



Retail Property For Sale

Howard and Main West Tampa Retail / Office Corner
1702 N Howard Ave, Tampa, FL 33607

For More Information:

813-254-6756 | EXT 85

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	Negotiable
Lot Size:	12,300 SF
Year Built:	1902
Building Size:	5,050 SF
Zoning:	CI - Commercial Intensive
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	19,500

PROPERTY OVERVIEW

This one story 9,641 sf building is located on a 9,975 sf Commercial Intensive zoned lot in the center of the rapidly changing West Tampa CRA (Community Redevelopment Area). Currently home to a printing company, the building is ideally suited for commercial redevelopment (office over retail) or mixed use with a 2nd floor residential redevelopment. The second floor is currently built out as office with high ceilings throughout, 13 windowed offices with great natural light, a small common kitchen area and restrooms. The bulk of the downstairs is used as open production area for the printing company and would convert well into retail suites to take advantage of the high visibility along busy Howard Avenue. The property is directly adjacent to the Argosy University Building, a converted historic cigar factory which borders I-275, and a few blocks north of the JCC project at the Homer Hesterly Armory. Millions of dollars are pouring into the area as West Tampa and North Hyde Park are seeing explosive growth and redevelopment.

****OWNER FINANCING AVAILABLE****

LOCATION OVERVIEW

Located on North Howard Avenue, just one block north of I-275.





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Suite B - 1,150 SF



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Surrounding West Tampa Historical Buildings



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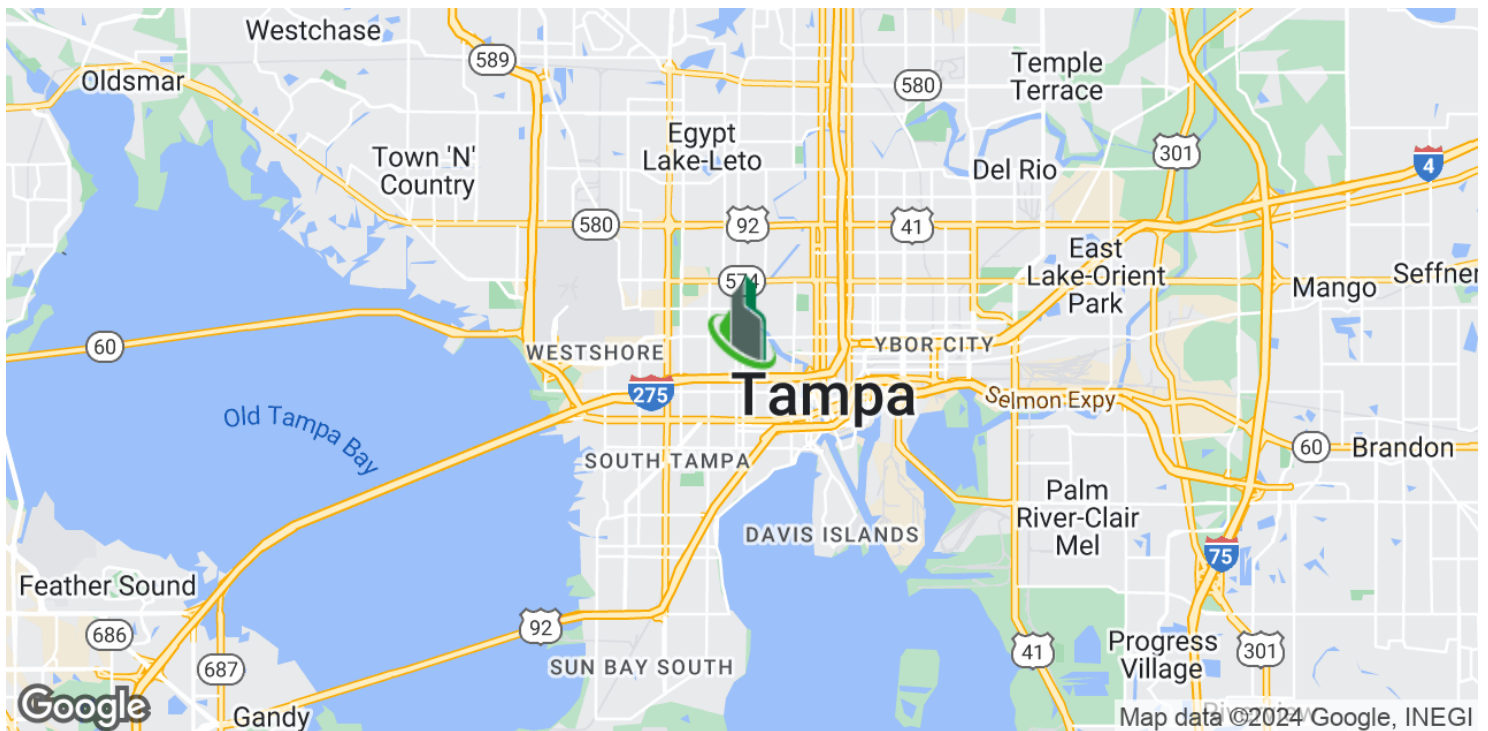




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Location Maps



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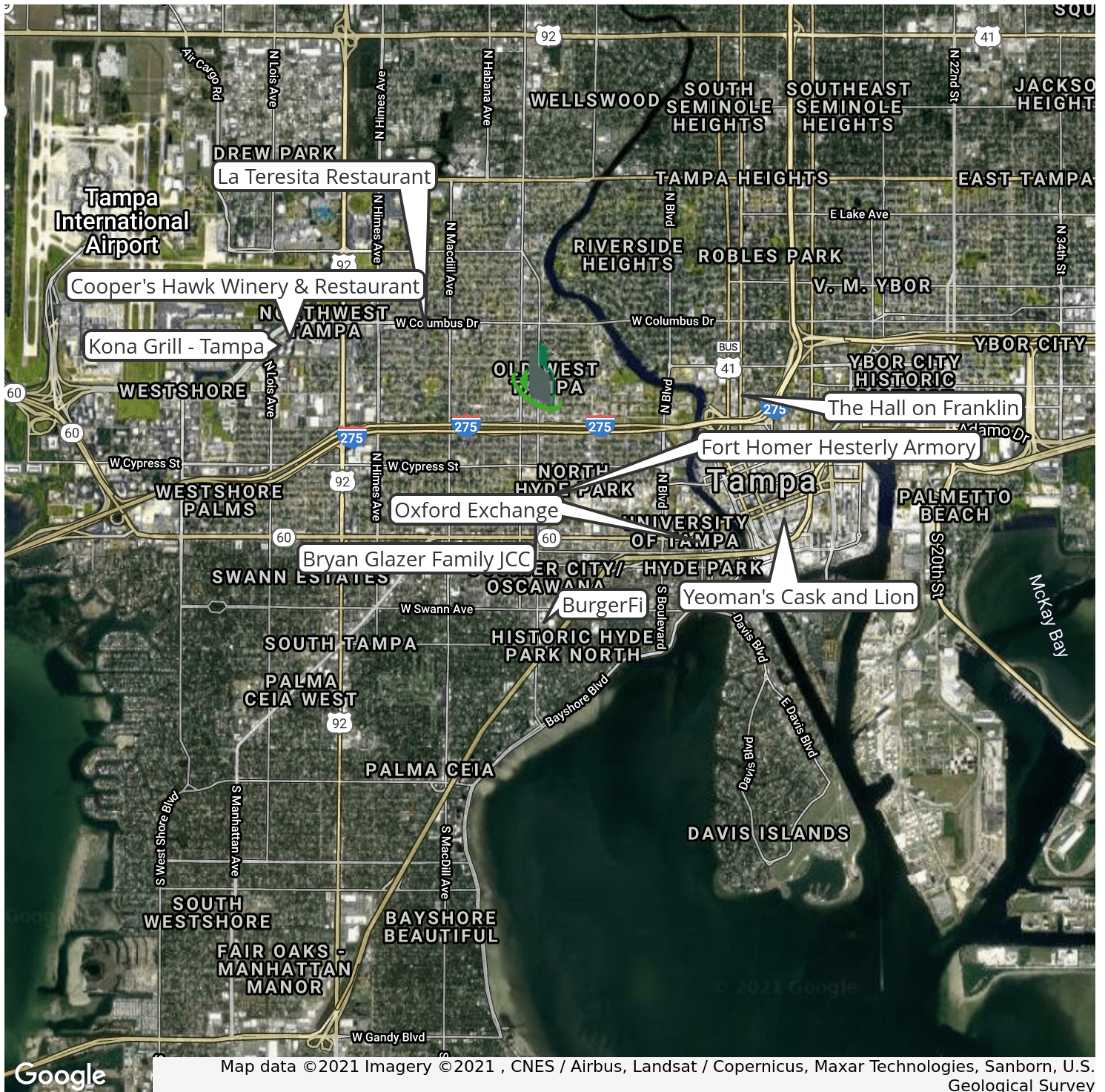




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Retailer Map



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Aerial Map



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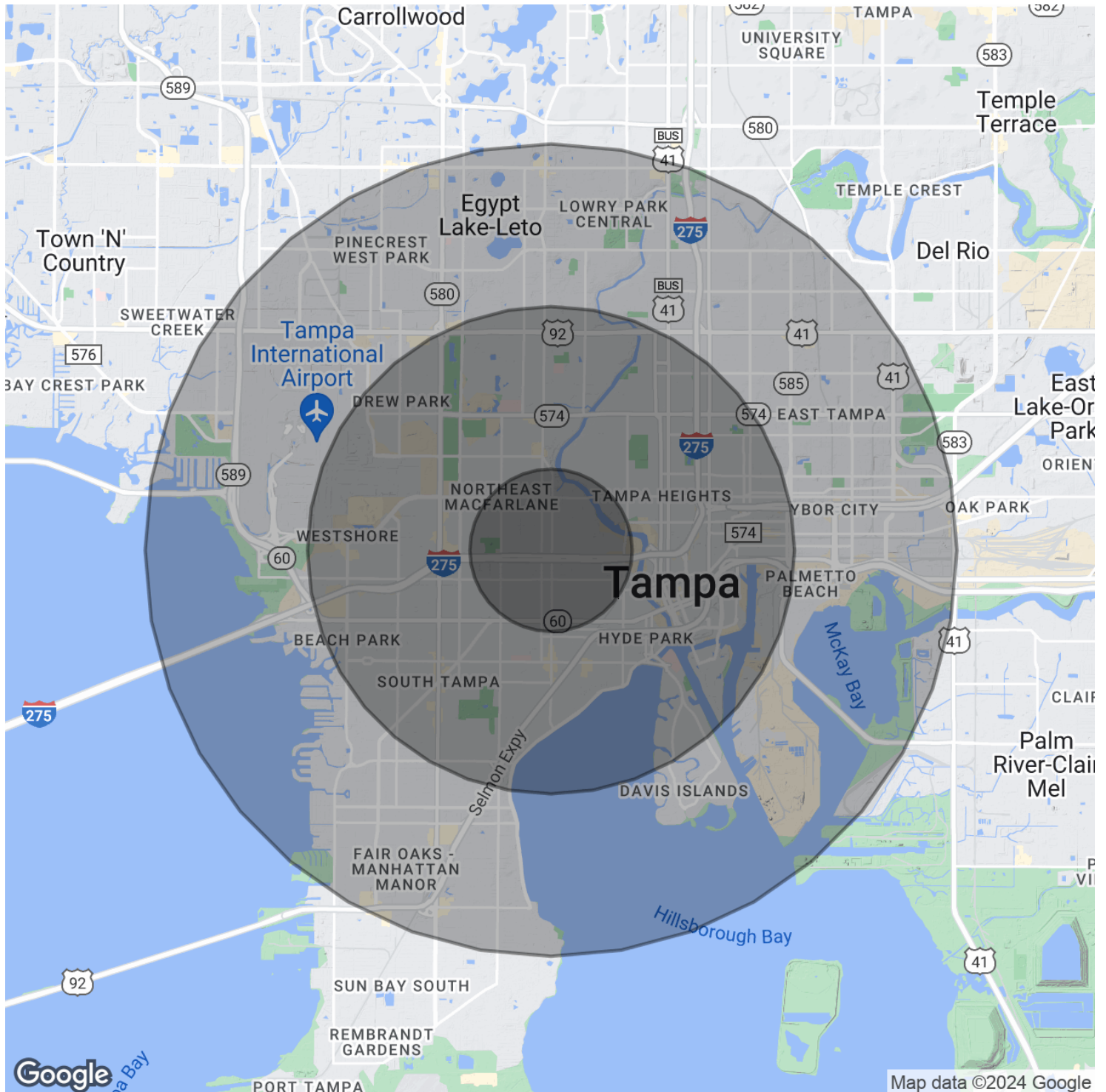




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,405	102,048	230,485
Average age	31.3	36.5	37.0
Average age (Male)	29.4	35.0	35.4
Average age (Female)	33.2	38.0	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,145	45,666	96,714
# of persons per HH	2.6	2.2	2.4
Average HH income	\$49,029	\$70,748	\$69,730
Average house value	\$246,586	\$380,144	\$327,033

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	28.7%	28.6%	29.7%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	9,147	72,097	161,856
% White	49.7%	70.7%	70.2%
Total Population - Black	7,929	22,516	50,929
% Black	43.1%	22.1%	22.1%
Total Population - Asian	200	2,209	5,449
% Asian	1.1%	2.2%	2.4%
Total Population - Hawaiian	0	78	109
% Hawaiian	0.0%	0.1%	0.0%
Total Population - American Indian	247	1,146	1,968
% American Indian	1.3%	1.1%	0.9%
Total Population - Other	699	2,342	5,898
% Other	3.8%	2.3%	2.6%

TRAFFIC COUNTS

N. Howard Avenue & Main Street	19,500/day
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** Demographic data derived from 2020 ACS - US Census*

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