



Land For Sale

Buildable Commercial Lot

**5112 N 22nd St, Parcel B, Tampa, FL 33610**

For More Information:

813-254-6756 | EXT 26

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





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### Executive Summary



### OFFERING SUMMARY

**Sale Price:** N/A

**Lot Size:** 14,339 SF

**Zoning:** CI - Commercial Intensive

### PROPERTY OVERVIEW

This 14,339 SF commercial lot is zoned CI - Commercial Intensive and has direct exposure to N. 22nd Street, as well as access on E. Shadowlawn Avenue. The lot measures 199 x 72 and has a future land use (FLU) of CC-35 (Community Commercial-35) which has an FAR (Floor to Area Ratio) of 2.0, which allows for a maximum mixed use development of up to 11 units and up to a 28,676 SF building. The seller has just obtained preliminary approval to split this site (Parcel B) from a larger parcel for independent sale and development. Many national retailers are within a few blocks of this site such as; Walmart SuperCenter, Popeyes, Ross, Walgreens, Wendy's, McDonalds, Amcscot and many more along busy Hillsborough Avenue.

**\*\*All totals are maximum estimated based upon land use and subject to site plan approval**

### LOCATION OVERVIEW

Located just three blocks south of Hillsborough Avenue and north of the I-275 / I-4 junction, offering easy access to all surrounding areas of Tampa, including downtown.





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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Future Land Use - Community Commercial 35 - (2.0 FAR)

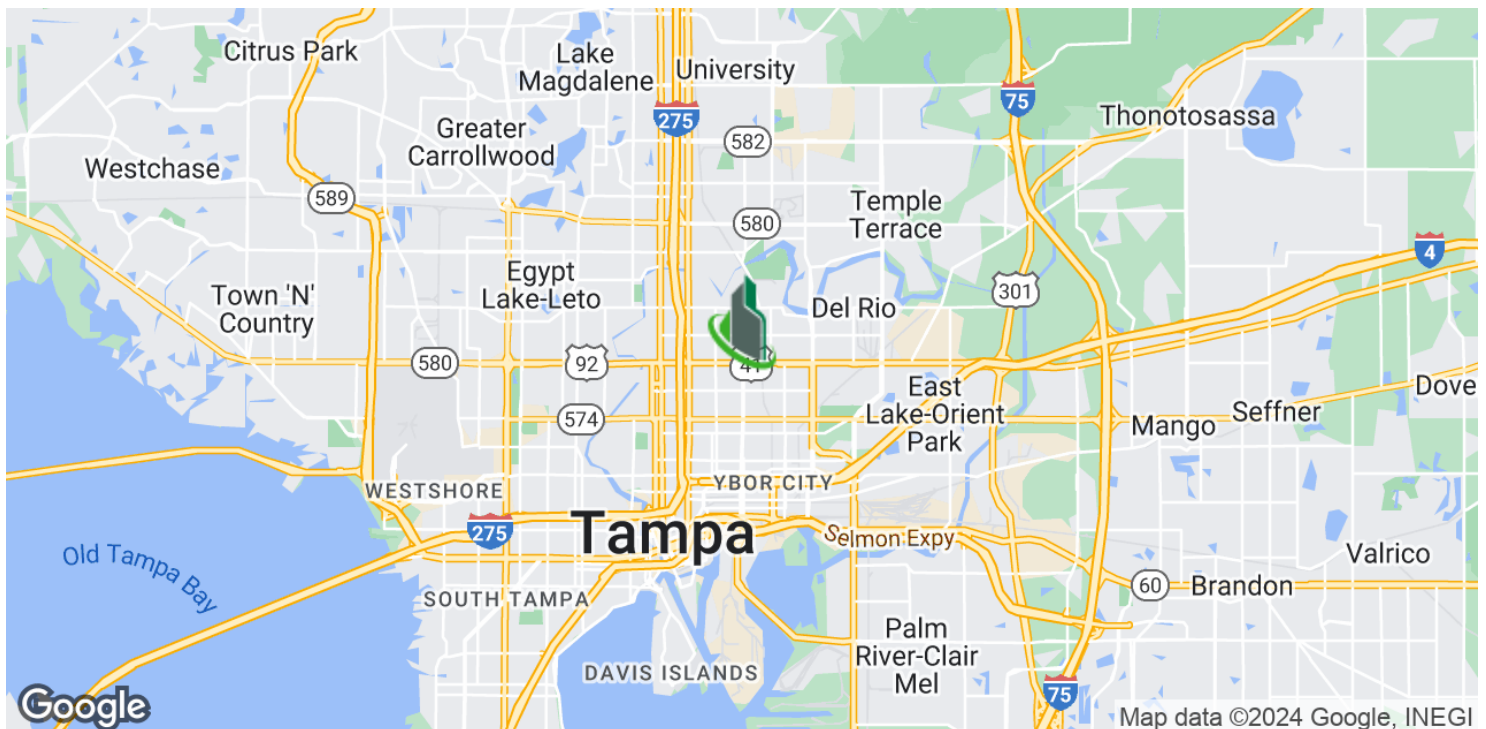
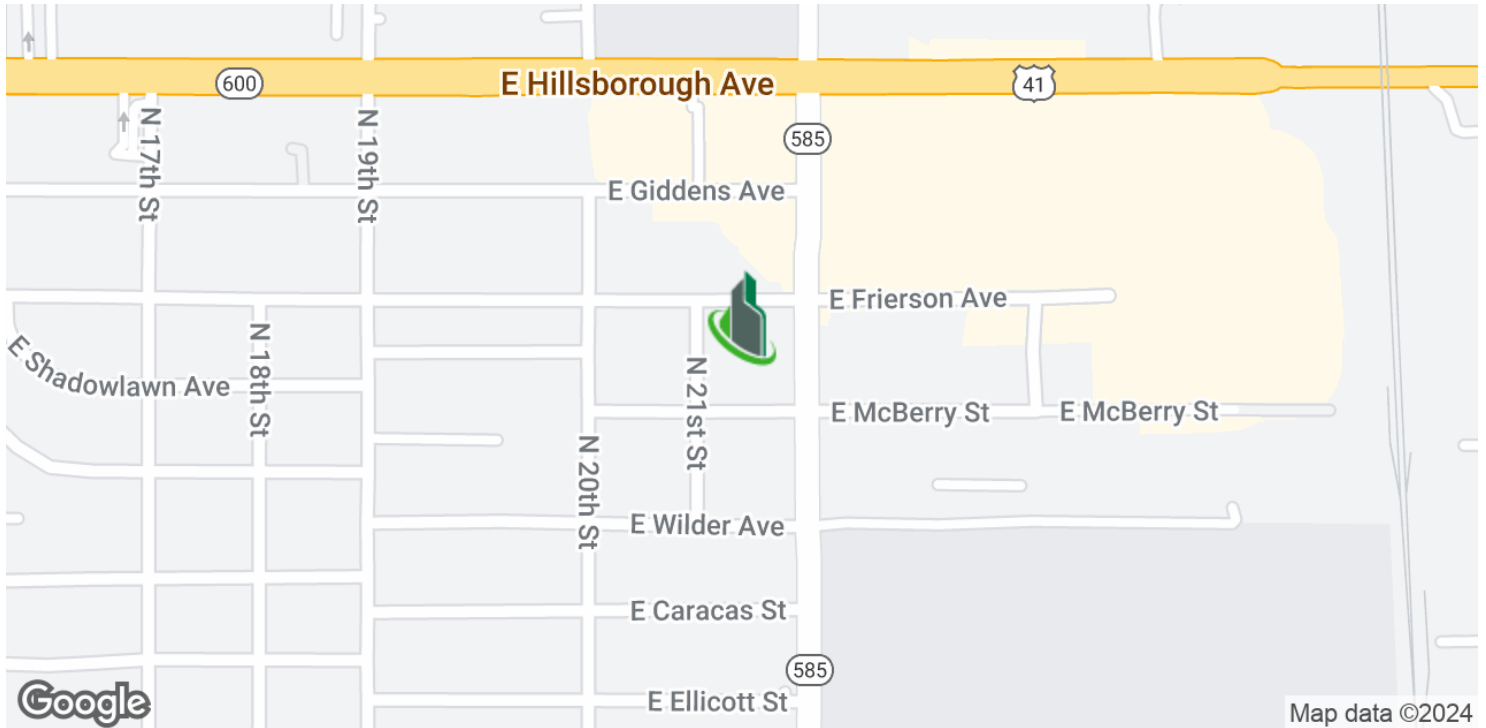
Map Color	Category	FAR	Dwelling units/net acre	Other Considerations	Key Characteristics
CC-35	<b>Community Commercial-35:</b> <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Intensive and general commercial, service, office, and residential uses	Standard Development: • Up to 1.0 • >1.0 up to 2.0 with performance provisions met	Up to 30 du/acre  Up to 35.0 du/acre with bonus provisions met	<ul style="list-style-type: none"> <li>Gathering places such as a plaza, courtyard, or park.</li> <li>Compatible public, quasi-public, and special uses.</li> <li>Development should include a mix of non-residential and residential uses with more intense development near major intersections.</li> <li>Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment.</li> </ul>	<ul style="list-style-type: none"> <li>A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall;</li> <li>More intense mixed-use development at intersections with stepped down residential uses in between;</li> <li>Building heights that are typically up to 5 stories (number of stories varies by location, special district, or overlay district);</li> <li>Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection;</li> <li>Building facades and entrances that directly address the street;</li> <li>Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level;</li> <li>Integrated (vertical and horizontal) residential and non-residential uses along the corridors;</li> <li>Parking that is located to the side or behind buildings, or in parking structures;</li> <li>Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions;</li> <li>Attractive streetscape with sidewalks designed to accommodate pedestrian traffic that includes appropriate landscaping, lighting, and pedestrian amenities/facilities;</li> <li>Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes; and</li> <li>*Any proposed development, city-wide, may develop up to 1.5 FAR, if all of the following are met: <ul style="list-style-type: none"> <li>Subject site is greater than 0.35 acres;</li> <li>Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and</li> <li>Structure must have vertically integrated mix of at least 2 uses from 2 separate general use categories as outlined in City Code.</li> </ul> </li> </ul>
CMU-35	<b>Community Mixed Use-35:</b> <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Retail, general commercial, service, office, and residential uses	Up to 2.0 in Ybor City Local Historic District Only  Vertical Mixed-Use Development: • Up to 1.5* • >1.5 up to 2.0 with performance provisions met			
SMU-6	<b>Suburban Mixed Use-6:</b> <i>Medium to low intensity/density uses</i> ➤ Single family detached and multi-family uses for areas north of Fletcher Avenue	Up to 0.5	Up to 6 du/acre	<ul style="list-style-type: none"> <li>Accessory second units considered.</li> <li>Limited neighborhood commercial, residential office uses and general commercial uses.</li> <li>Limited townhomes considered in SMU-6.</li> <li>Compatible public, quasi-public, and special uses allowed.</li> <li>Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment.</li> </ul>	<ul style="list-style-type: none"> <li>A compact development pattern with buildings sited near adjacent streets to add character and spatial definition to the public realm;</li> <li>Centrally-located gathering places that may include a small park or greenspace, outdoor restaurant/café seating or other publicly accessible area that supports surrounding uses;</li> <li>Building facades and entrances with a high degree of transparency and on street and internal street fronting facades;</li> <li>Building heights that are typically up to 2 stories (number of stories varies by location, special district, or overlay district);</li> <li>Integrated (vertical and horizontal) residential and office uses;</li> <li>Separated parking such as between buildings, pedestrian paths, and landscaping;</li> <li>Attractive pedestrian streetscapes both internally and externally with broad sidewalks appointed with appropriate landscaping, lighting, and pedestrian amenities/facilities;</li> <li>Convenient and attractive pedestrian connections from adjoining neighborhoods and transit;</li> <li>Streets designed to integrate and balance safe pedestrian, bicycle, and transit use with efficient vehicular traffic flow;</li> <li>Attractive landscaping of public right-of-way with street trees and other plantings to enhance character and identity; and</li> <li>For areas south of Fletcher, SMU-6 is recommended solely for low intensity office infill.</li> </ul>
SMU-3	<b>Suburban Mixed Use-3:</b> <i>Low intensity/density uses</i> ➤ Single family detached and multi-family uses	Up to 0.25	Up to 3 du/acre		



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Location Maps



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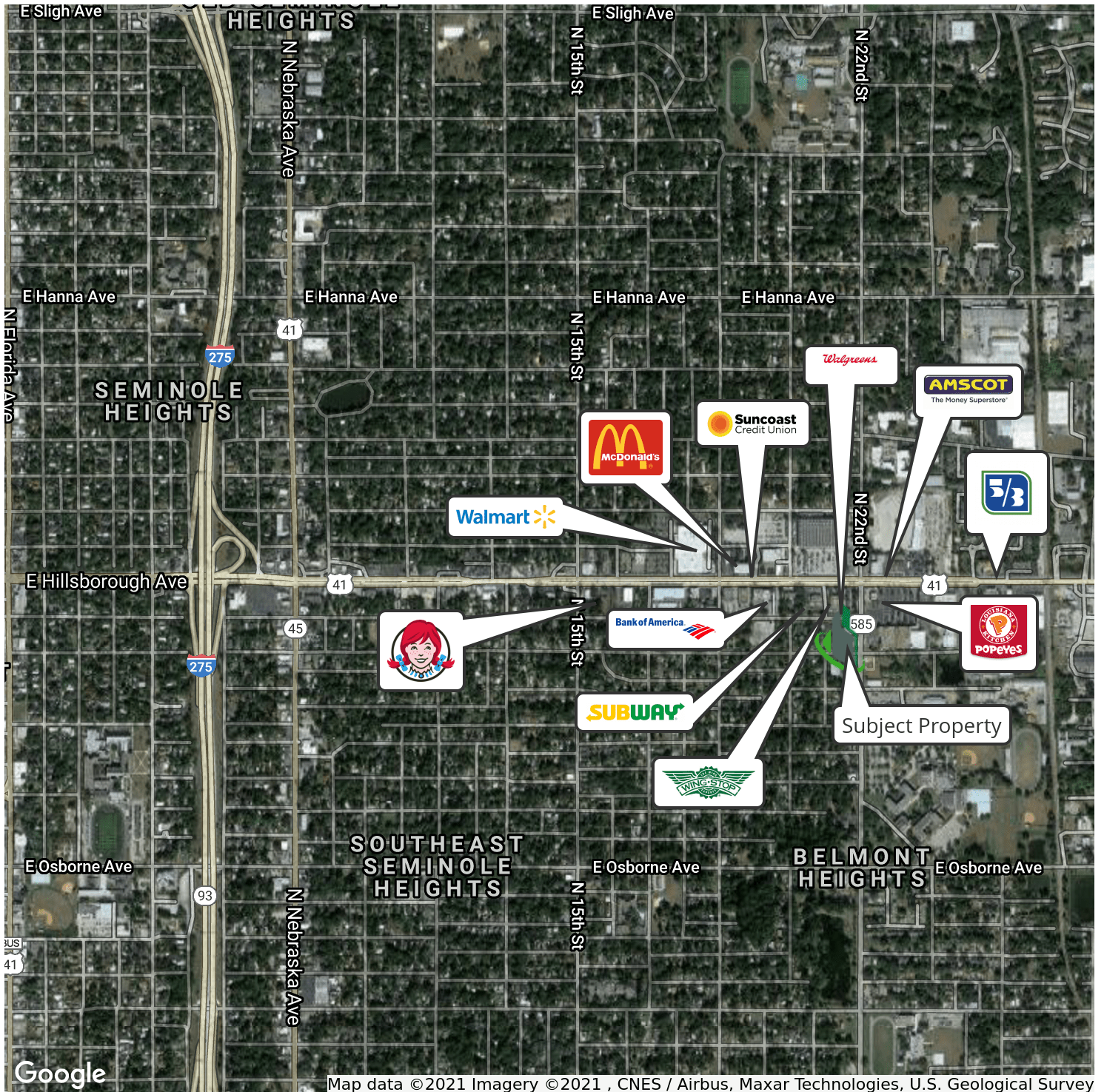




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### Retailer Map



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Aerial Map











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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,814	114,343	282,707
Median age	35.5	34.1	34.0
Median age (Male)	31.7	32.4	32.5
Median age (Female)	37.3	35.1	35.5

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,891	43,619	109,609
# of persons per HH	2.8	2.6	2.6
Average HH income	\$39,039	\$41,498	\$47,563
Average house value	\$164,214	\$181,689	\$219,853

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	17.8%	22.5%	29.0%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	4,414	50,245	160,724
% White	32.0%	43.9%	56.9%
Total Population - Black	8,530	56,961	99,586
% Black	61.7%	49.8%	35.2%
Total Population - Asian	98	796	4,941
% Asian	0.7%	0.7%	1.7%
Total Population - Hawaiian	0	27	121
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	31	850	2,753
% American Indian	0.2%	0.7%	1.0%
Total Population - Other	482	3,045	8,775
% Other	3.5%	2.7%	3.1%

#### TRAFFIC COUNTS

22nd Street & Hillsborough Avenue	11,000/day
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*\* Demographic data derived from 2020 ACS - US Census*

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