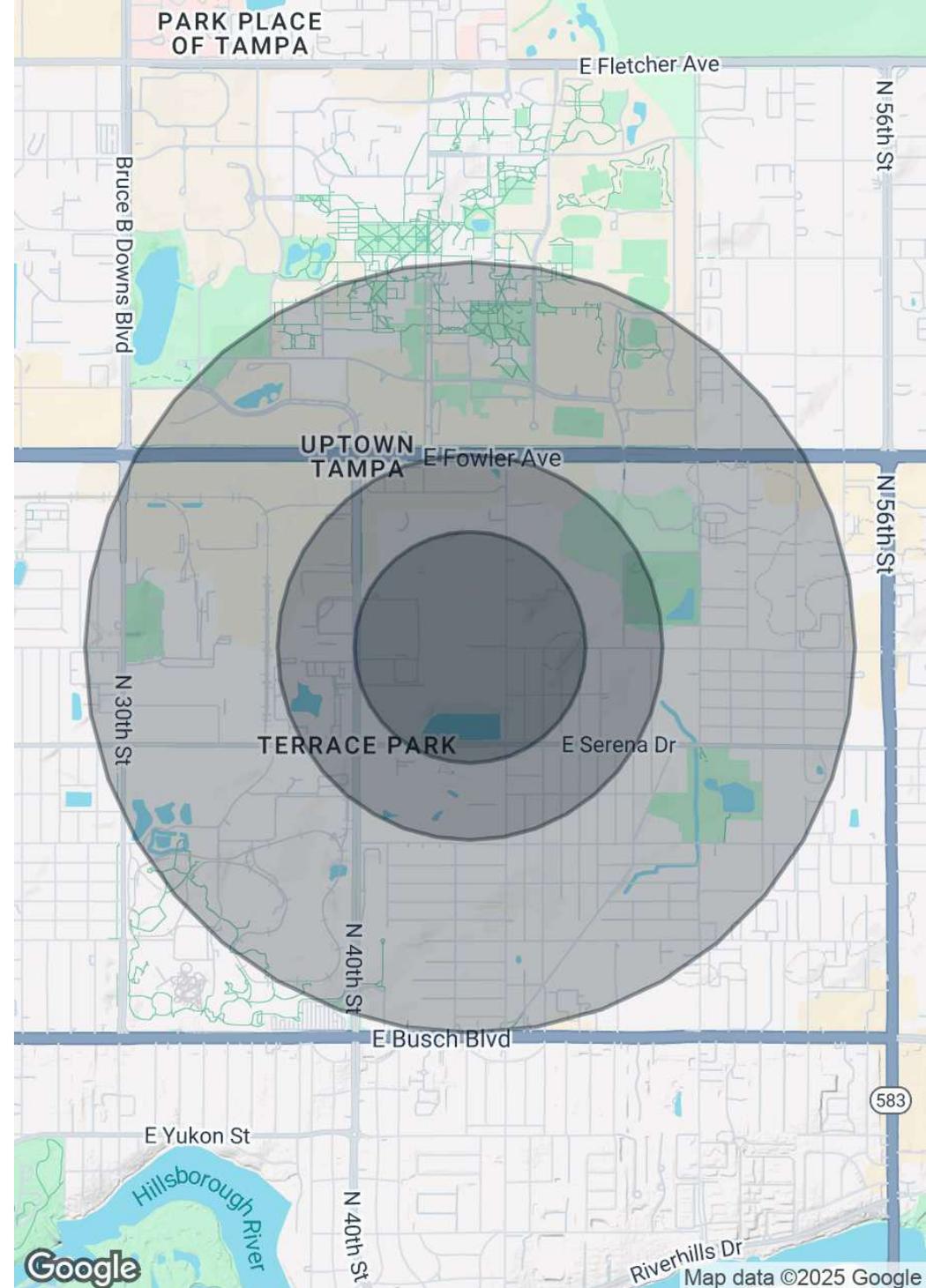
Building D Lot

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,358	3,814	13,647
Average Age	29	32	34
Average Age (Male)	30	32	33
Average Age (Female)	29	31	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	381	1,081	4,532
# of Persons per HH	3.6	3.5	3
Average HH Income	\$48,792	\$53,291	\$46,751
Average House Value	\$223,208	\$224,144	\$263,199

Demographics data derived from AlphaMap





HILLSBOROUGH COUNTY FLORIDA



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



TAMPA HILLSBOROUGH COUNTY

Founded	1855
Population	396,324 (2023)
Area	170.6 sq mi
Website	tampagov.net
Major Employers	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida

With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

NEIGHBORHOOD MAP



Moffitt Cancer Center McKinley Hospital



Temple Terrace

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADVISOR BIOGRAPHY



LIZ MENÉNDEZ, CCIM

Senior Advisor

liz@saundersrealestate.com

Direct: **877.518.5263 x465** | Cell: **727.409.0101**

PROFESSIONAL BACKGROUND

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

