



Retail Property For Sale

South Tampa Automotive / Multi-Family Redevelopment Site  
**6925 Interbay Blvd, Tampa, FL 33616**

For More Information:

813-254-6756 | EXT 41

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







# South Tampa Automotive / Multi-Family Redevelopment Site

## 6925 Interbay Blvd, Tampa, FL 33616

### Executive Summary



### OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	23,900 SF
Year Built:	1980
Building Size:	4,543 SF
Zoning:	CN - Neighborhood Commercial
Future Land Use:	Res-50
Potential Development:	22-27 Units / 23,900 SF
Market:	Tampa-St Petersburg- Clearwater

### PROPERTY OVERVIEW

4,543 SF auto repair building on a rare 23,900 SF lot is located in South Tampa along the quickly growing Interbay corridor just minutes from MacDill Air Force Base. Arguably one of the more sought after areas in Tampa, this parcel is currently zoned CN (Commercial Neighborhood) and has served as a neighborhood auto repair facility for many years but the highest and best use lies in its highly desirable Future Land use of RES-50 (Residential - 50 Units per acre). This high density Land Use offers potential development possibilities for a 23,900 SF multi-family development of 22 units or up to 27 units (if meeting bonus provisions for the 50 dwelling unit / acre maximum density).

\* All development and density subject to municipal site plan and zoning approval

\*\* There is a currently a tenant on site, please do not disturb

### LOCATION OVERVIEW

Located just west of S. Dale Mabry Highway, south of I-275 and north of MacDill Air Force Base, offering easy access to surrounding areas.

[illegible]

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**Data Layers**

**Layer Tools**

**Map Legend**

Water

Tampa Future LU

- RURAL ESTATE-10
- RESIDENTIAL-3
- RESIDENTIAL-6
- RESIDENTIAL-10
- RESIDENTIAL-20
- RESIDENTIAL-35
- RESIDENTIAL-50
- RESIDENTIAL-83
- SUBURBAN MIXED USE-3
- SUBURBAN MIXED USE-6
- NEIGHBORHOOD MIXED USE-16
- NEIGHBORHOOD MIXED USE-24
- NEIGHBORHOOD MIXED USE-35
- GENERAL MIXED USE-24
- URBAN MIXED USE-60
- COMMUNITY MIXED USE-35
- TRANSITIONAL USE-24
- REGIONAL MIXED USE-100
- MUNICIPAL AIRPORT COMPATIBILITY
- COMMUNITY COMMERCIAL-35
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL

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> </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>	<ul style="list-style-type: none"> <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-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/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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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

5

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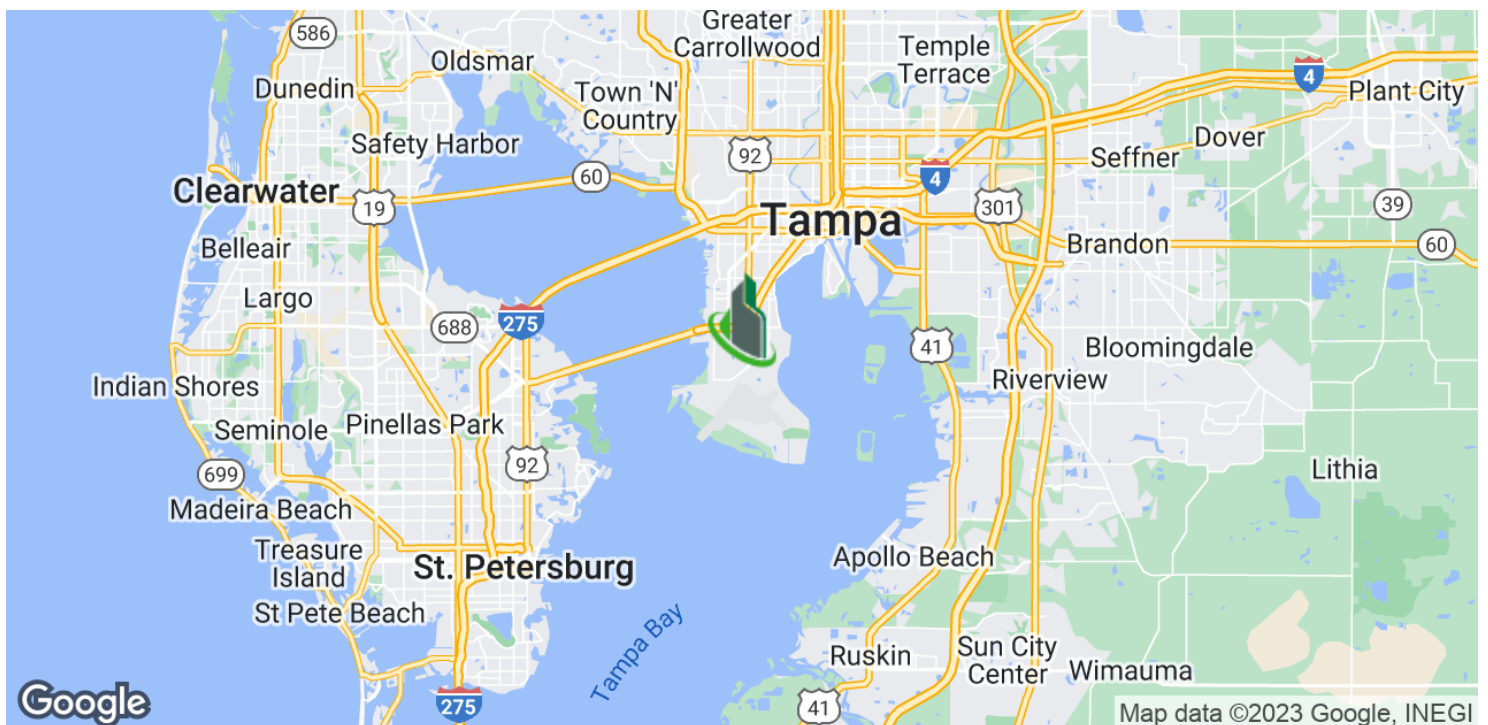
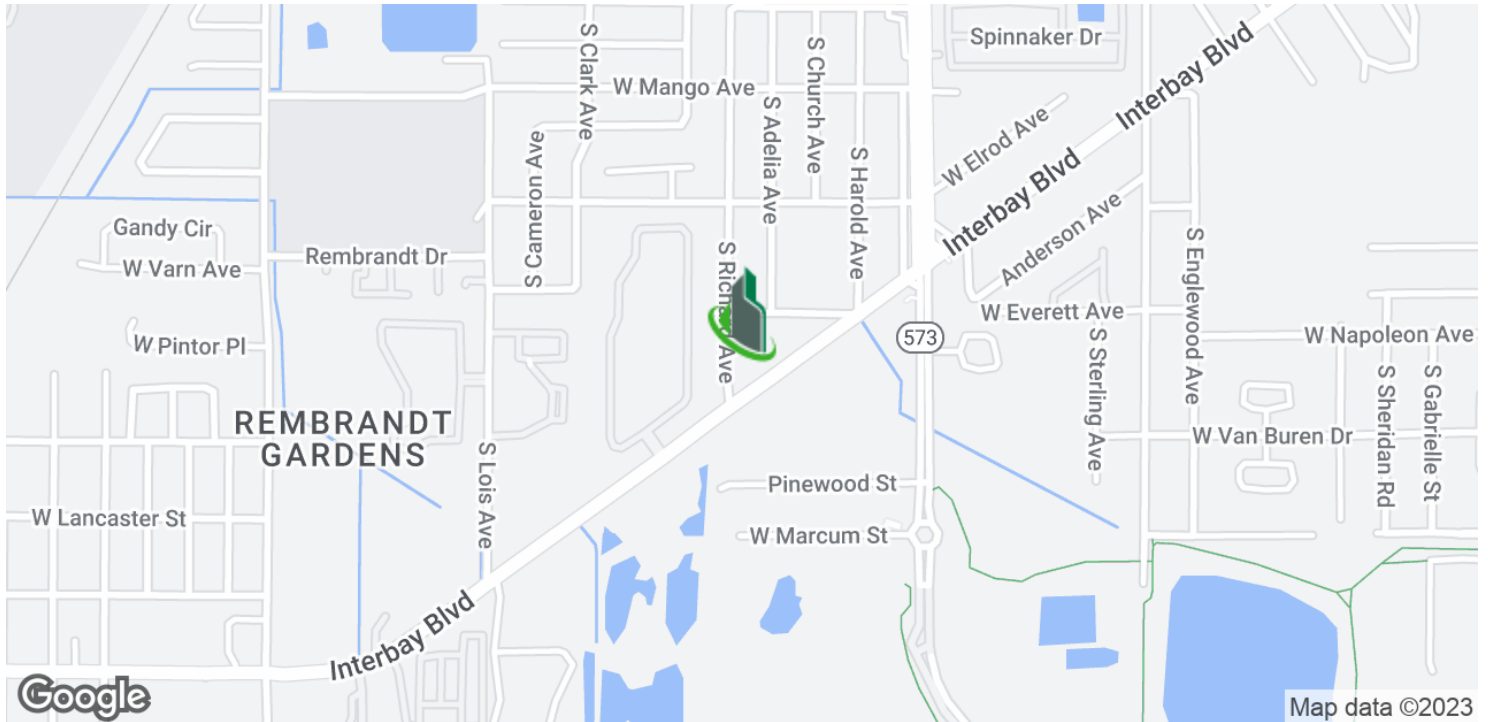




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### Location Map



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### Retailer Map



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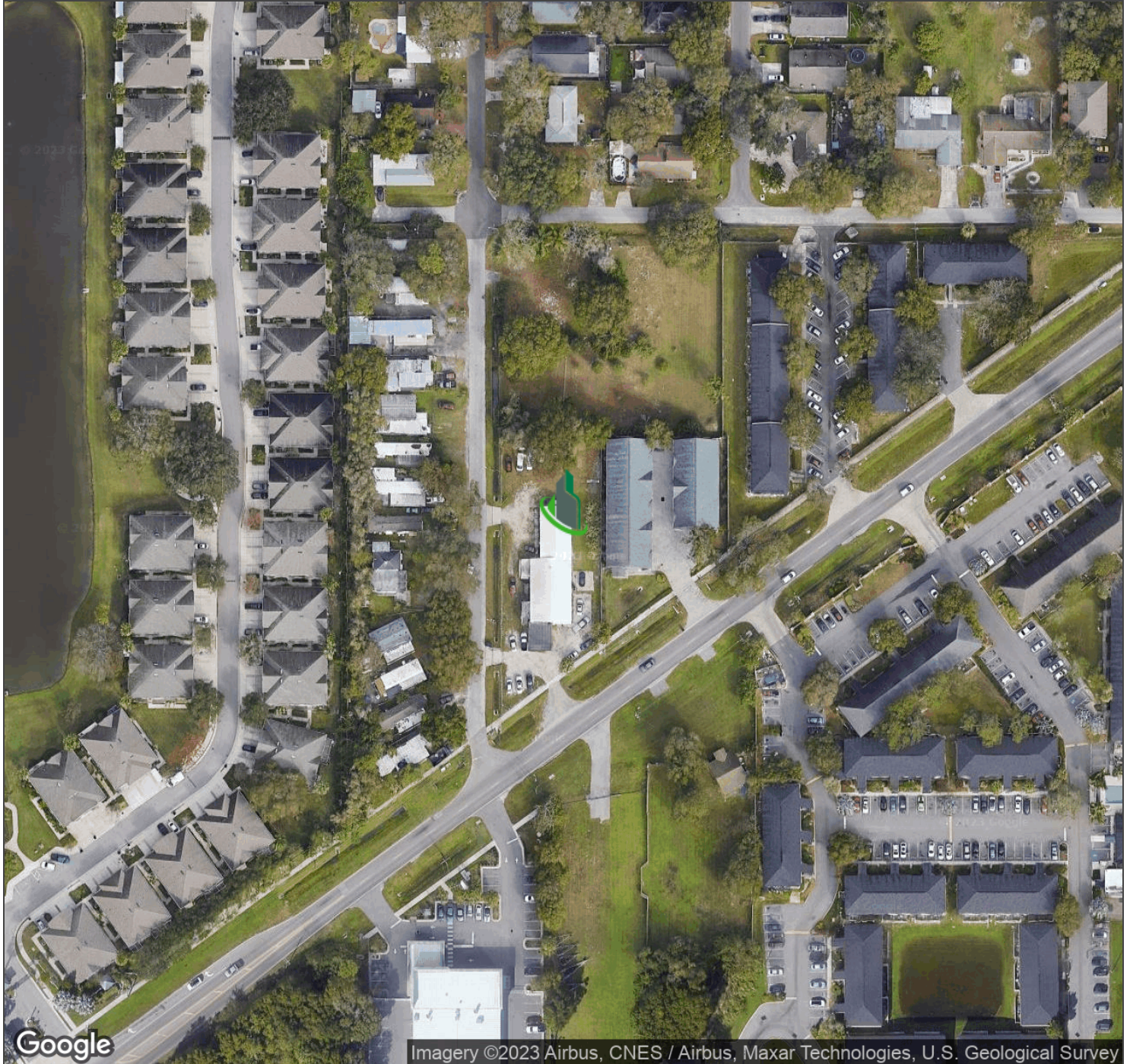
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Aerial Map



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9

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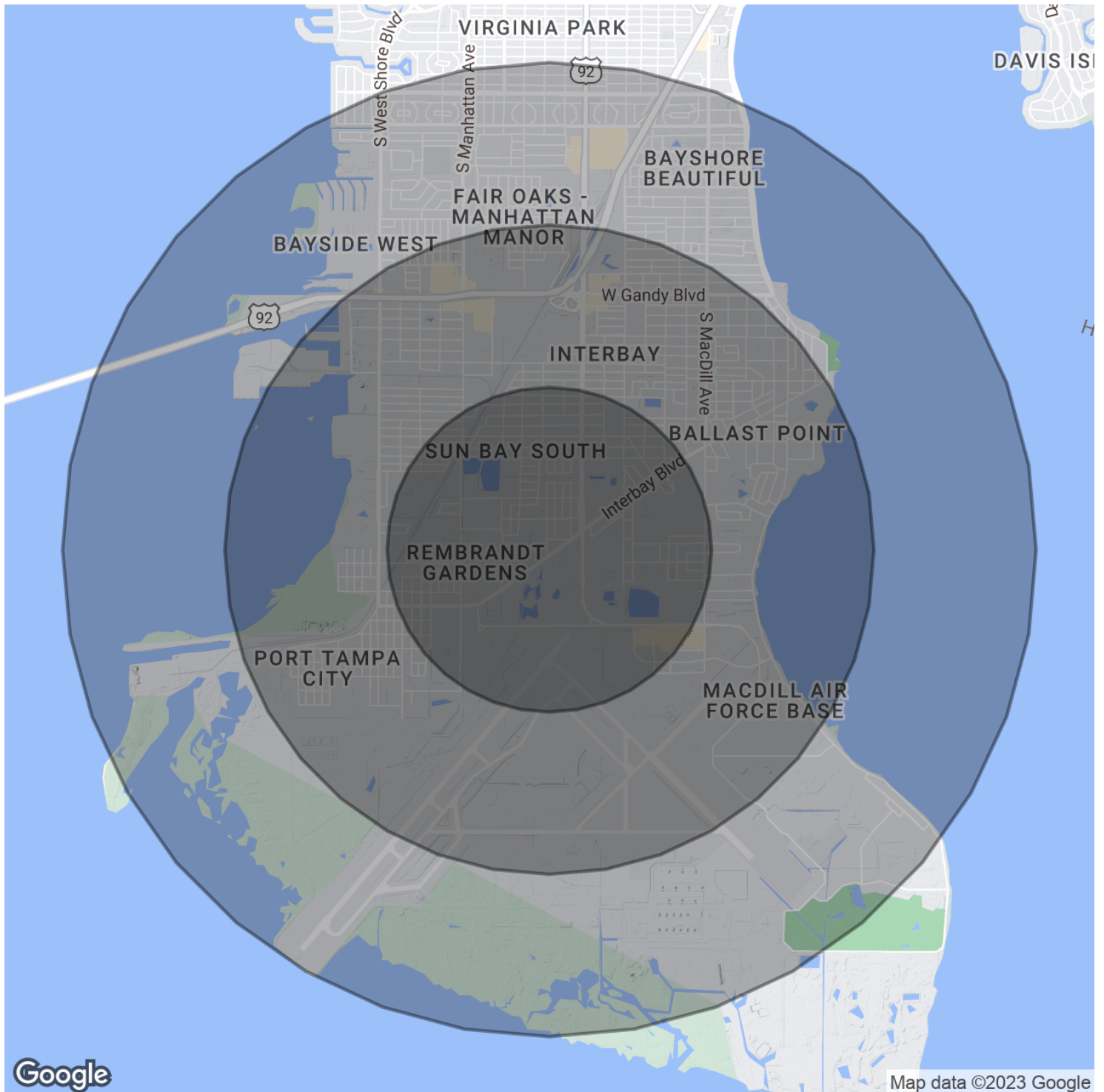




## South Tampa Automotive / Multi-Family Redevelopment Site

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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	9,978	30,569	50,594
Average Age	34.1	37.6	38.6
Average Age (Male)	33.7	36.7	37.5
Average Age (Female)	35.1	39.0	40.2

#### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,138	13,560	23,064
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$56,432	\$66,591	\$74,271
Average House Value	\$226,688	\$248,467	\$320,551

#### ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	14.8%	13.3%	12.6%

#### RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	6,841	23,290	40,185
% White	68.6%	76.2%	79.4%
Total Population - Black	1,820	3,911	5,274
% Black	18.2%	12.8%	10.4%
Total Population - Asian	767	1,826	2,718
% Asian	7.7%	6.0%	5.4%
Total Population - Hawaiian	48	68	86
% Hawaiian	0.5%	0.2%	0.2%
Total Population - American Indian	12	40	40
% American Indian	0.1%	0.1%	0.1%
Total Population - Other	218	480	799
% Other	2.2%	1.6%	1.6%

#### TRAFFIC COUNTS

Interbay Blvd & S. Dale Mabry Hwy	5,900/day
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*\* Demographic data derived from 2020 ACS - US Census*