



Land For Sale

East Tampa Hard Corner / Lighted Intersection (MLK & 34th Street)

4001 N 34th St, Tampa, FL 33610

For More Information:

813-254-6756 | EXT 46

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

Scott Shimberg | scott@baystreetcommercial.com

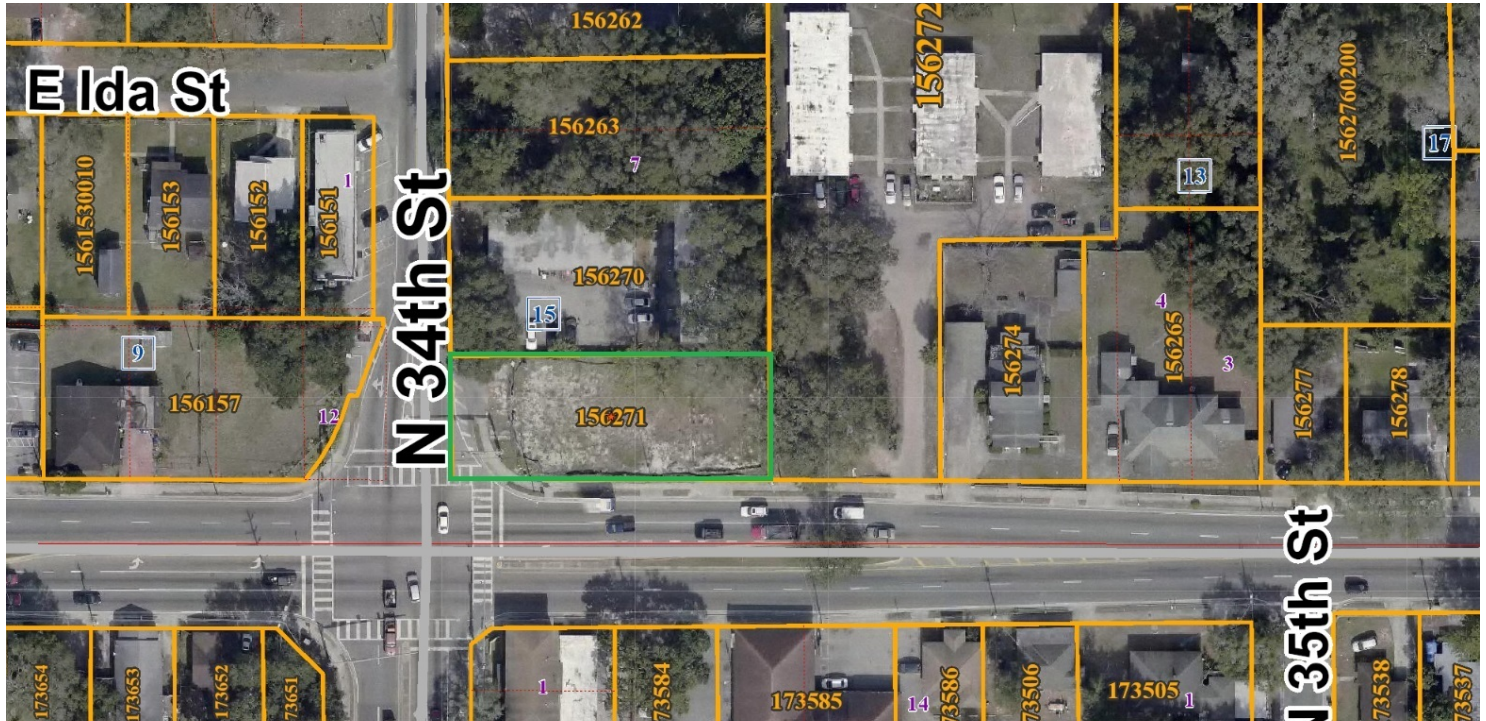




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Executive Summary



OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	11,696 SF
Zoning:	CG (Commercial General)
Market:	Tampa-St. Petersburg-Clearwater
Traffic Count:	23,500

PROPERTY OVERVIEW

This 11,696 SF CG (Commercial General) zoned hard corner parcel is located at the lighted intersection of Dr. Martin Luther King, Jr Boulevard and 34th Street. The site was cleared and plans were in place to construct a convenience store building of approximately 2,500 SF. Site plans were drawn and permits issued but ownership decided not to build the project. The site has a future land use category of CC-35 (Community Commercial-35) which offers potential for a mixed use development of up to 23,393 SF based upon the lot size and FAR (Floor to Area Ratio) of 2.0, though given code requirements, possible height restrictions and setbacks, buyers are encouraged to complete their own research to ascertain the feasibility of buyers intended use.

****All totals are maximum estimated based upon land use and subject to site plan approval. Buyer should rely upon due diligence investigations to confirm all potential development and feasibility.**

LOCATION OVERVIEW

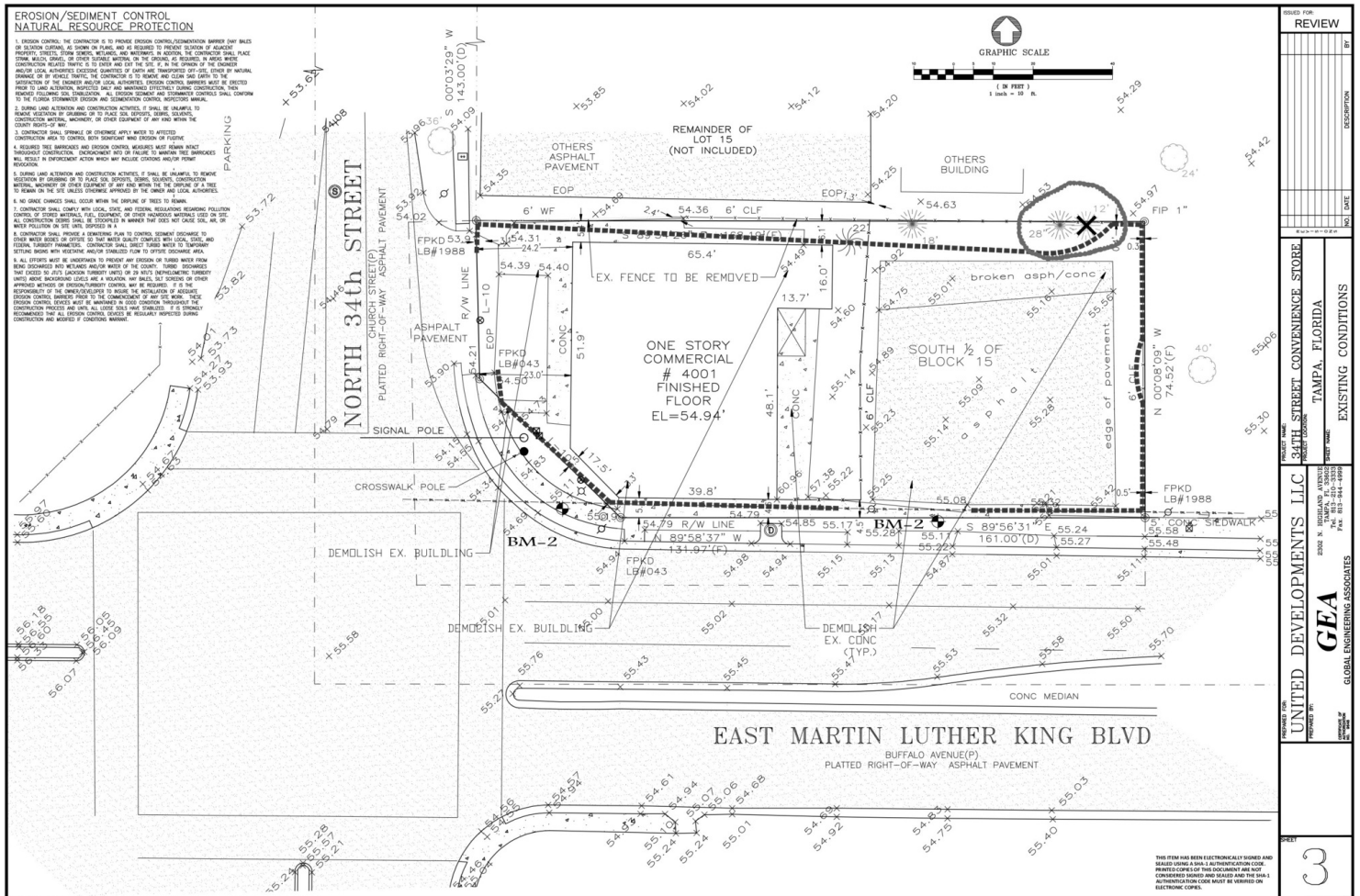
Located in Tampa at the intersection of N. 34th Street and E. Dr. Martin Luther King, Jr. Blvd, and west of I-275 and north of I-4, offering easy access to surrounding areas.



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Proposed Building Site Plan



Rev. 16 Jun 2018 - 5500p D:\Projects\17002-24th & MLK Commercial\Site Folder\Site Folder\PSD.dwg Auto

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Additional Photos

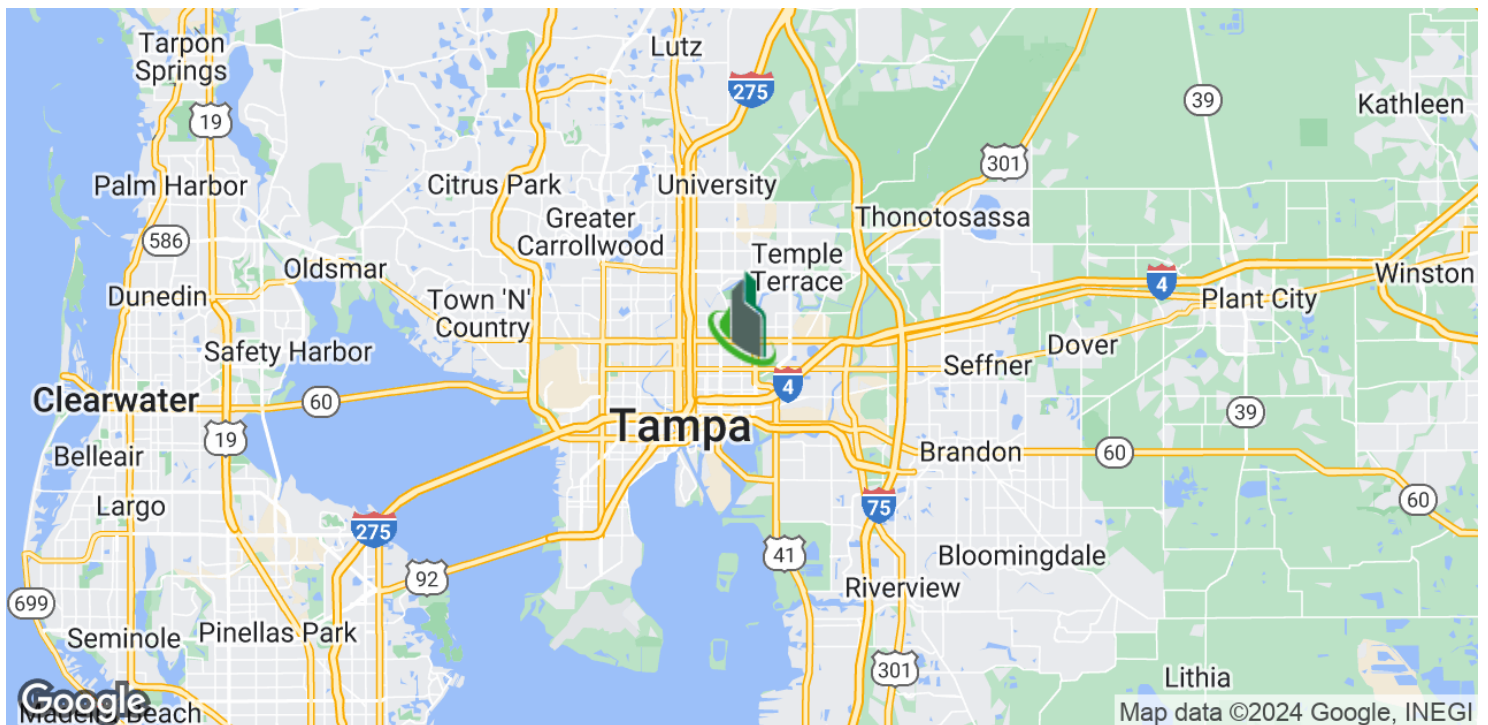
Map Color	Category	FAR	Dwelling units/net acre	Other Considerations	Key Characteristics
CC-35	Community Commercial-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> > Intensive and general commercial, service, office, and residential uses	Standard Development: • Up to 1.0 • >1.0 up to 2.0 with performance provisions met • Up to 2.0 in Ybor City Local Historic District Only	Up to 30 du/acre Up to 35.0 du/acre with bonus provisions met	<ul style="list-style-type: none"> Gathering places such as a plaza, courtyard, or park. Compatible public, quasi-public, and special uses. Development should include a mix of non-residential and residential uses with more intense development near major intersections. Projects may be determined either by density or floor area ratio (FAR). If FAR is applied to a residential project to determine a site's maximum density potential, development shall be compatible in character and scale with the surrounding residential built environment. Single-use multi-family residential projects within the South Tampa Planning District or New Tampa Planning District shall not use FAR to determine a site's density potential. 	<ul style="list-style-type: none"> A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall; More intense mixed-use development at intersections with stepped down residential uses in between; Building heights that are typically up to 5 stories (number of stories varies by location, special district, or overlay district); Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection; Building facades and entrances that directly address the street; Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level; Integrated (vertical and horizontal) residential and non-residential uses along the corridors; Parking that is located to the side or behind buildings, or in parking structures; Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions; Attractive streetscape with sidewalks designed to accommodate pedestrian traffic that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes; and *Any proposed development, city-wide, may develop up to 1.5 FAR, if all of the following are met: <ul style="list-style-type: none"> Subject site is greater than 0.35 acres; Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and Structure must have vertically integrated mix of at least 2 uses from 2 separate general categories as outlined in City Code.
CMU-35	Community Mixed Use-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> > Retail, general commercial, service, office, and residential uses	Vertical Mixed-Use Development: • Up to 1.5* • >1.5 up to 2.0 with performance provisions met			



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Location Map



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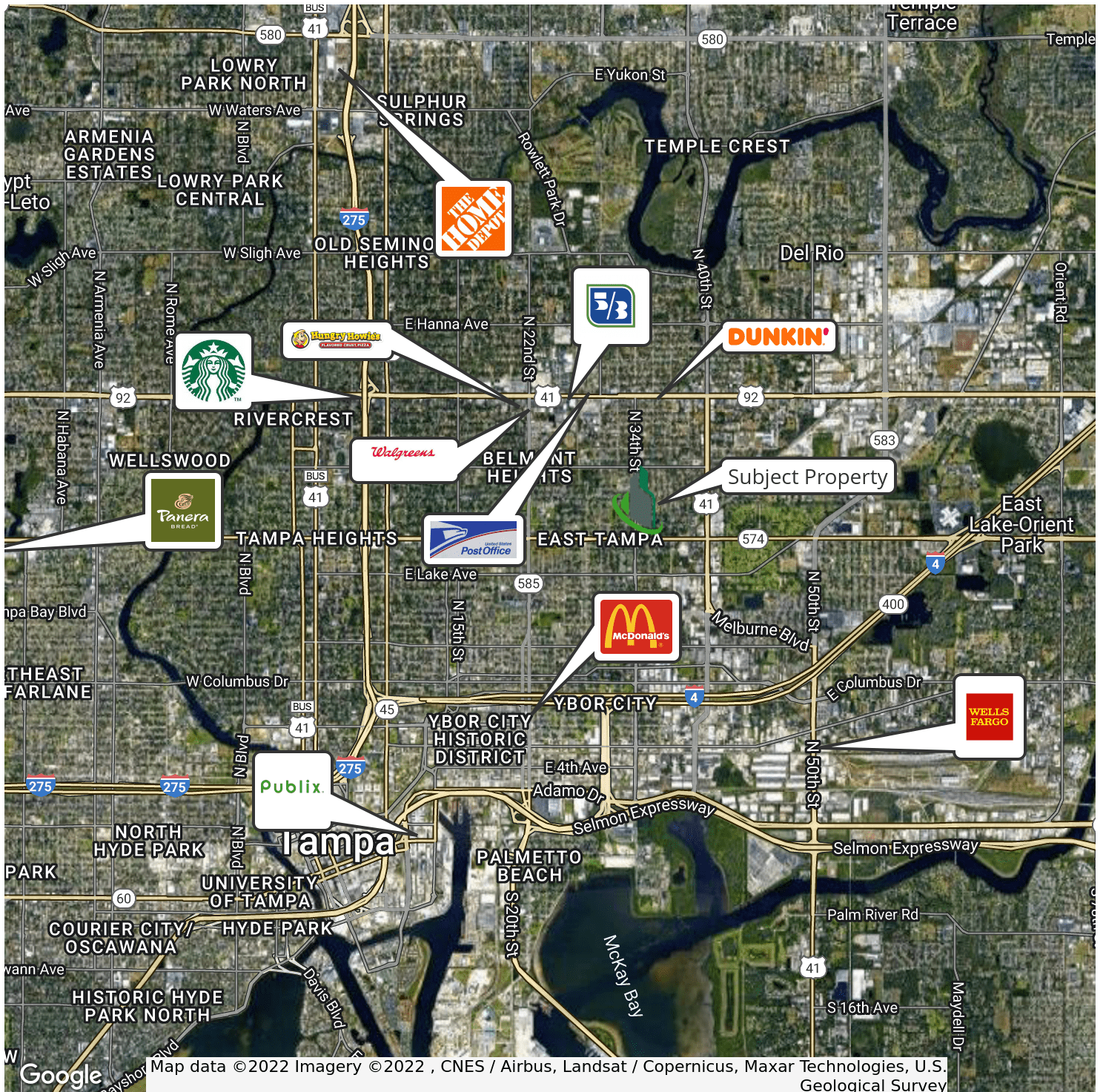
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Retailer Map



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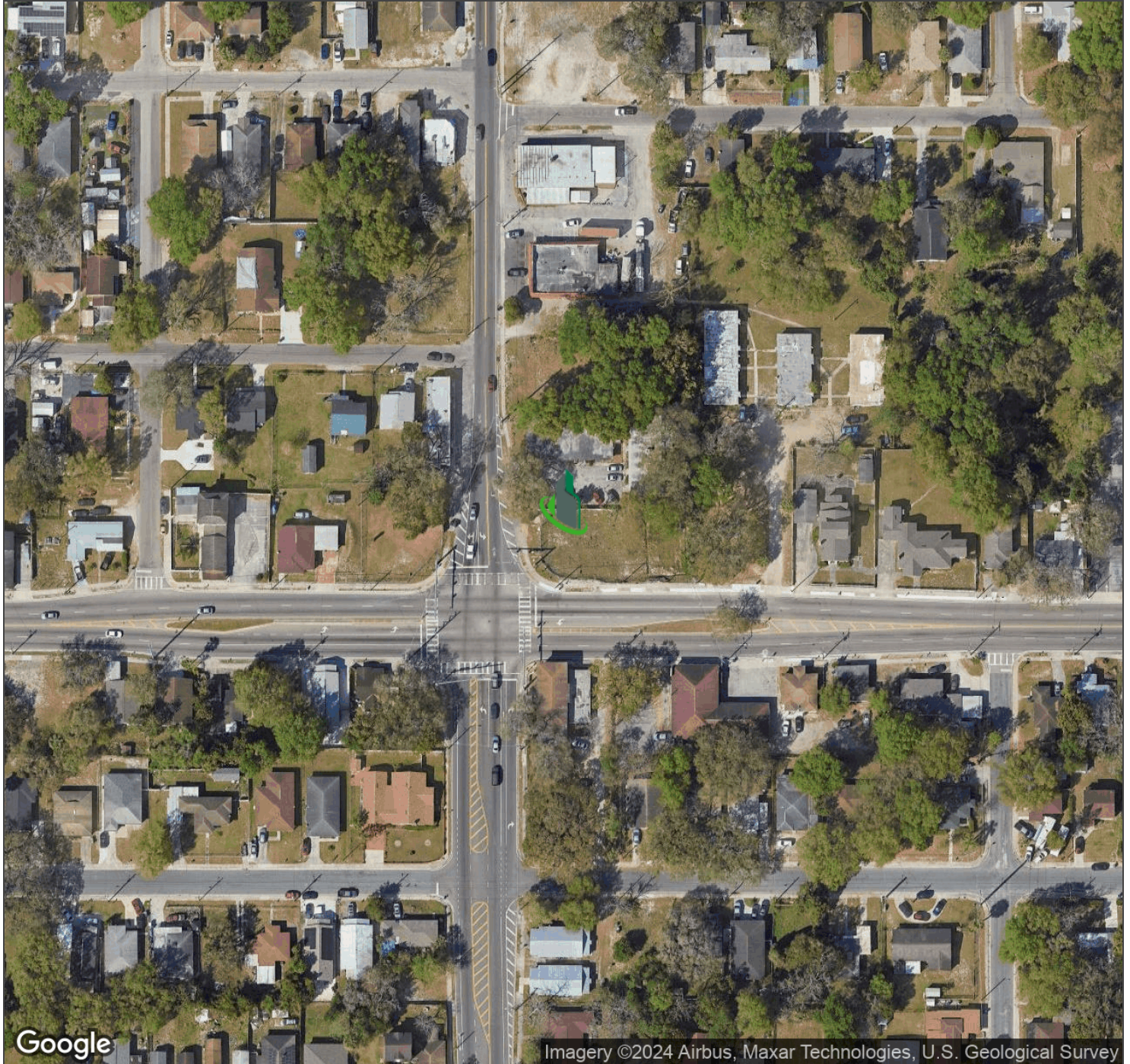
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Aerial Map



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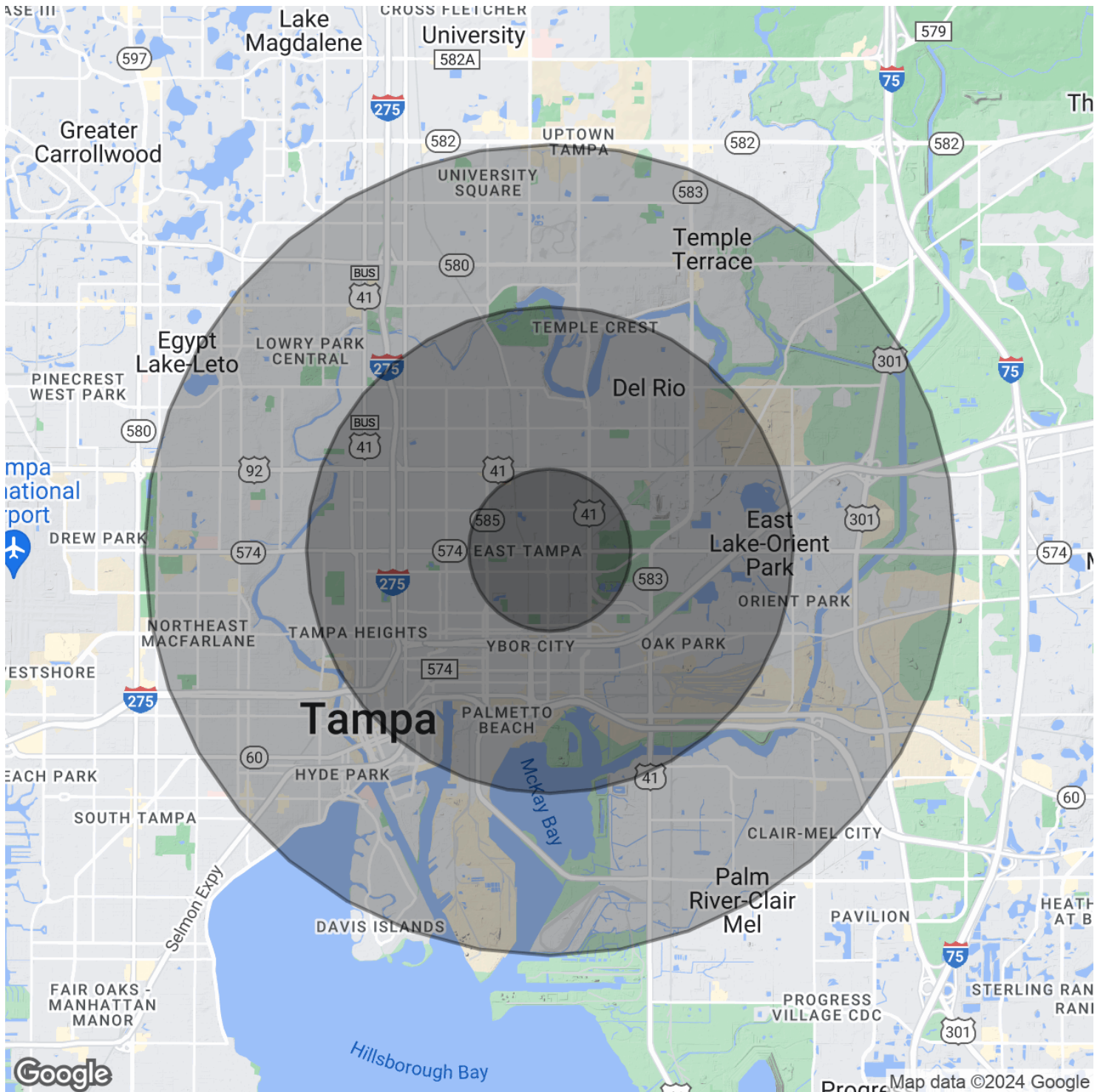




East Tampa Hard Corner / Lighted Intersection (MLK & 34th Street)

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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,645	86,670	241,343
Average Age	30.8	33.9	34.0
Average Age (Male)	24.7	31.6	32.5
Average Age (Female)	34.1	35.4	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,206	32,339	93,049
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$32,791	\$40,043	\$49,374
Average House Value	\$115,961	\$172,353	\$221,931

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	8.9%	19.2%	26.6%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	1,237	33,000	130,376
% White	9.8%	38.1%	54.0%
Total Population - Black	10,946	48,712	92,245
% Black	86.6%	56.2%	38.2%
Total Population - Asian	50	491	3,501
% Asian	0.4%	0.6%	1.5%
Total Population - Hawaiian	0	14	107
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	121	670	2,272
% American Indian	1.0%	0.8%	0.9%
Total Population - Other	166	2,196	7,685
% Other	1.3%	2.5%	3.2%

TRAFFIC COUNTS

E. Dr. Martin Luther King, Jr. Blvd. & N. 34th Street	23,500/day
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** Demographic data derived from 2020 ACS - US Census*

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