



Land For Sale

Palmetto Beach Waterfront Development Site

1301 S Bermuda Blvd, et al., Tampa, FL 33605

For More Information:

813-254-6756 | EXT 27

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	23,030 SF
Future Land Use:	Community Mixed Use-35 & RES-20
Zoning:	CG - Commercial General
Market:	Tampa-St. Petersburg- Clearwater

PROPERTY OVERVIEW

This 23,030 SF, multi-parcel Waterfront Development Site is ideally located in Historic Palmetto Beach. Situated just minutes from Ybor City and Downtown Tampa, Palmetto Beach has immediate access to surrounding markets via Interstate-4 and the Selmon Expressway, yet is tucked away in a quiet enclave adjacent to the Port of Tampa. Palmetto Beach was born in the late 1800's and served as a beautiful waterfront residential development which housed cigar workers employed at 4 local cigar factories in what is now a Nationally Registered Historic District.

Palmetto Beach is now experiencing a renaissance as the population swells in the Tampa Bay region and the demand for waterfront property is quickly exceeding supply. The 5 parcel site boasts 227 feet of water frontage along S. Bermuda Avenue overlooking McKay Bay, as well as 100 feet of direct commercial frontage along S. 22nd Street, directly across from restaurants and local markets. The site has a Commercial General zoning and a Future Land Use split between Community Mixed Use-35 and Residential-20, allowing for a potential density of up to 12 waterfront units totaling over 20,000 SF. Larger nearby developments are already in the planning stages as this quaint little neighborhood prepares for exciting changes.

LOCATION OVERVIEW

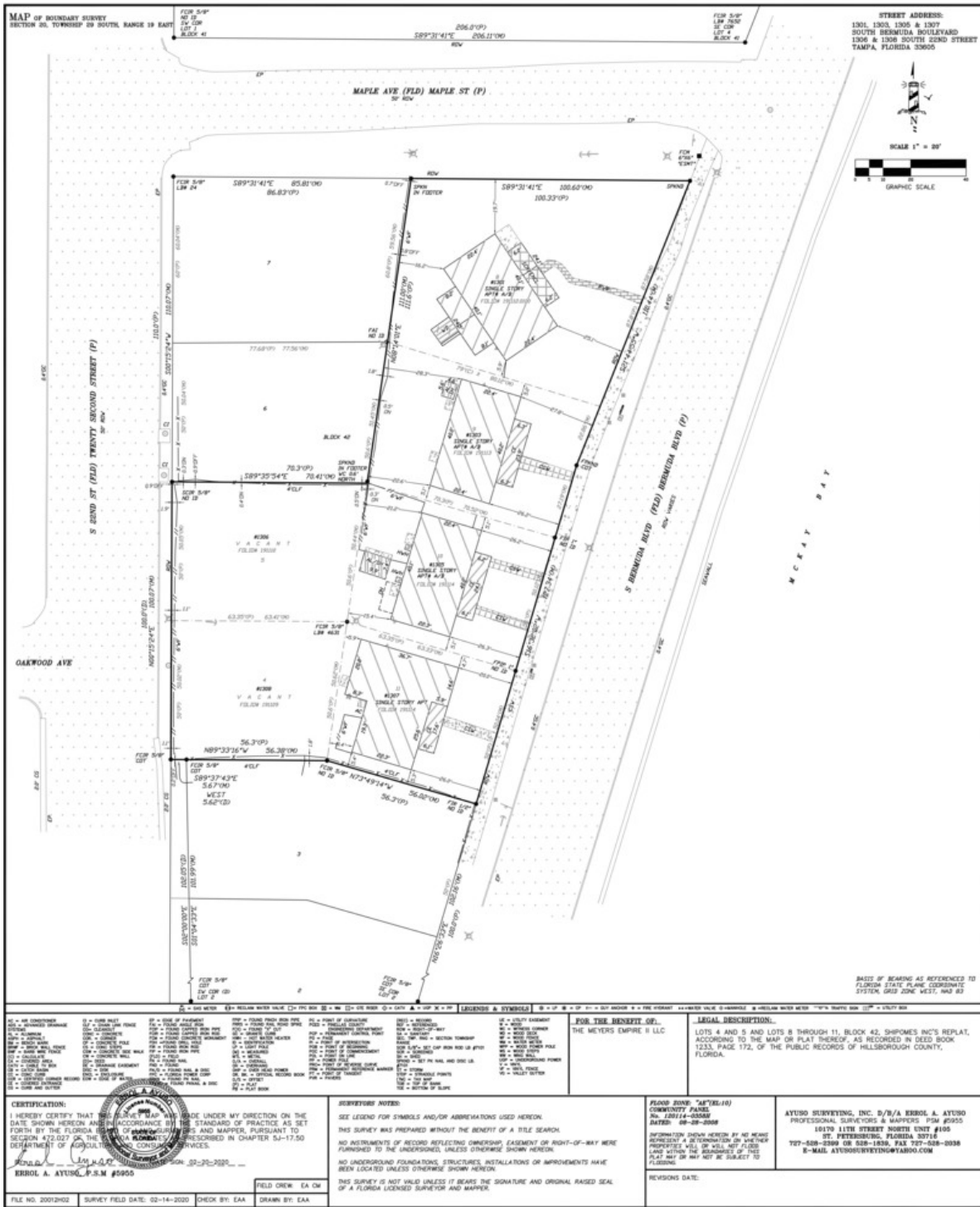
Located in Palmetto Beach just South of Ybor City via 22nd Street.



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Site Plan



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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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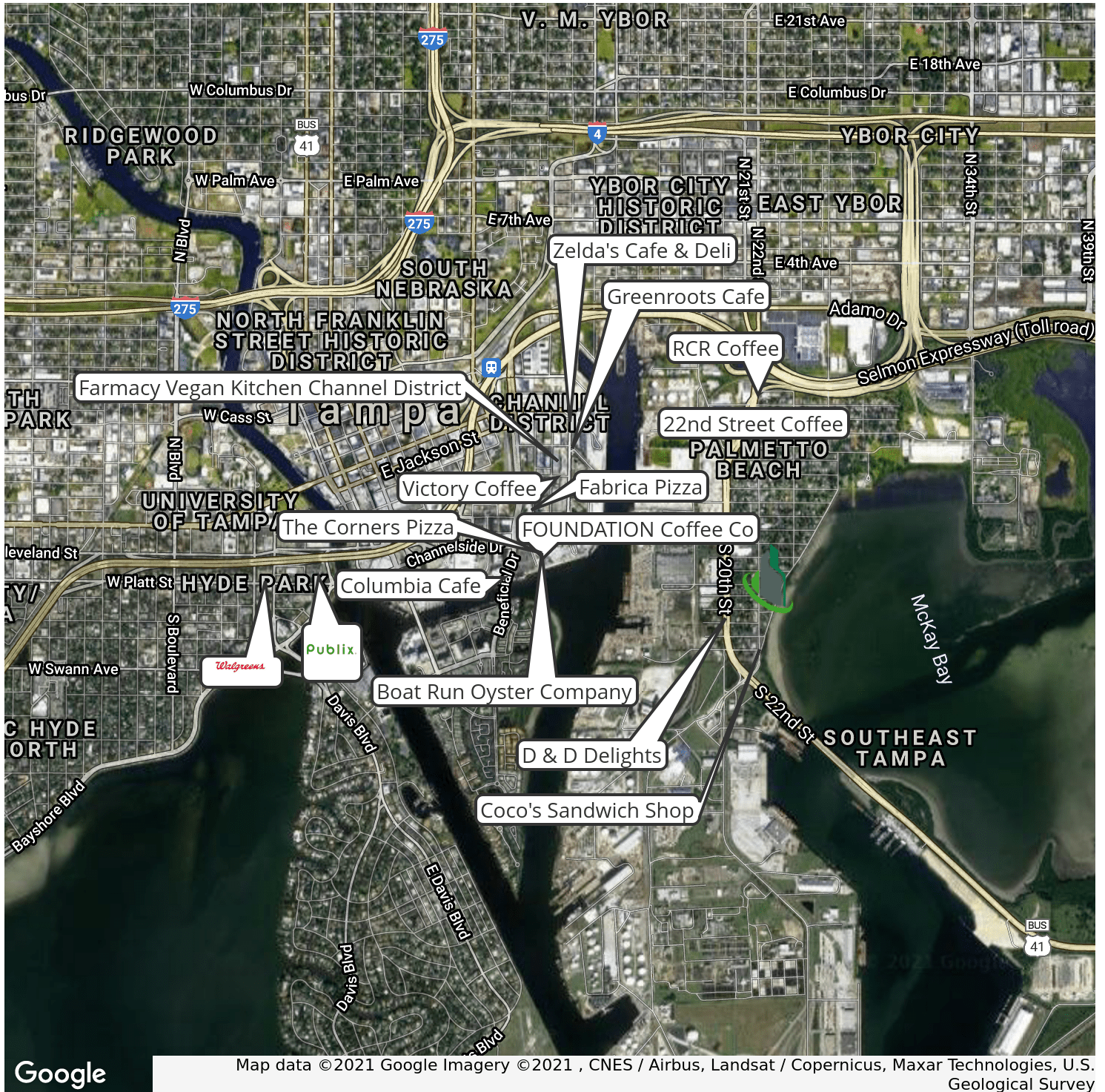




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Retailer Map



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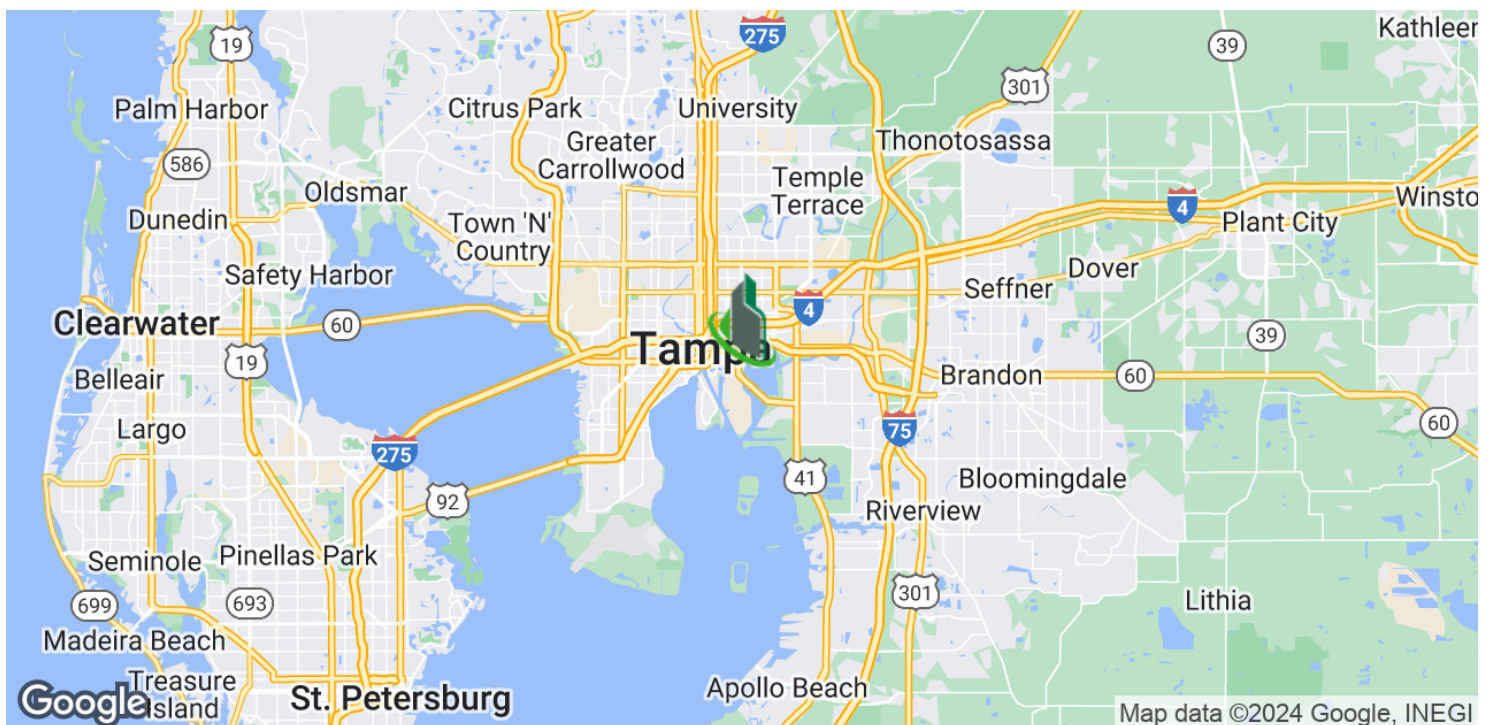
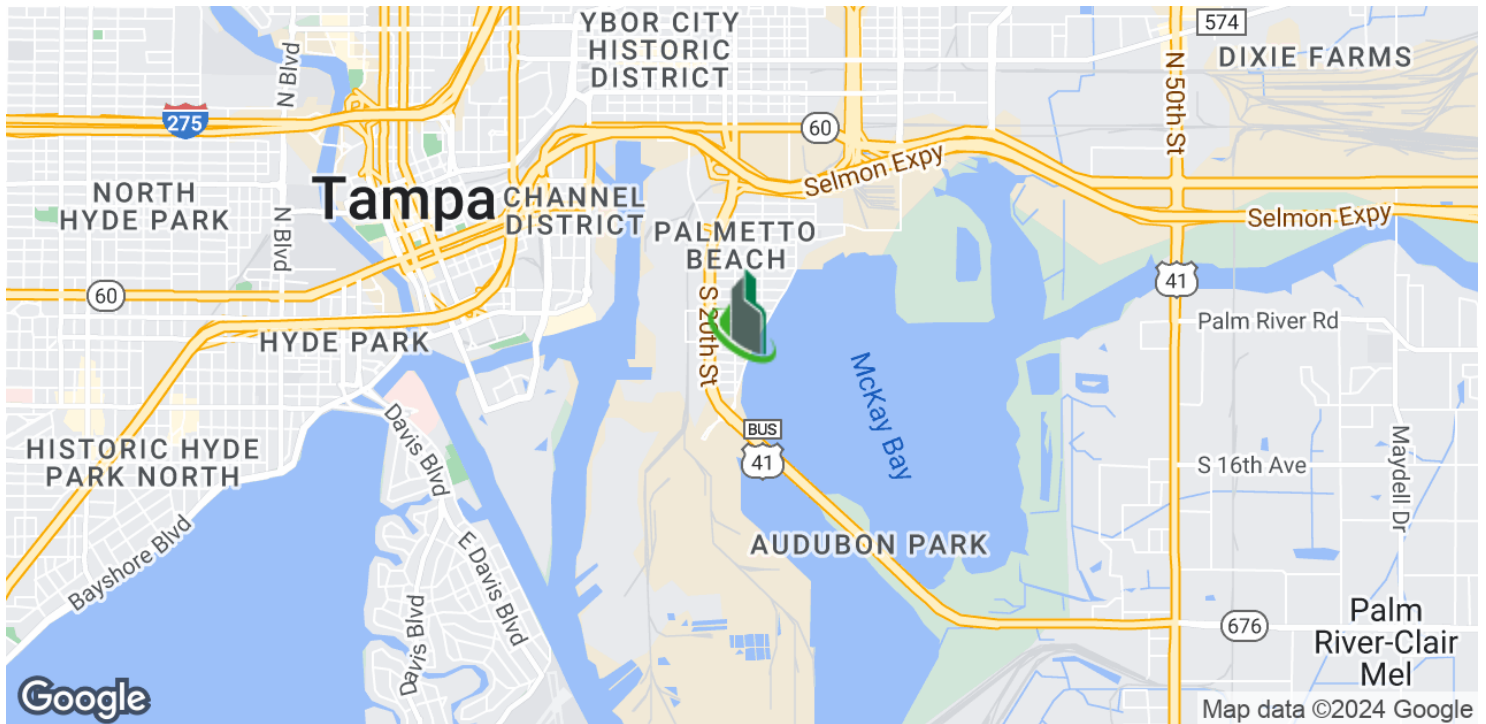
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Location Maps



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Aerial Map



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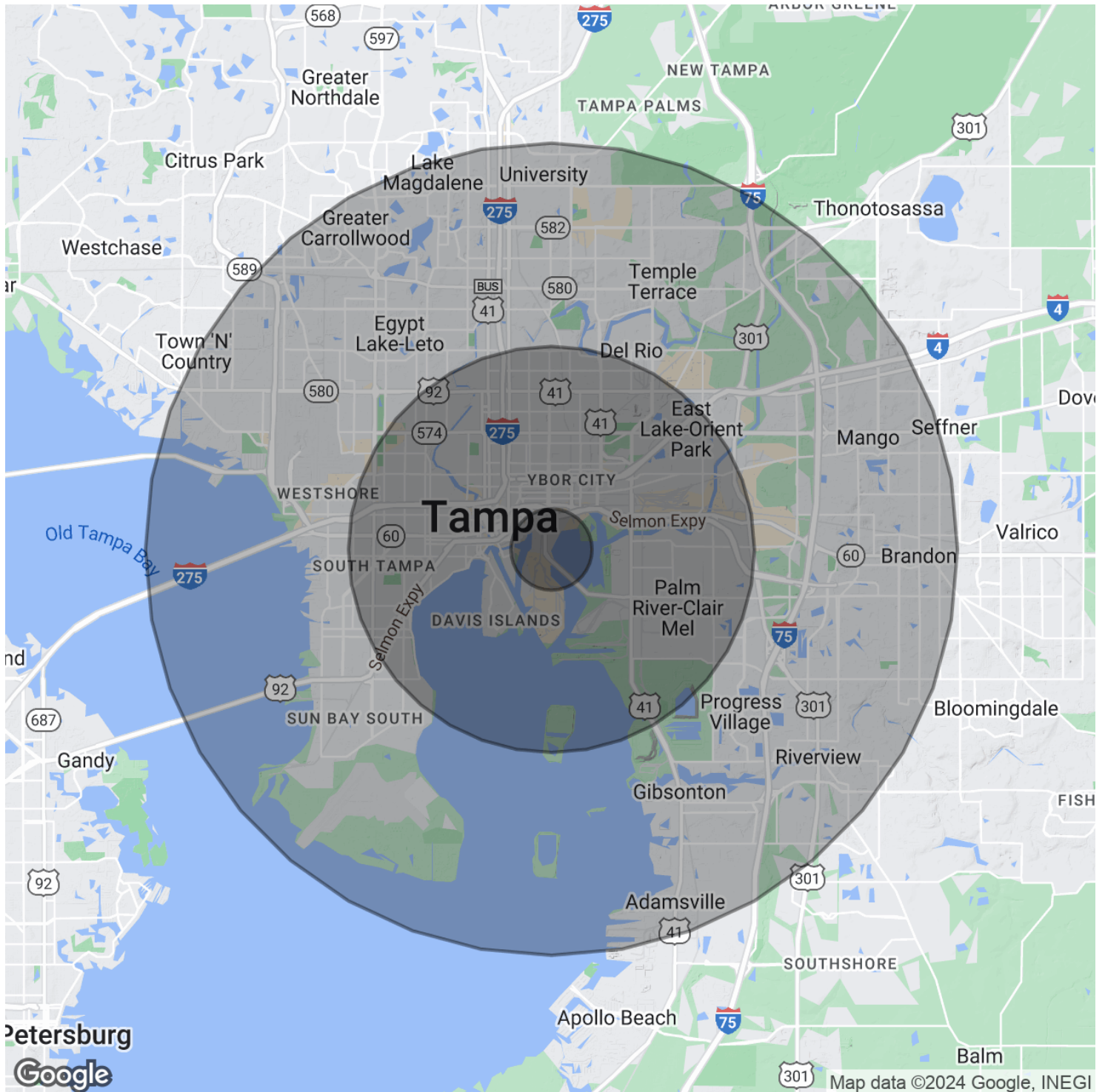




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Demographics Map & Report



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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,695	170,570	664,352
Average age	32.1	35.8	34.6
Average age (Male)	31.8	34.0	33.4
Average age (Female)	32.0	37.3	35.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,226	68,544	264,574
# of persons per HH	2.2	2.5	2.5
Average HH income	\$101,439	\$63,473	\$58,071
Average house value	\$429,610	\$325,891	\$256,916
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	40.6%	24.7%	26.8%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	2,046	99,810	440,837
% White	75.9%	58.5%	66.4%
Total Population - Black	180	59,131	162,429
% Black	6.7%	34.7%	24.4%
Total Population - Asian	123	2,181	19,874
% Asian	4.6%	1.3%	3.0%
Total Population - Hawaiian	0	81	409
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	244	1,796	4,226
% American Indian	9.1%	1.1%	0.6%
Total Population - Other	54	4,491	20,522
% Other	2.0%	2.6%	3.1%

** Demographic data derived from 2020 ACS - US Census*

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