



Office Building For Sale

Hyde Park Medical Building & Land

**502 S Magnolia Ave, Tampa, FL 33606**

**For More Information:**

Office: 813-531-7468 Mobile: 813-625-2375 | EXT

**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

<b>Sale Price:</b>	\$1,095,000
<b>Building Size:</b>	2997 SF
<b>Lot Size:</b>	14,232 SF
<b>Parking Spaces:</b>	20 Spaces
<b>Zoning:</b>	RO-1 - Residential Office - Low to Medium Density
<b>Future Land Use:</b>	Res-50 50 units / acre

#### PROPERTY OVERVIEW

This 2,997 SF medical building sits on a rare 14,232 SF buildable corner lot located in the heart of Hyde Park, arguably one of the most sought after areas in Tampa. There is ample parking on site (22+ spaces) meeting the City of Tampa's medical parking requirement of 6 spaces per 1000 SF. The parcel is currently zoned RO-1 (Residential Office) with a 1.0 FAR and, as such, allows for a potential development based upon existing zoning of up to 14,232 SF of Residential or Office use, although parking requirements and overlay requirements may limit the maximum building envelope.

The Future Land Use of RES-50 (Residential - 50 Units per acre) offers additional design and development possibilities for multi-family development. Currently, the site would offer a potential multi-family development of up to 13 units (40 du/ acre) without meeting bonus provisions for the 50 du / acre maximum density) assuming development meets the development guidelines and architectural review within the Hyde Park Historic District.

The scarcity of office, medical, and residential availability in this high demand market allows this property to offer a unique opportunity to design to personal specs as one of the few developable parcels of land in the protected and prestigious historic district.

#### LOCATION OVERVIEW

Located in the S Hyde Park area of Tampa south of Kennedy Boulevard and the

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Additional Photos



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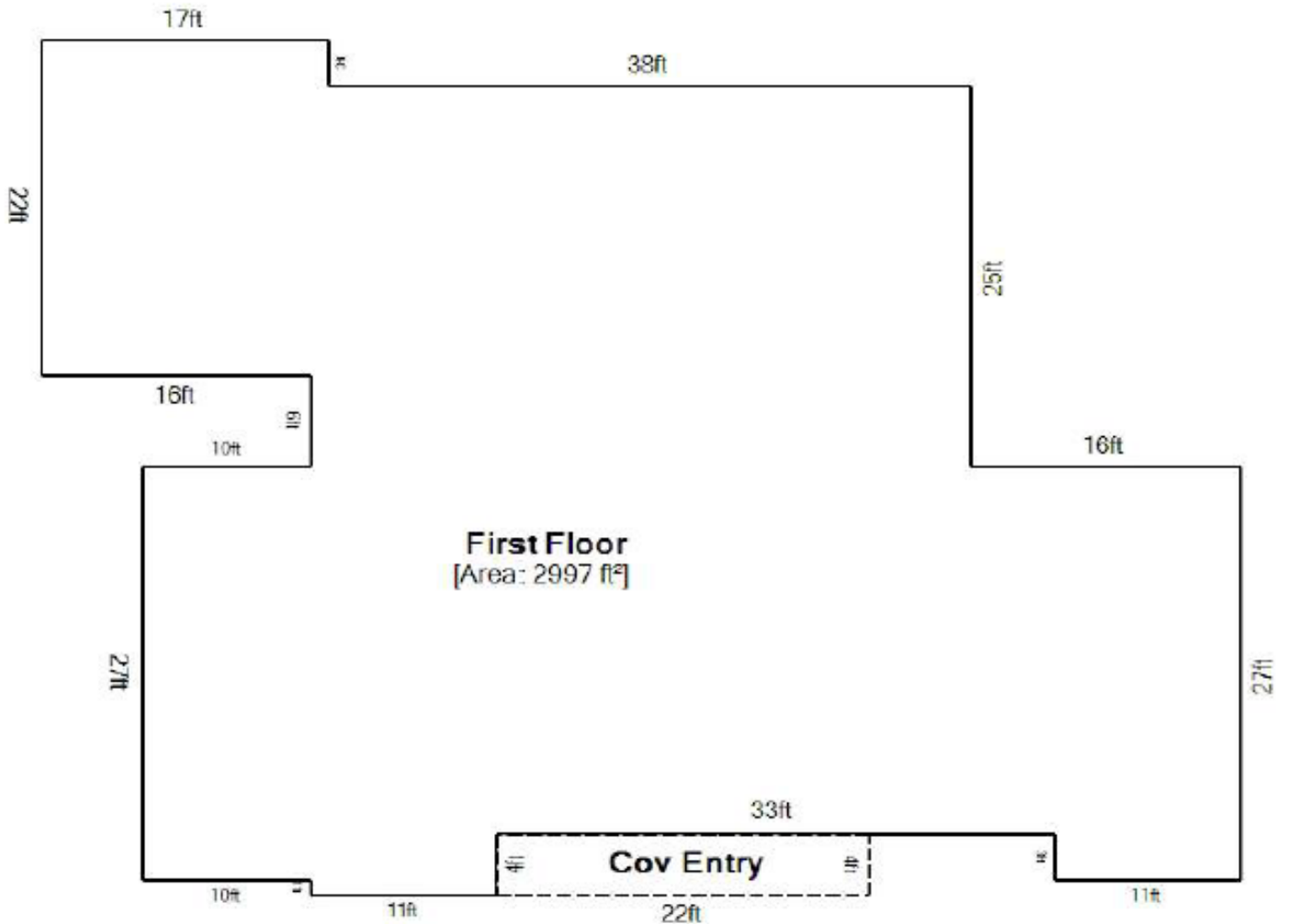




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## Floor Plans



Size was taken from the public records

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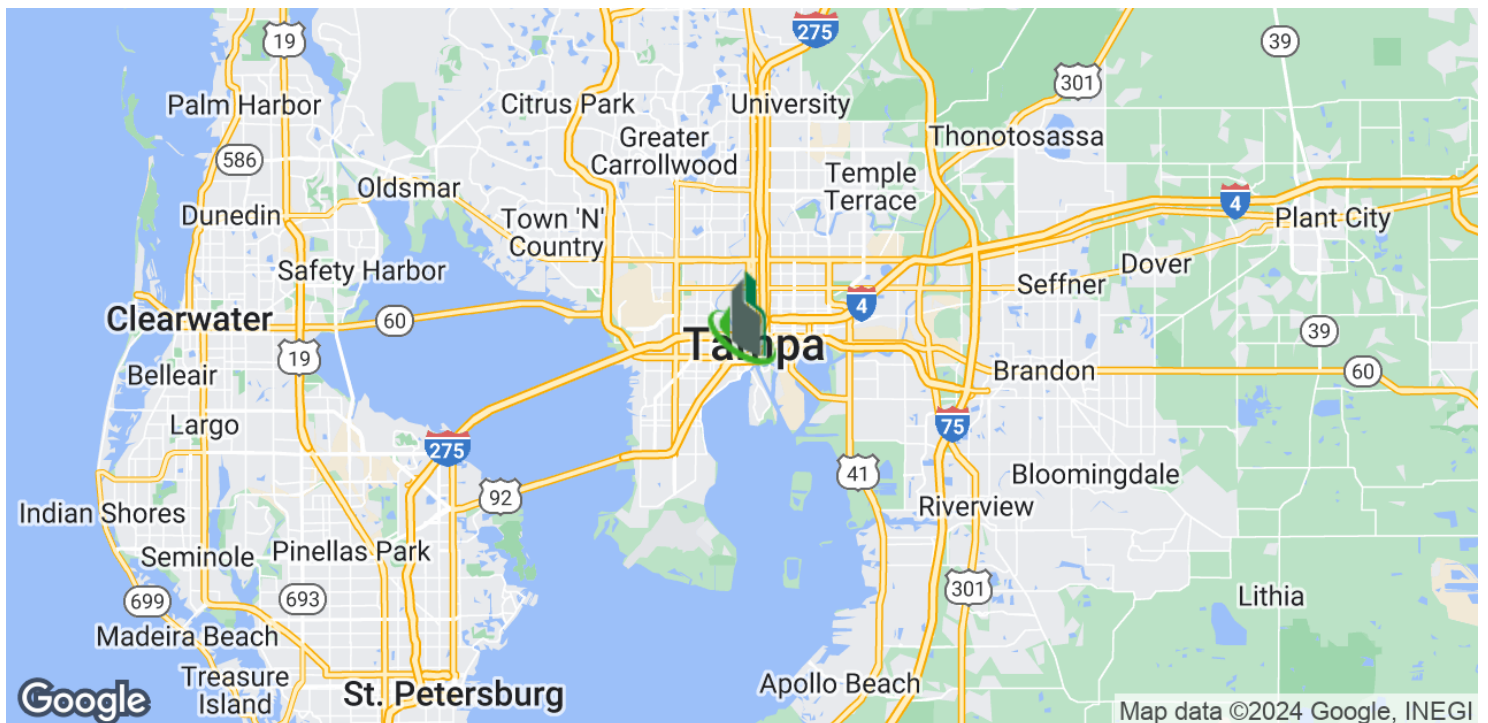
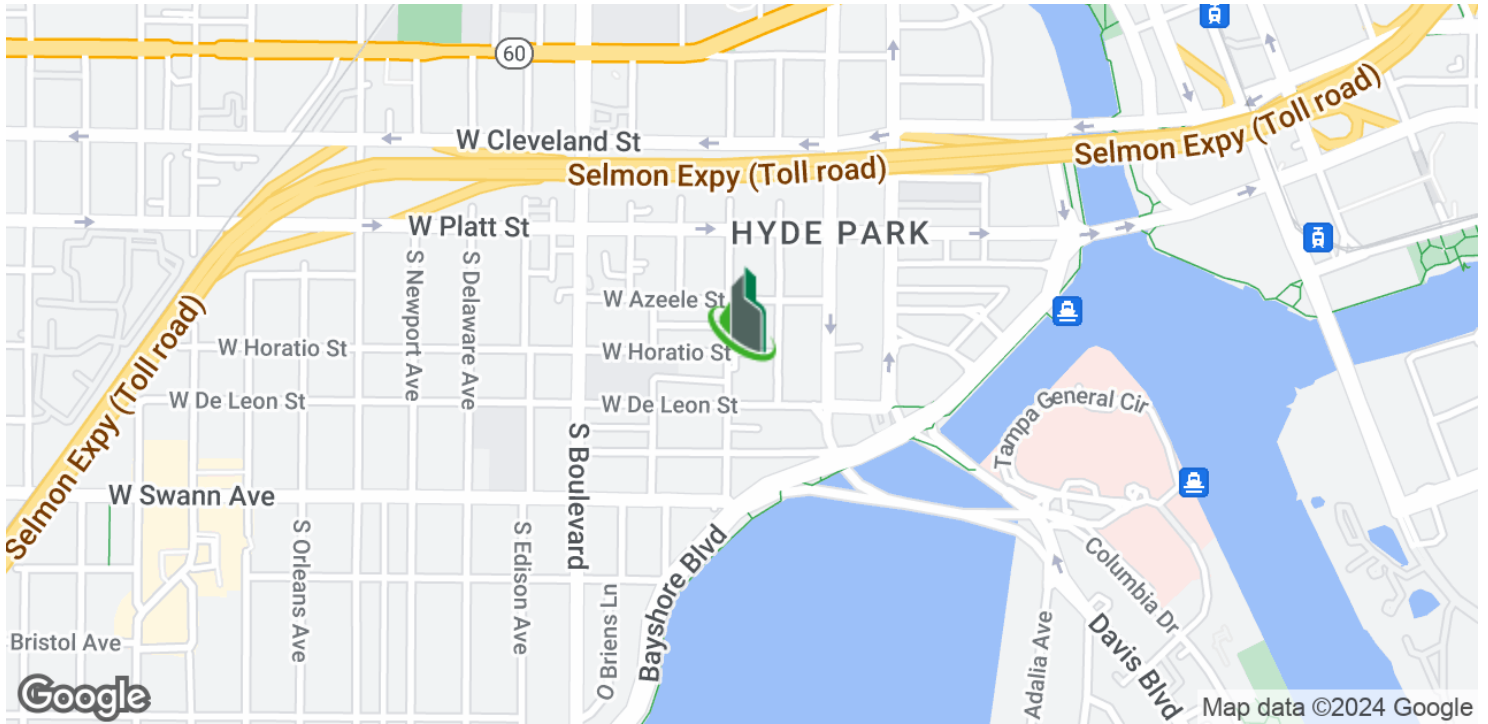




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Location Maps



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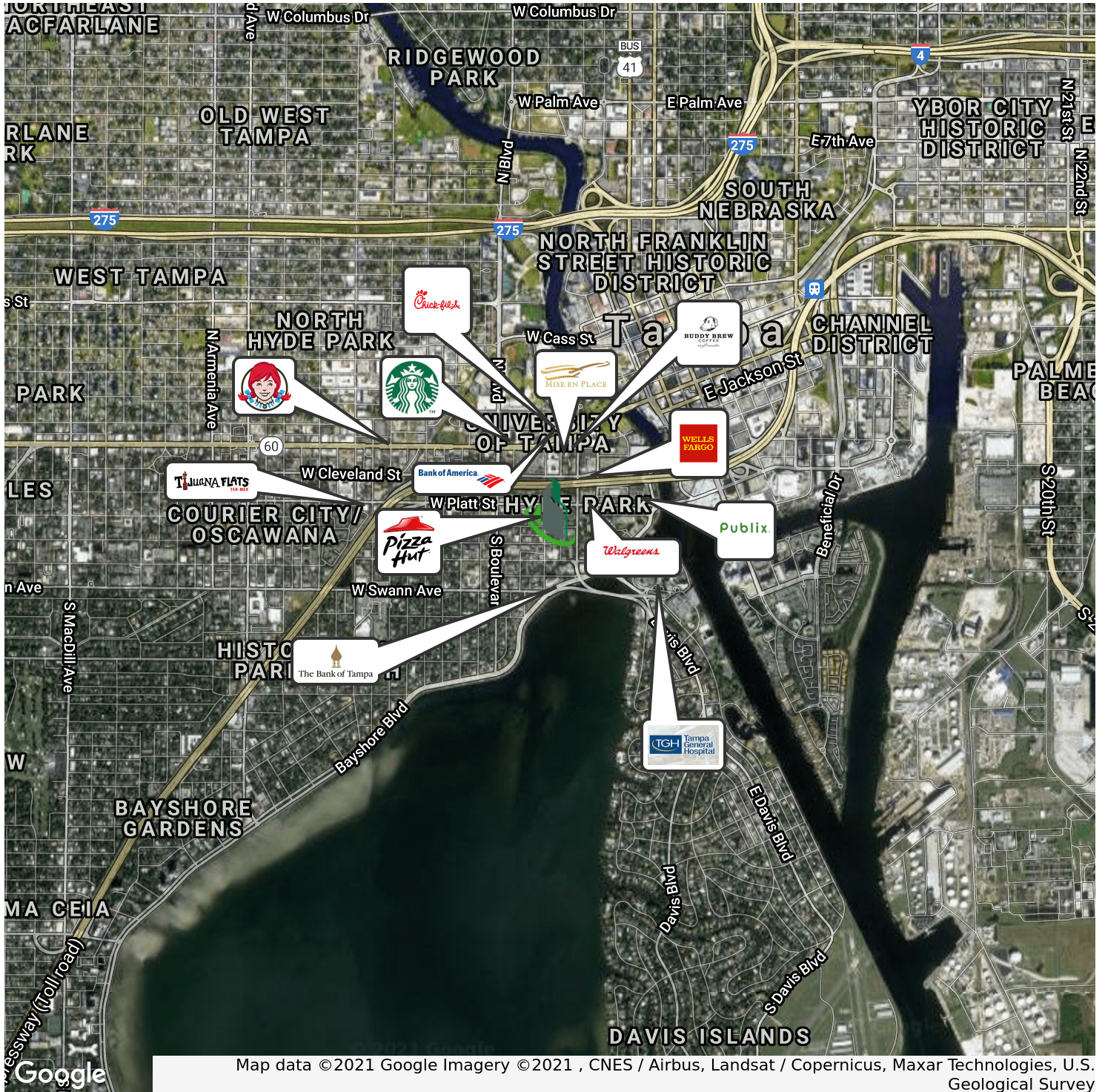




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### Retailer Map



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Aerial Map



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### Demographics Map & Report

#### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,512	41,529	83,469
Average age	32.6	33.6	36.4
Average age (Male)	32.6	32.1	35.0
Average age (Female)	32.3	34.8	37.5

#### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,838	19,068	37,276
# of persons per HH	2.2	2.2	2.2
Average HH income	\$97,216	\$88,291	\$78,713
Average house value	\$490,084	\$480,663	\$429,901

#### ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	10.7%	15.0%	24.6%

#### RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	7,887	27,253	57,222
% White	75.0%	65.6%	68.6%
Total Population - Black	1,979	11,783	20,726
% Black	18.8%	28.4%	24.8%
Total Population - Asian	278	930	1,593
% Asian	2.6%	2.2%	1.9%
Total Population - Hawaiian	24	42	76
% Hawaiian	0.2%	0.1%	0.1%
Total Population - American Indian	43	375	1,027
% American Indian	0.4%	0.9%	1.2%
Total Population - Other	145	680	1,796
% Other	1.4%	1.6%	2.2%

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

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