



Office Building For Sale

3/4 Acre Existing Office or Res / Com Development Site

**3201 W Tampa Bay Blvd, Tampa, FL 33607**

**For More Information:**

813-254-6756 | EXT 31

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





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## Executive Summary



### OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Lot Size:	32,844 SF
Year Built:	1982
Building Size:	4,356 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater

### PROPERTY OVERVIEW

This unique West Tampa single story building is 4,356 SF and is located on a 32,844 SF (.75 Acre) PD zoned lot. The roof was replaced in 2018 and the site was previously used as a law office and also has an allowable residential use (Residential Office) under the PD zoning. There are currently 20+ parking spaces in the front of the property with an opportunity to add 20-30 more to the rear of the property, pending site plan approval and change of use, which would lend the property to a variety of additional uses such as medical office, assisted living facility, child care, recreational facilities, and churches. This property is a short walk to Raymond James Stadium, a few blocks south of St. Joseph's Hospital and sits adjacent to a local elementary school. Additional redevelopment opportunities include a multifamily / townhome site as the Future Land Use for the property is split between Residential 10 (.35 FAR) and Residential 20 (.50 FAR), offering a potential density of 12 units totaling over 14,000 SF of structure.

### LOCATION OVERVIEW

Located in Tampa just east of Raymond James Stadium on W. Tampa Bay Blvd., west of Macdill Avenue and a few blocks south of St. Joseph's Hospital.





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Additional Photos







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Additional Photos



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### Future Land Use

#### Land Use Acreage Matrix for Folio: 109606.0000

DISCLAIMER: The information provided here is for illustrative purposes only, and may not be relied upon as an official land use determination. To verify land use, contact Planning Commission staff at (813) 272-5940.

JURISDICTION	FUTURE	CLUSTERING / OPEN SPACE	EXISTING	DEVELOPABLE	ACREAGE	SQFT
TAMPA	RESIDENTIAL-10 (.35 FAR)		Light Commercial	null	0.29	12,669.19
TAMPA	RESIDENTIAL-20 (.50 FAR)		Light Commercial	null	0.45	19,739.02
TOTAL					0.74	32,408.21

Map Layer: Parcels	
FOLIO	109606.0000
PARCEL ACREAGE	0.744078
TYPE	
PIN	A-10-29-18-3J0-000018-00001.0
DOR USE CODE	1217
DOR DESCRIPTION	MIXED USE OFFICE
EXISTING LAND USE	LC

Map Color	Category	FAR	Dwelling units/gross acre	Other Considerations	Key Characteristics
R-83	<b>Residential-83:</b> <i>High density uses</i> ➤ Multifamily dwellings	Up to 0.65	Up to 75 du/acre Up to 83 du/acre with bonus provisions met	<ul style="list-style-type: none"> <li>Limited neighborhood-serving commercial uses consistent with Locational Criteria for Neighborhood Commercial and Residential Office Uses.</li> </ul>	<ul style="list-style-type: none"> <li>Buildings that establish a consistent setback from street that produces a pleasing definition to the public right-of-way (e.g., sidewalk, parkway strip, and street)</li> <li>Building facades and entrances that directly address the street and have a high degree of transparency (i.e., numerous windows) on street-fronting facades:</li> <li>Building heights that are typically (number of stories varies by location, special district or overlay district): <ul style="list-style-type: none"> <li>Up to 8 stories for Medium Density, and</li> <li>Up to 24 stories for High Density:</li> </ul> </li> <li>An interconnected two-way street system that provides for traffic and route flexibility:</li> <li>Vertical and horizontal integration of complementary non-residential uses:</li> <li>Off-street parking that is integrated into the buildings or placed in separate parking structures:</li> <li>Minimal or no curb cuts along street fronts and facades:</li> <li>Side or rear access to parking and service functions:</li> <li>Broad sidewalks appointed with appropriate pedestrian amenities/facilities:</li> <li>Street design that integrates pedestrian, bicycle, and vehicular use and incorporates traffic calming features and on-street parking:</li> <li>Consistent planting of street trees that provide shade and enhance character and identity: and</li> <li>Public parks and open space areas within walking distance of local residents.</li> </ul>
R-50	<b>Residential-50:</b> <i>Medium density uses</i> ➤ Multifamily dwellings; ➤ Small-lot single family units (duplexes, condominiums, townhomes)	Up to 0.6 Up to 1.0 for stand-alone office uses Up to 2.0 in Ybor City Local Historic District only	Up to 40 du/acre Up to 50 du/acre with bonus provisions met	<ul style="list-style-type: none"> <li>Compatible public, quasi-public, and special uses (for example churches, schools, recreational and daycare facilities) are allowed consideration.</li> </ul>	
R-35	<b>Residential-35:</b> <i>Medium density uses</i> ➤ Multifamily dwellings; ➤ Small-lot single family units (duplexes, condominiums, townhomes)	Up to 0.6 Up to 2.0 in Ybor City Local Historic District only	Up to 30 du/acre Up to 35 du/acre with bonus provisions met		
R-20	<b>Residential-20:</b> <i>Medium and lower density uses</i> ➤ Small-lot single family units (duplexes, condominiums, townhomes); ➤ Multifamily dwellings	Up to 0.5 Up to 2.0 in Ybor City Local Historic District only	Up to 18 du/acre 20 du/acre with bonus provisions met	<ul style="list-style-type: none"> <li>Limited neighborhood-serving commercial uses consistent with Locational Criteria for Neighborhood Commercial and Residential Office Uses.</li> </ul>	<ul style="list-style-type: none"> <li>Architectural styles maintain a general continuity throughout each neighborhood;</li> <li>A comprehensive, integrated, and interconnected transportation system, including easily navigable pedestrian and bicycle corridors, and a highly efficient street grid system that facilitates the flow of traffic and overall route flexibility;</li> <li>Pedestrian-scale development blocks that are easy to navigate;</li> <li>Neighborhood services, transit, parkland, and schools within a walkable or reasonable travel distance of local residents;</li> <li>Street design that balances pedestrian/bicycle uses and safety with vehicular circulation;</li> <li>When appropriate, traffic-calming measures are used to promote attractive, pedestrian- and bicycle-compatible street environments; measures may include chicanes, sidewalks with planting strips, decorative/functional lighting, and median refuges;</li> <li>The street tree canopy provides for shade and enhances neighborhood character and identity;</li> <li>Predominantly single-family residential scale and that includes single family units, accessory units and duplexes: and</li> <li>Building heights that are typically up to 3 stories (number of stories varies by location, special district, or overlay district).</li> </ul>
R-10	<b>Residential-10:</b> <i>Low density uses</i> ➤ Single family detached; ➤ Limited townhomes; duplexes; ➤ Accessory second units	Up to 0.35	Up to 10 du/acre	<ul style="list-style-type: none"> <li>Compatible public, quasi-public, and special uses (for example churches, schools, recreational and daycare facilities) are allowed consideration.</li> </ul>	

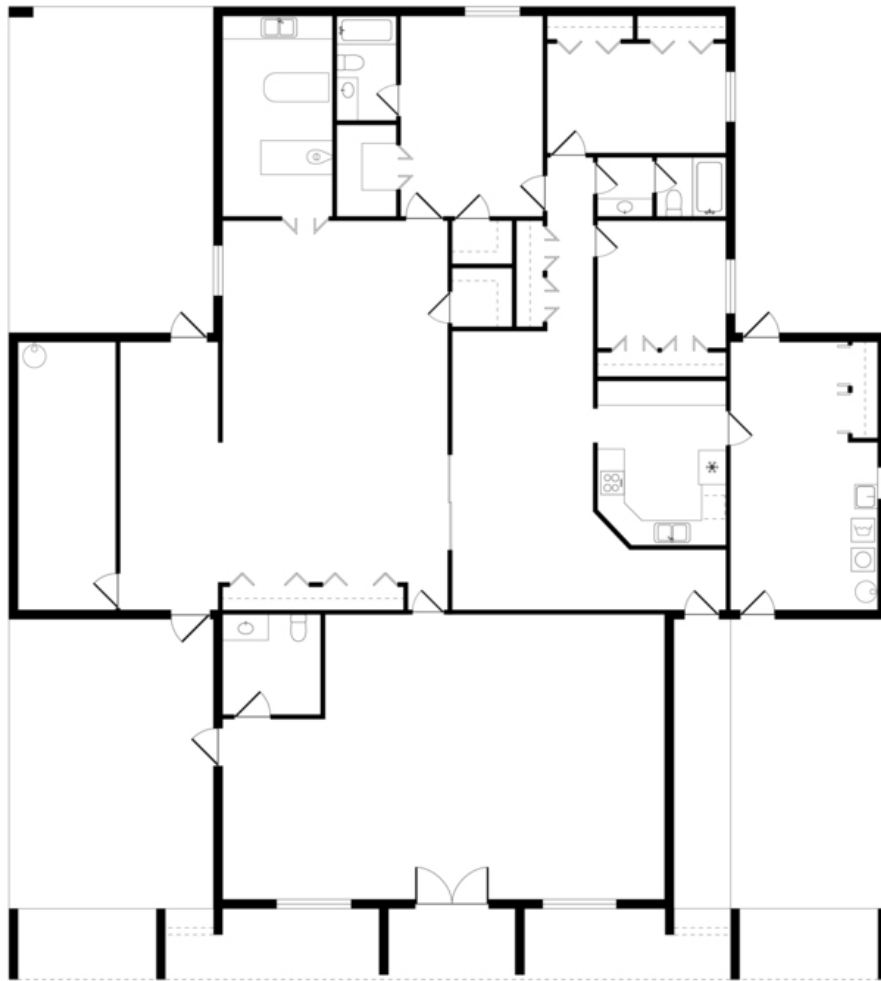




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Floor Plan



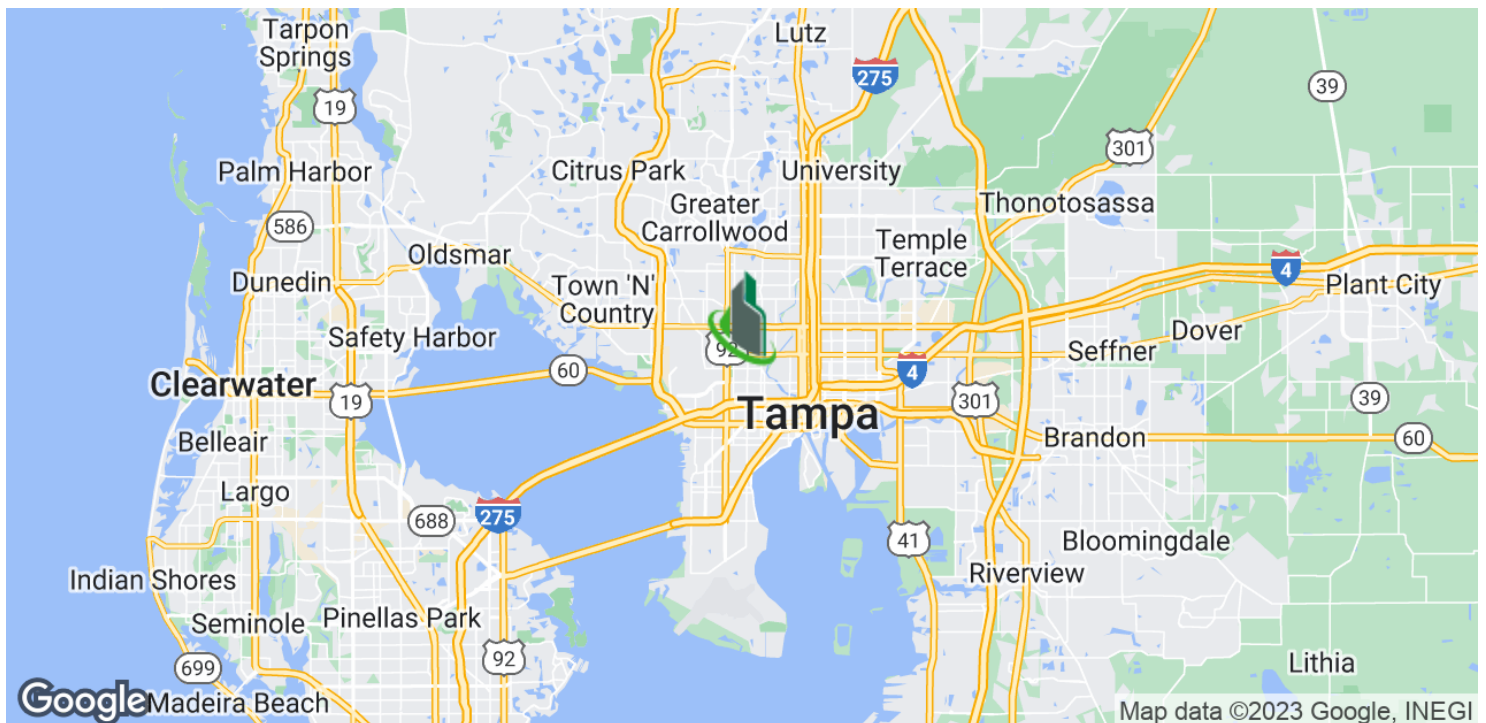
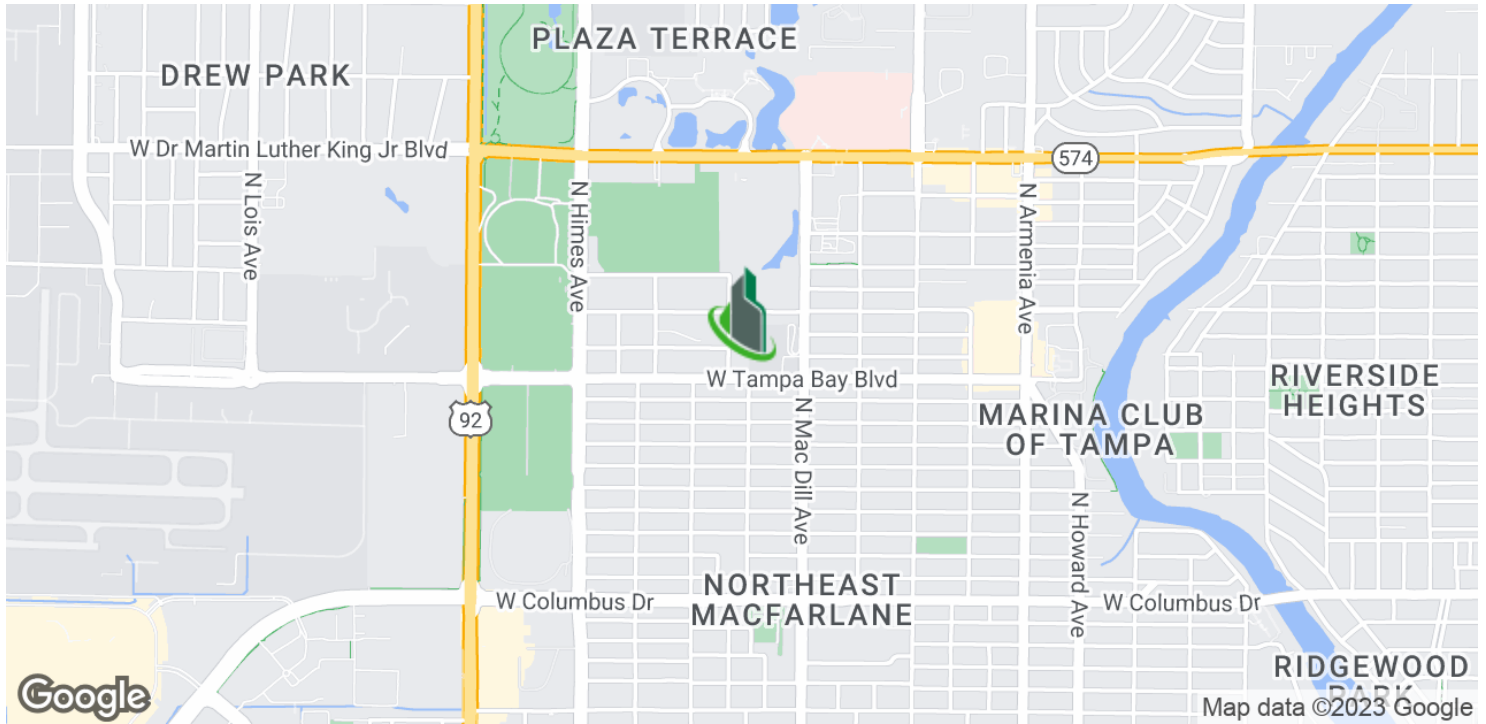




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Location Maps



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Retailer Map



Map data ©2021 Google Imagery ©2021, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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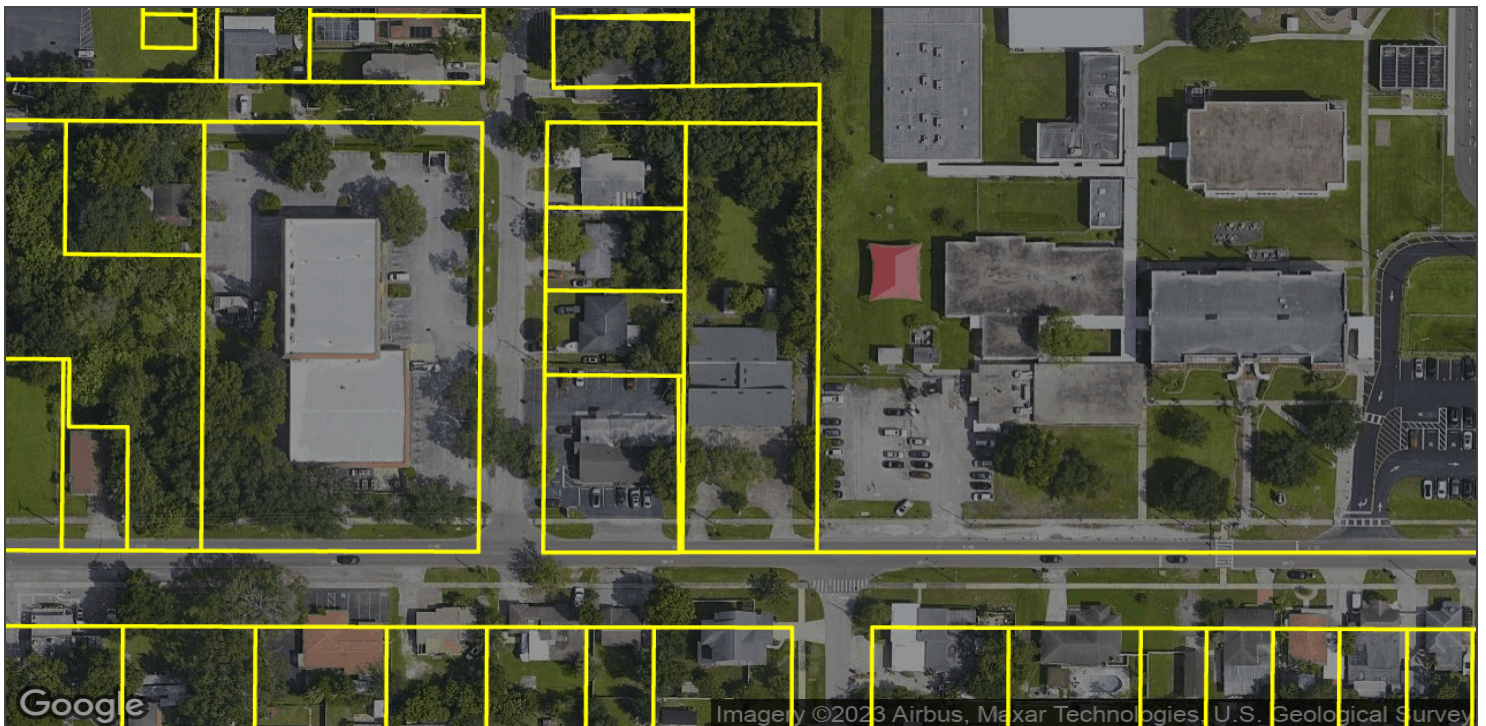
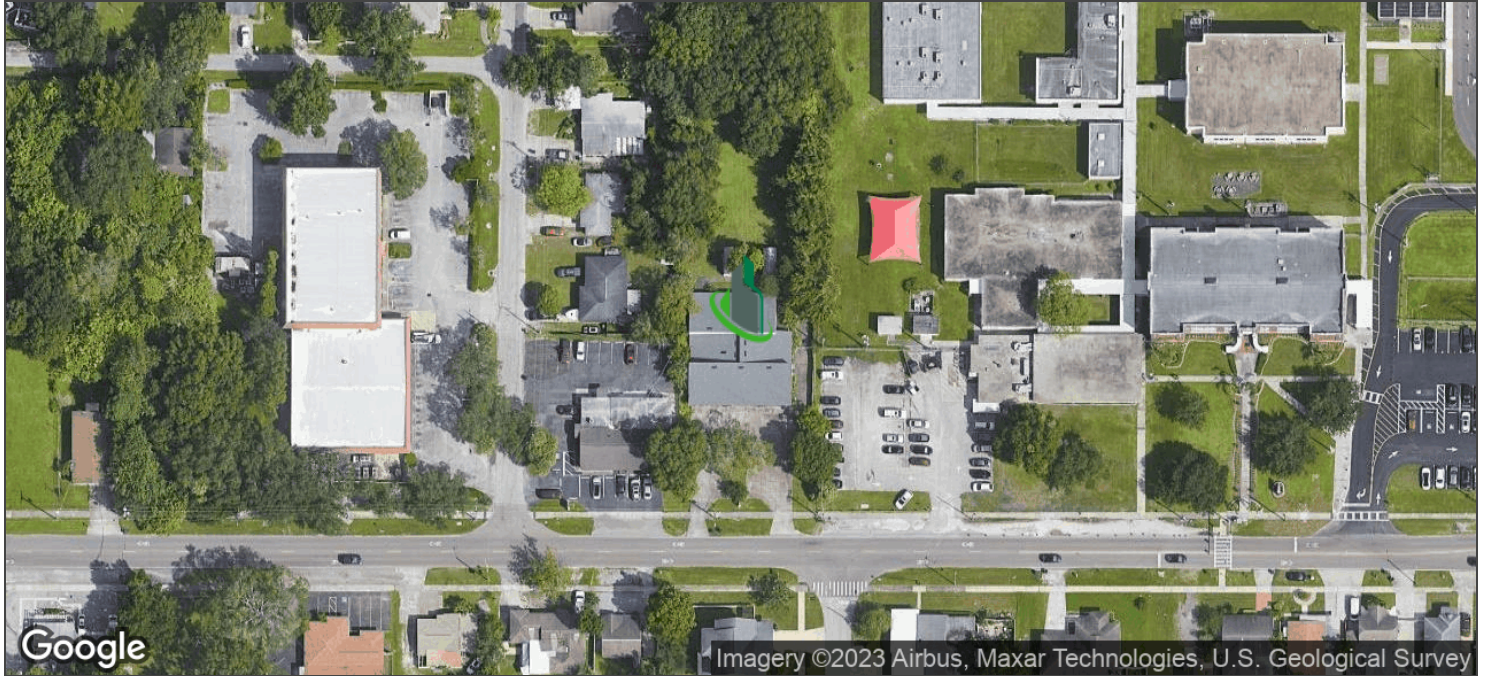




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Aerial Map



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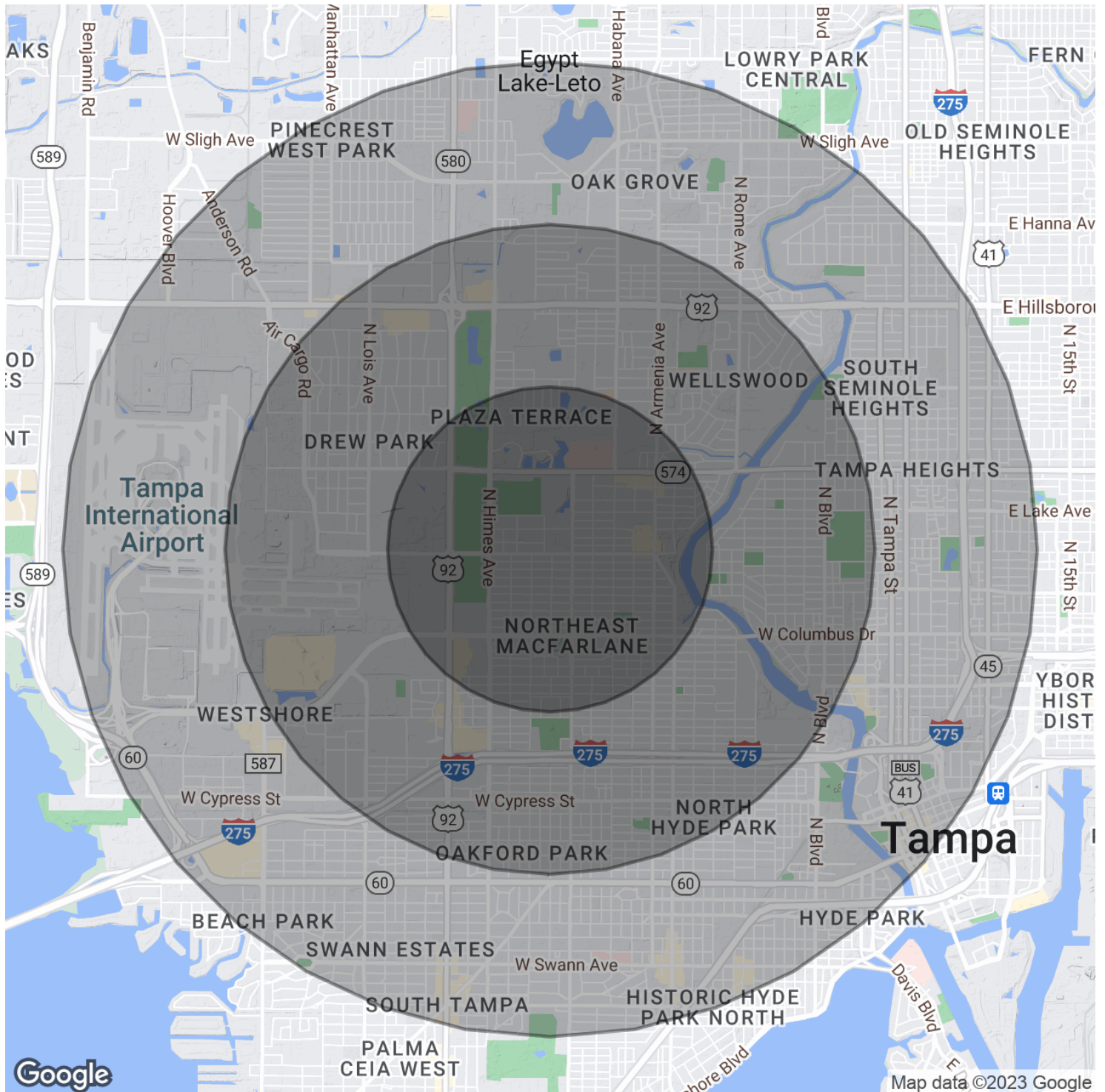




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Demographics Map & Report





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## Demographics Map & Report

### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,690	46,479	104,261
Average age	41.3	37.1	36.5
Average age (Male)	40.7	35.3	34.8
Average age (Female)	43.3	39.6	38.5

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,058	19,547	43,510
# of persons per HH	2.3	2.4	2.4
Average HH income	\$41,196	\$46,513	\$52,402
Average house value	\$175,482	\$200,706	\$251,614

### ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	65.3%	47.5%	40.5%

### RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	9,092	31,656	74,001
% White	77.8%	68.1%	71.0%
Total Population - Black	1,214	10,630	21,855
% Black	10.4%	22.9%	21.0%
Total Population - Asian	257	806	2,242
% Asian	2.2%	1.7%	2.2%
Total Population - Hawaiian	0	0	22
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	290	920	1,186
% American Indian	2.5%	2.0%	1.1%
Total Population - Other	590	1,673	3,047
% Other	5.0%	3.6%	2.9%

### TRAFFIC COUNTS

W Tampa Bay Blvd & N Macdill Ave	6,500/day
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*\* Demographic data derived from 2020 ACS - US Census*

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