



Office Building For Sale

Tampa Bay Blvd Building on 3/4 Acre Site

3201 W Tampa Bay Blvd, Tampa, FL 33607

For More Information:

813-254-6756 | EXT 31

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





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Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	N/A
Lot Size:	32,844 SF
Year Built:	1982
Building Size:	4,356 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	6,500

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



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

4

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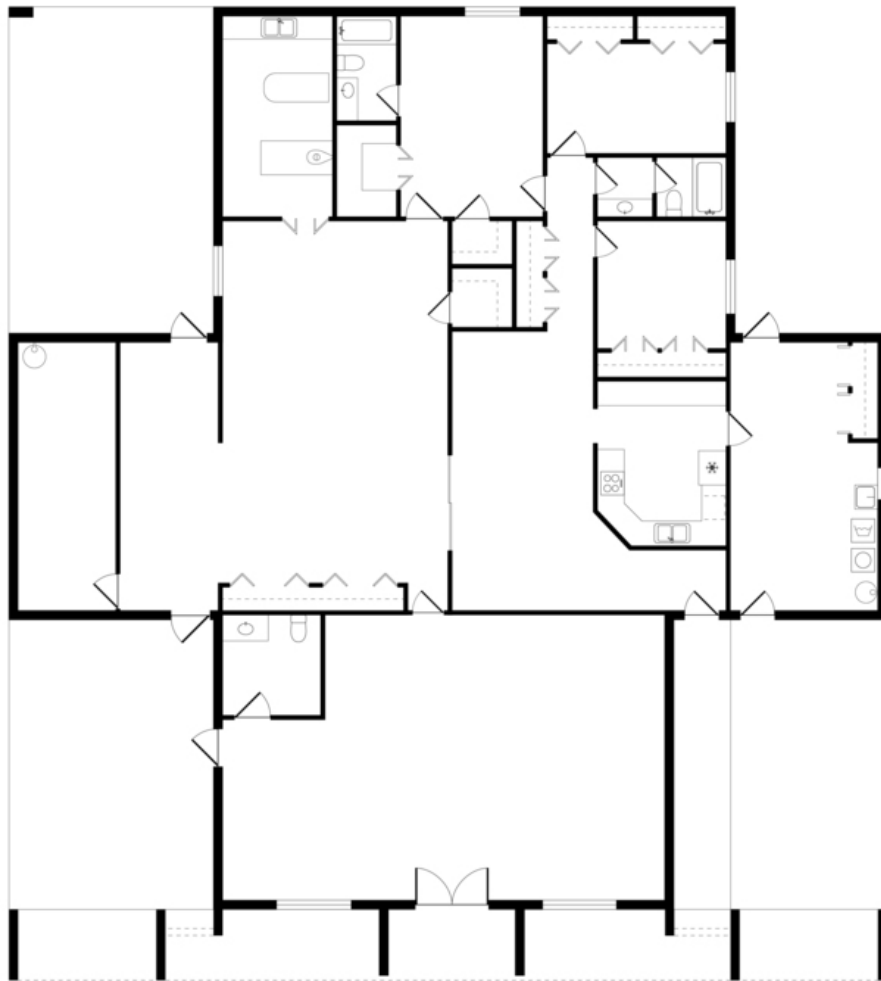




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Floor Plan

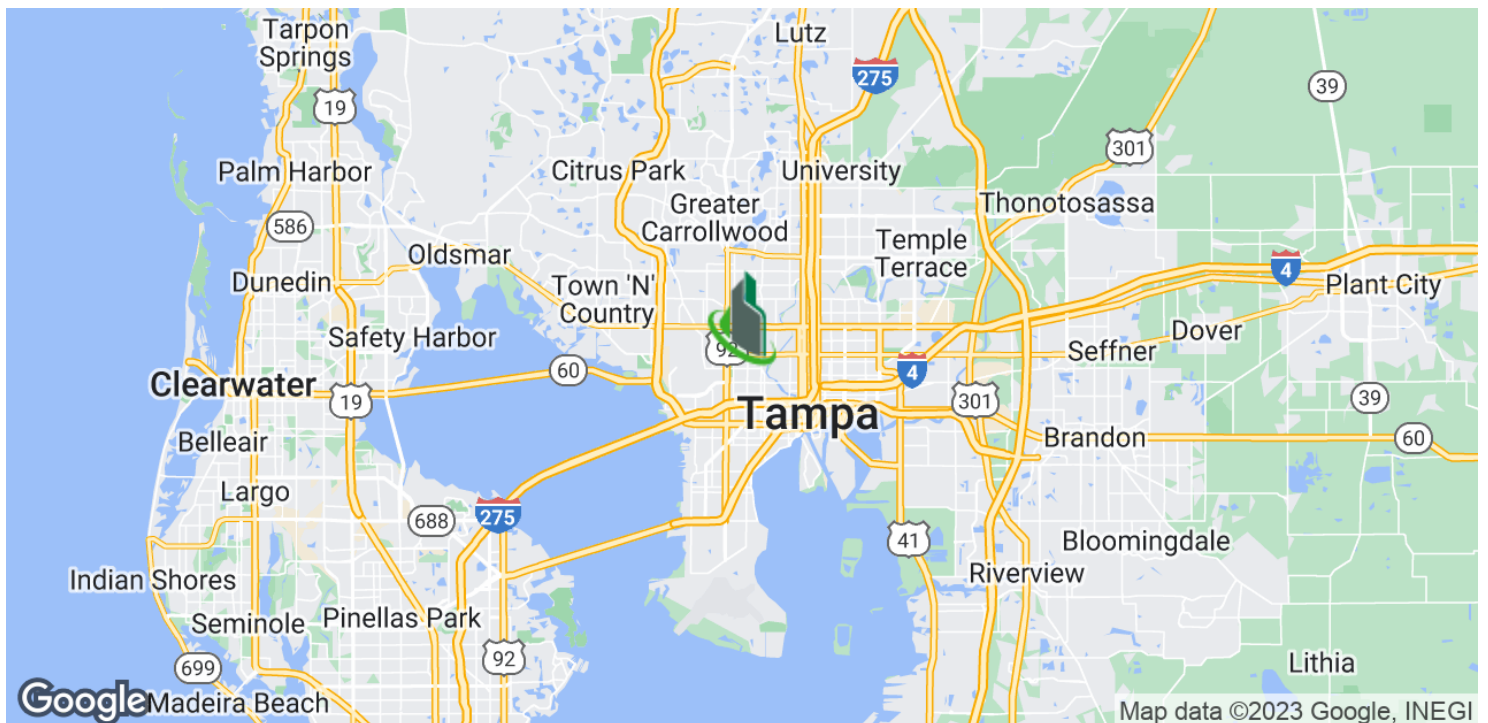
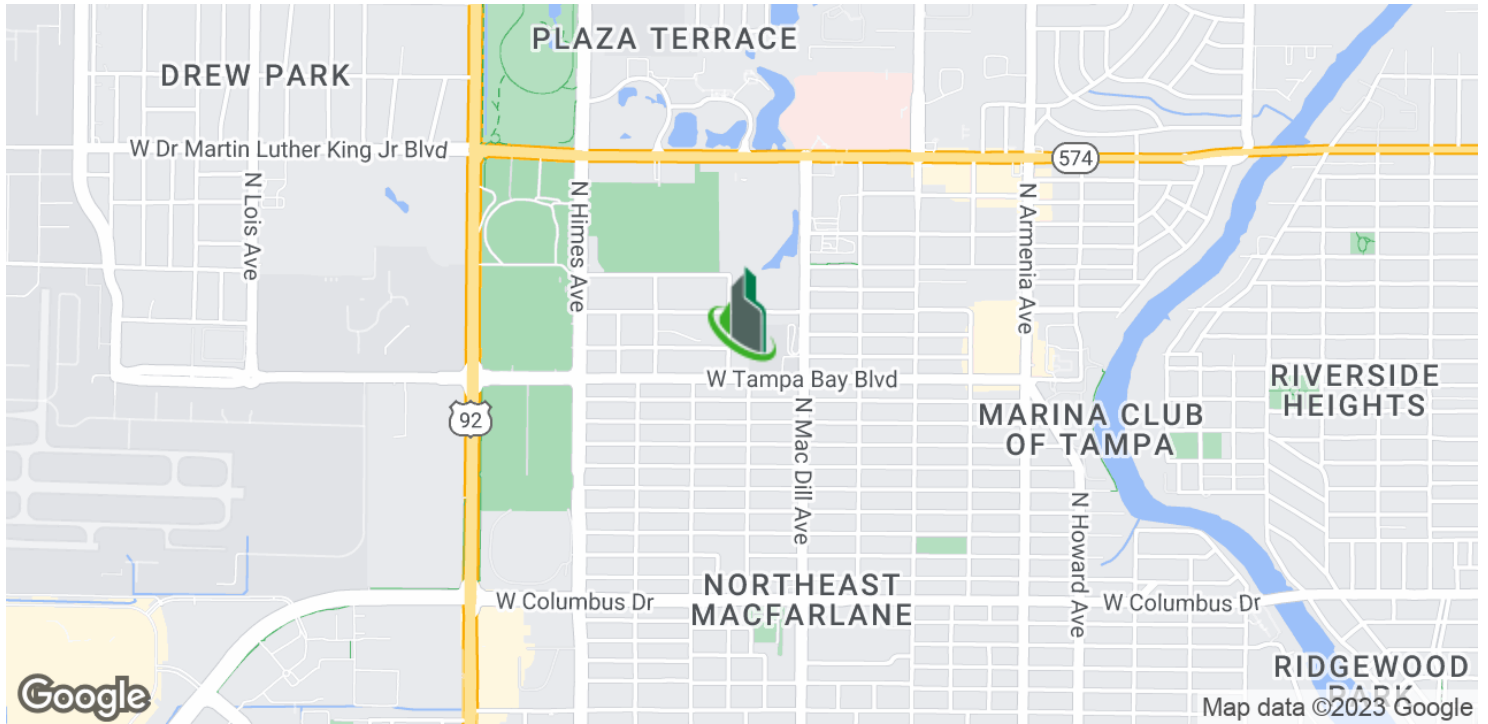




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Location Maps



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6

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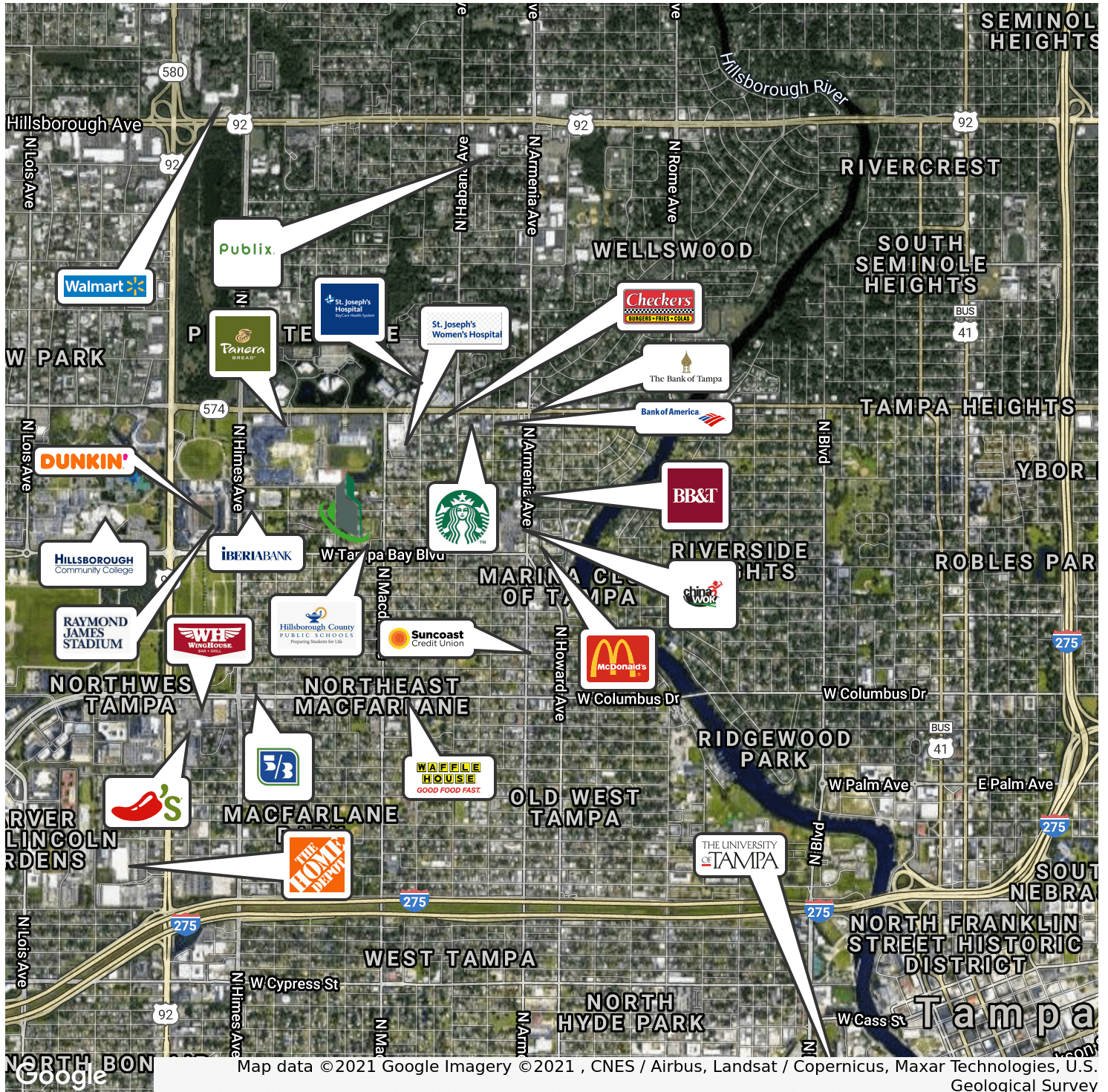




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Retailer Map



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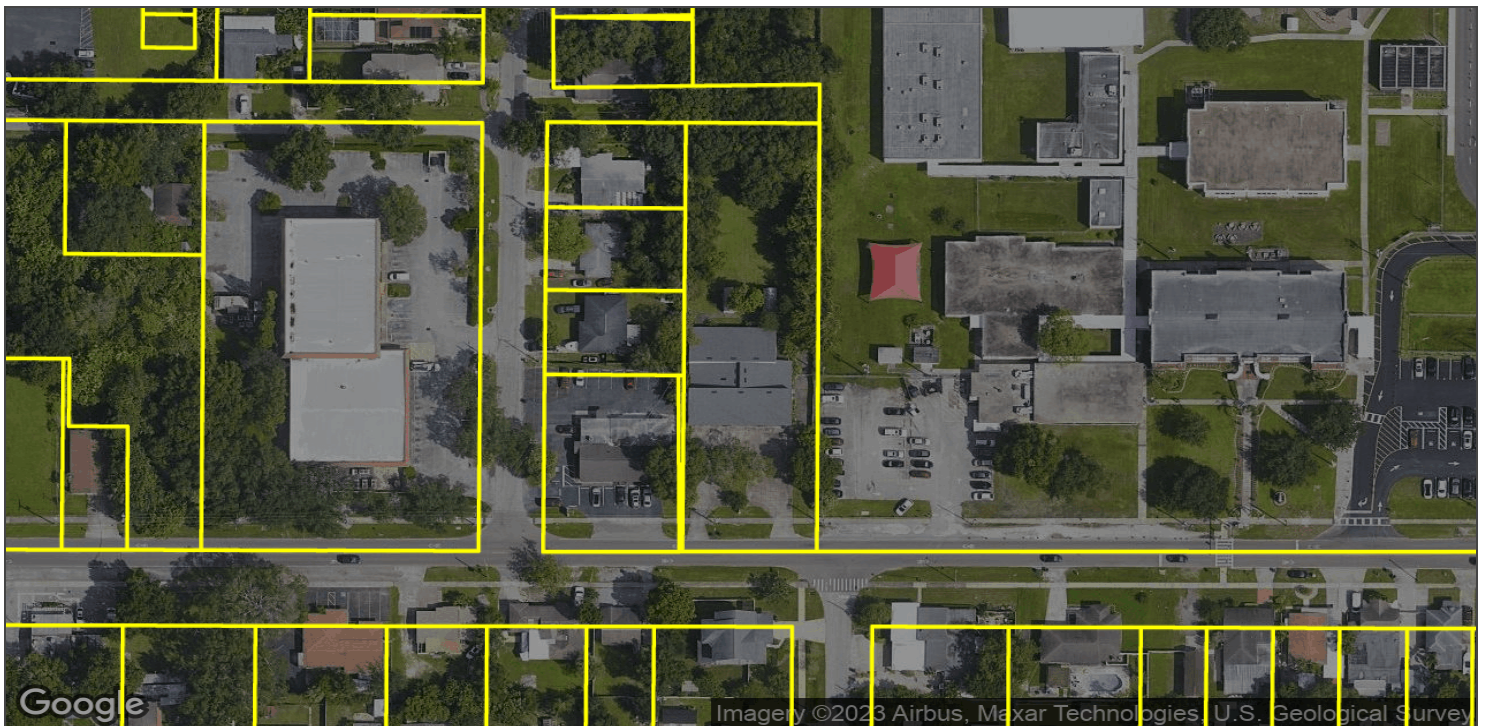
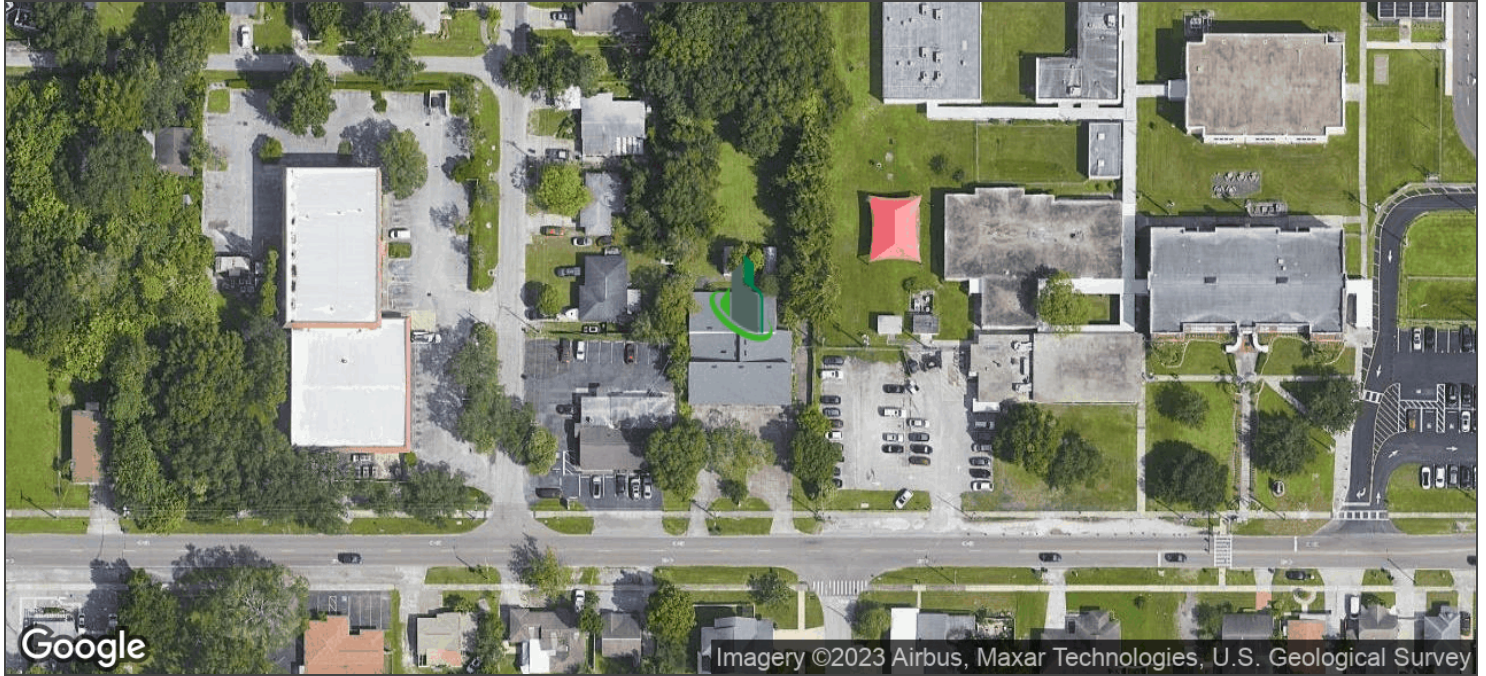
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Aerial Map



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8

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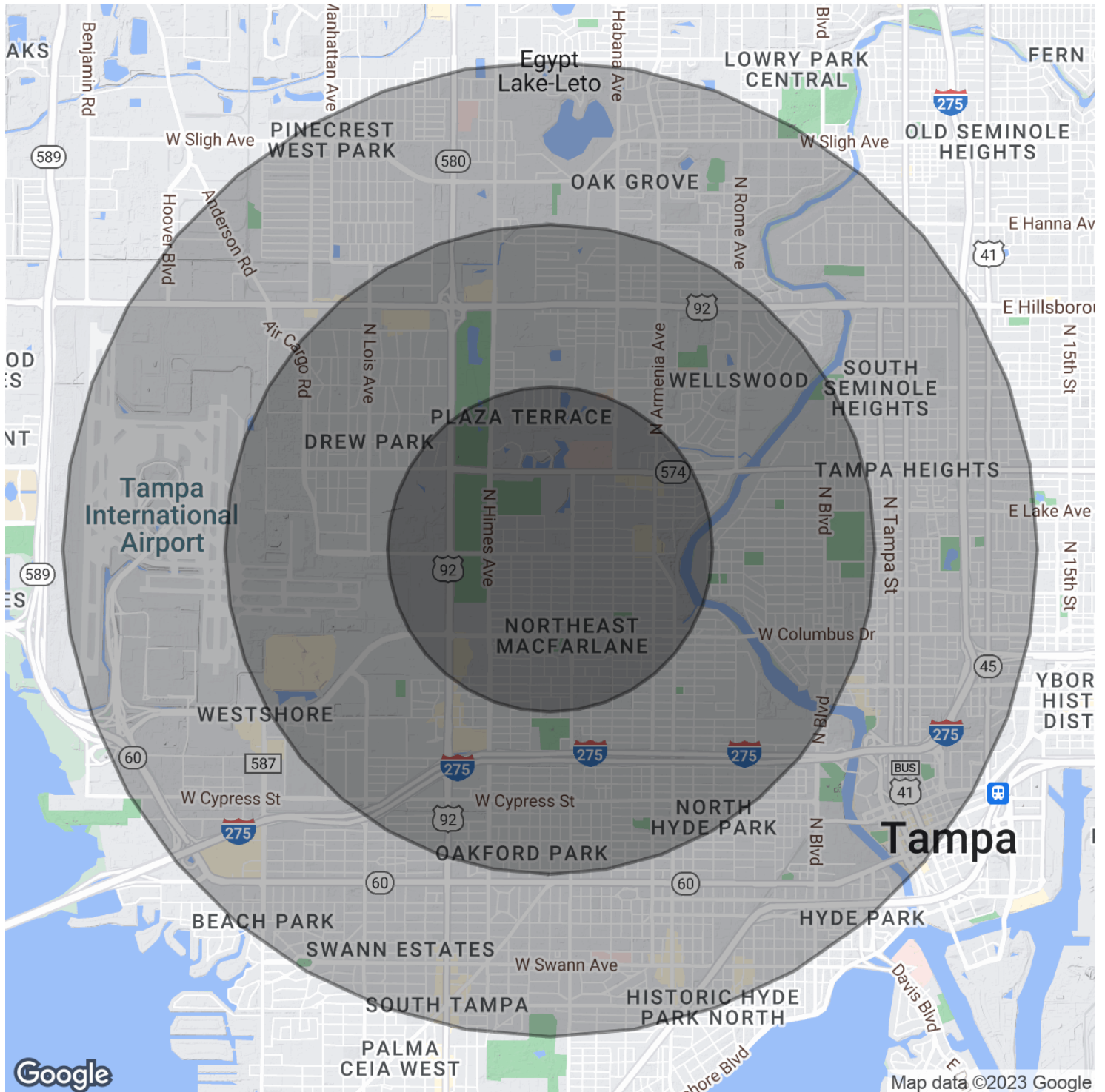




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Demographics Map & Report



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9

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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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