



Office Building For Sale

North Hyde Park Office / Warehouse

704 N Gilchrist Ave, Tampa, FL 33606

For More Information:

813-254-6756 | EXT 48

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

| | |
|----------------|---------------------------------------|
| Available SF: | o SF |
| Lease Rate: | Negotiable |
| Lot Size: | 6,144 SF |
| Building Size: | 1,120 SF |
| Zoning: | CI - Commercial Intensive |
| Market: | North Hyde Park |
| Submarket: | Tampa-St Petersburg- Clearwater |

PROPERTY OVERVIEW

This 1,120 SF North Hyde Park office warehouse is one of the least expensive opportunities for ownership in this booming new development market. This 6,144 SF, CI (Commercial Intensive) zoned parcel is a perfect low cost redevelopment possibility for a freestanding office space within minutes to Downtown Tampa, University of Tampa, and Hyde Park.

LOCATION OVERVIEW

Located in the North Hyde Park area of Tampa, just west of North Boulevard and south of W. Cypress Street, with I-275 to the north and Kennedy Boulevard/60 to the south, offering a great location and easy access to surrounding areas.



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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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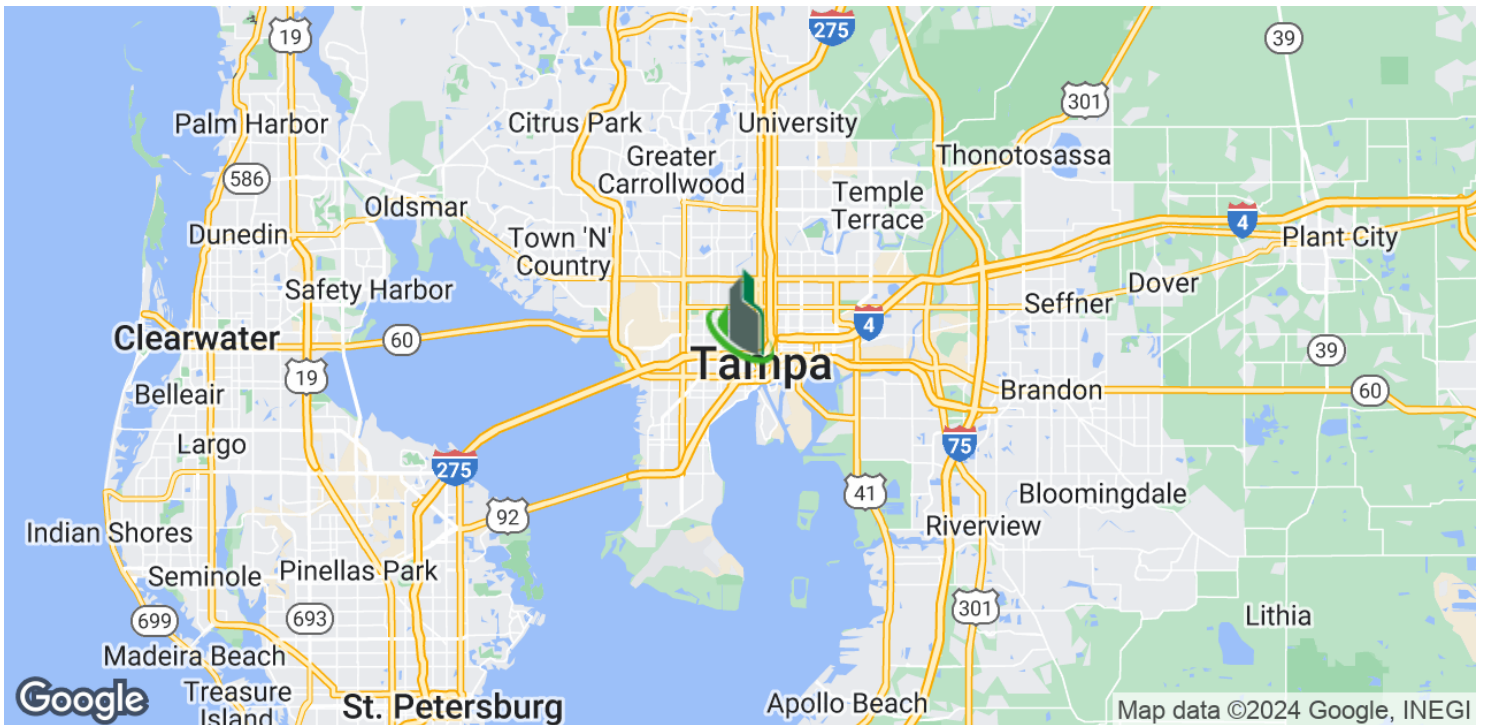
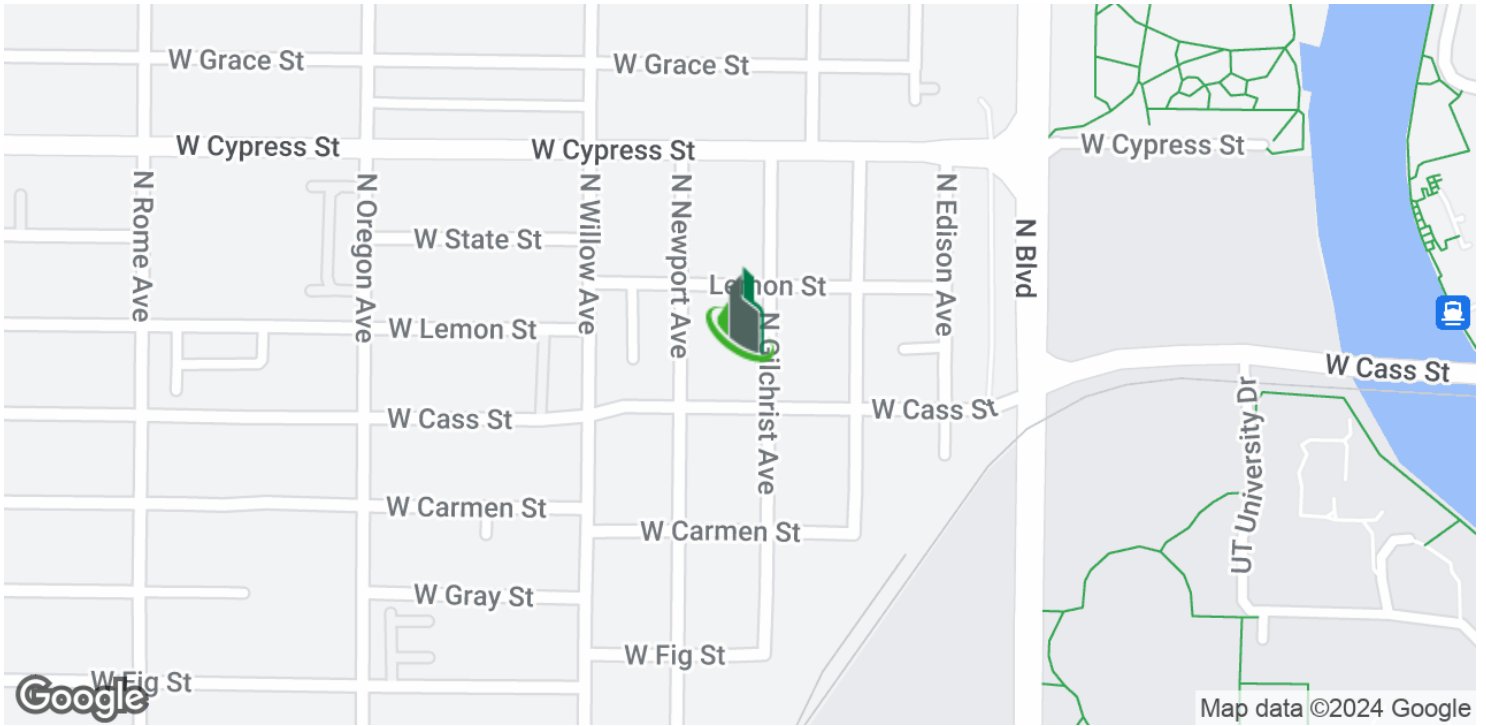




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Location Maps



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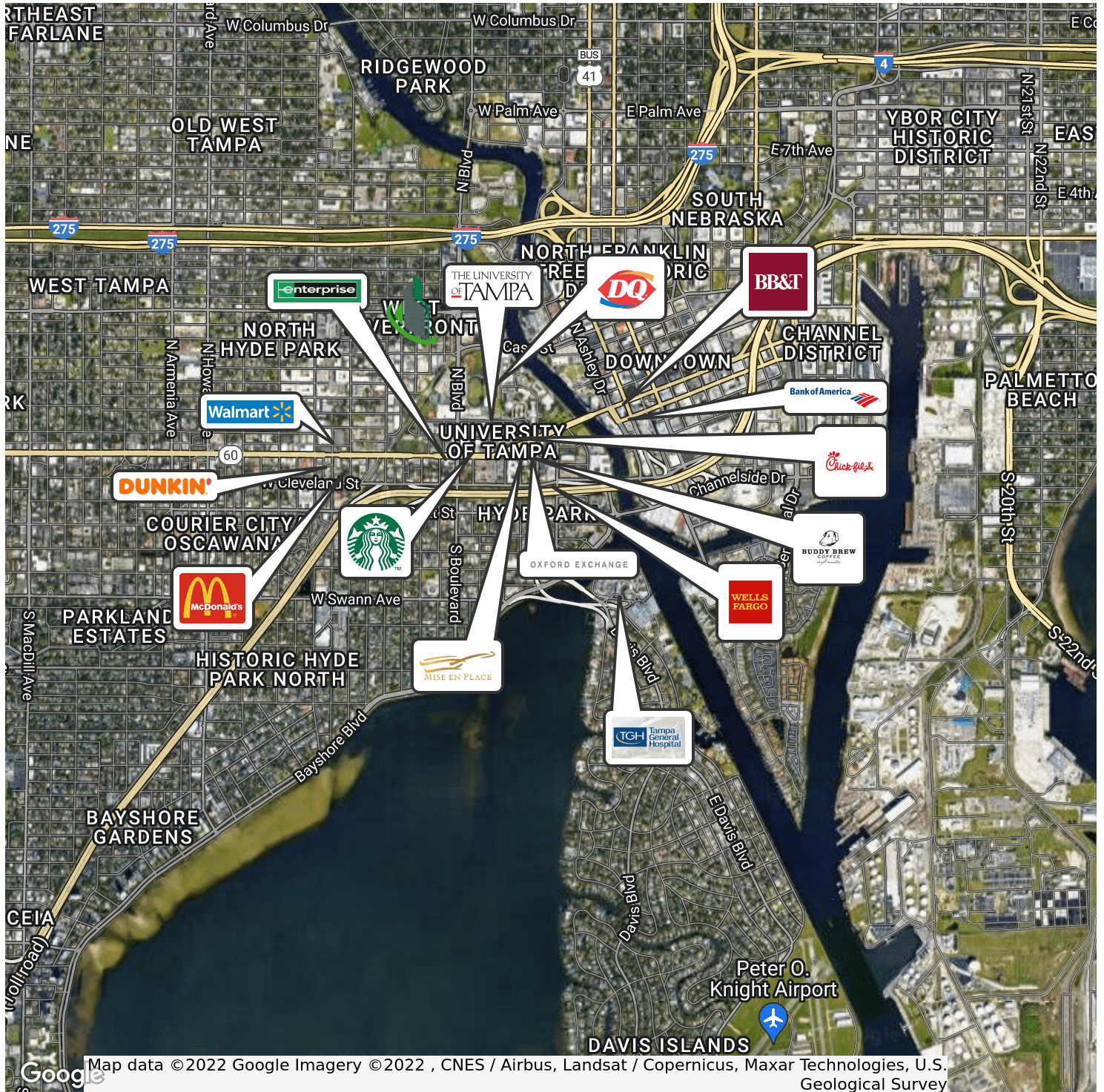




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Retailer Map



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Aerial Map



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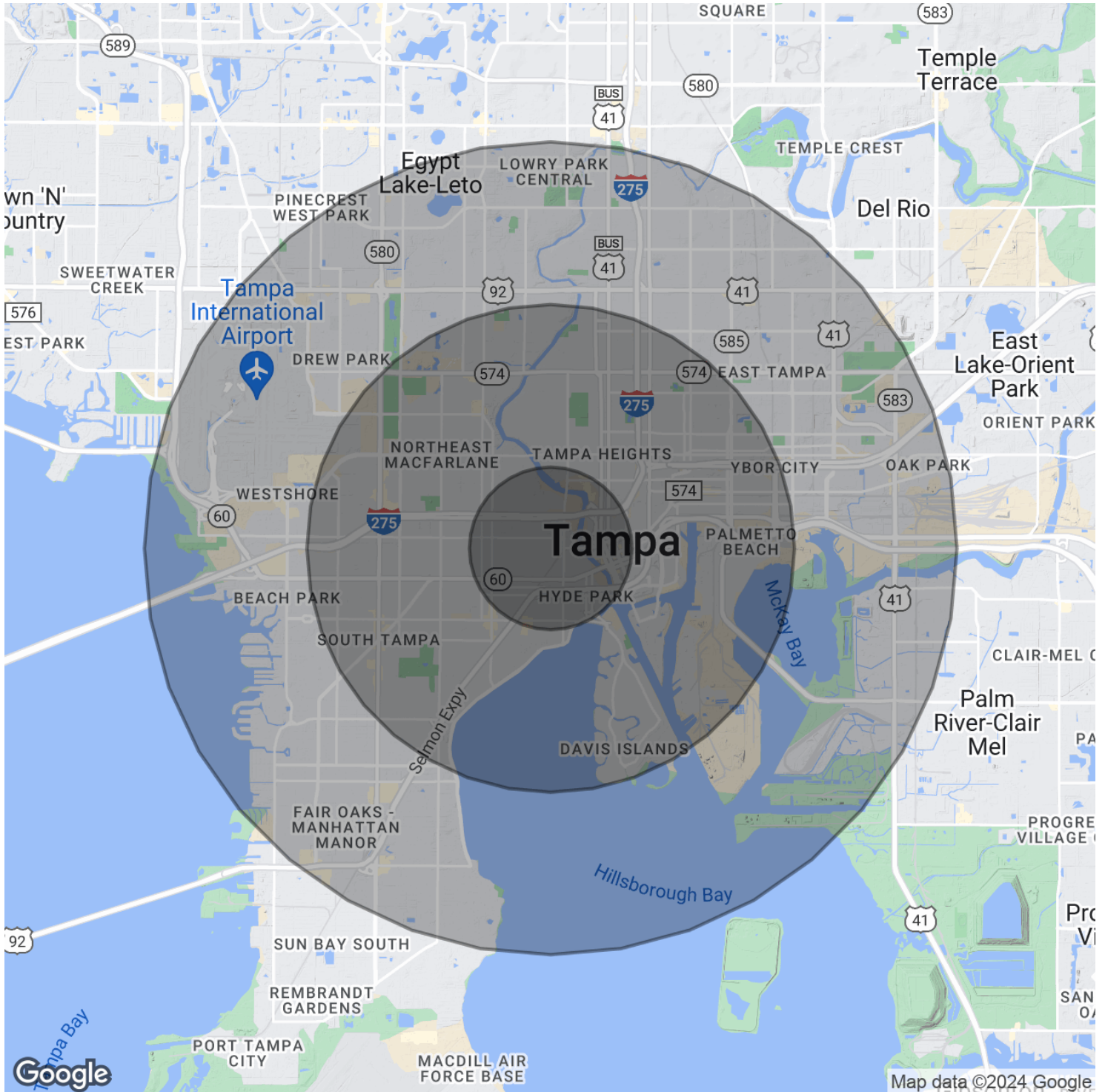




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Demographics Map & Report



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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|-----------|-----------|-----------|
| Total Population | 16,847 | 97,648 | 223,366 |
| Average age | 26.2 | 36.4 | 37.0 |
| Average age (Male) | 25.0 | 35.0 | 35.4 |
| Average age (Female) | 27.8 | 37.7 | 38.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 6,699 | 43,400 | 93,291 |
| # of persons per HH | 2.5 | 2.2 | 2.4 |
| Average HH income | \$56,425 | \$71,784 | \$70,270 |
| Average house value | \$287,002 | \$404,970 | \$335,510 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 13.6% | 27.3% | 27.6% |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| Total Population - White | 7,975 | 66,251 | 153,590 |
| % White | 47.3% | 67.8% | 68.8% |
| Total Population - Black | 8,027 | 24,500 | 53,798 |
| % Black | 47.6% | 25.1% | 24.1% |
| Total Population - Asian | 125 | 1,875 | 4,527 |
| % Asian | 0.7% | 1.9% | 2.0% |
| Total Population - Hawaiian | 8 | 72 | 108 |
| % Hawaiian | 0.0% | 0.1% | 0.0% |
| Total Population - American Indian | 195 | 1,193 | 1,990 |
| % American Indian | 1.2% | 1.2% | 0.9% |
| Total Population - Other | 369 | 2,291 | 5,333 |
| % Other | 2.2% | 2.3% | 2.4% |

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

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