



Retail Property For Sale

Midtown Corner Retail / Medical Investment Opportunity
1001 N Macdill Ave, Tampa, FL 33607

For More Information:

813-254-6756 | EXT 11

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





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,200,000
Price / SF:	\$376.74
Lot Size:	35,850 SF
Year Built:	1967
Building Size:	8,494 SF
Renovated:	1995
Zoning:	CG - General Commercial
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	16,300

PROPERTY OVERVIEW

This unique Midtown investment opportunity is located at the hard corner lighted intersection of N. Macdill Avenue and W. Cypress Street. The 8,494 SF building sits on a 35,850 square foot (.82 Acre), CG (Commercial General) zoned parcel just blocks away from the newly established “Midtown” district of Tampa, Florida. This site is conveniently located in the heart of a large high-density population with excellent access from major roads with an abundance of commercial activity and is one of the most rapidly redeveloping neighborhoods throughout the Tampa-St Petersburg MSA. The building currently consists of 7 units ranging from 698 SF up to 1,600 SF. This site is one of the few throughout the market with adequate parking (46 spaces or 6.2 spaces / 1000 SF) for medical users within such close proximity to serve the highly sought after South Tampa demographic. The retail exposure and ample parking offers an opportunity to alter tenant mix over time and drastically increase the investment return as medical lease rates in this market are currently in the mid to upper 30's per SF NNN. This parcel also has a highly desirable future land use designation of CMU-35 which stands for Community Mixed Use – 35 units to the acre development density for a mixed use development. The development potential of such a land use also comes with a potential development FAR (floor-to-area ratio) of 2.0 meaning that this .81 acre parcel would have a maximum development potential of 28 units totaling a maximum of 71,700 SF of building improvement. Please contact us to discuss current tenancy and P&L information.



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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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Future Land Use - Community Commercial 35 (2.0 FAR)

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 Vertical Mixed-Use Development: • Up to 1.5* • >1.5 up to 2.0 with performance provisions met	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				

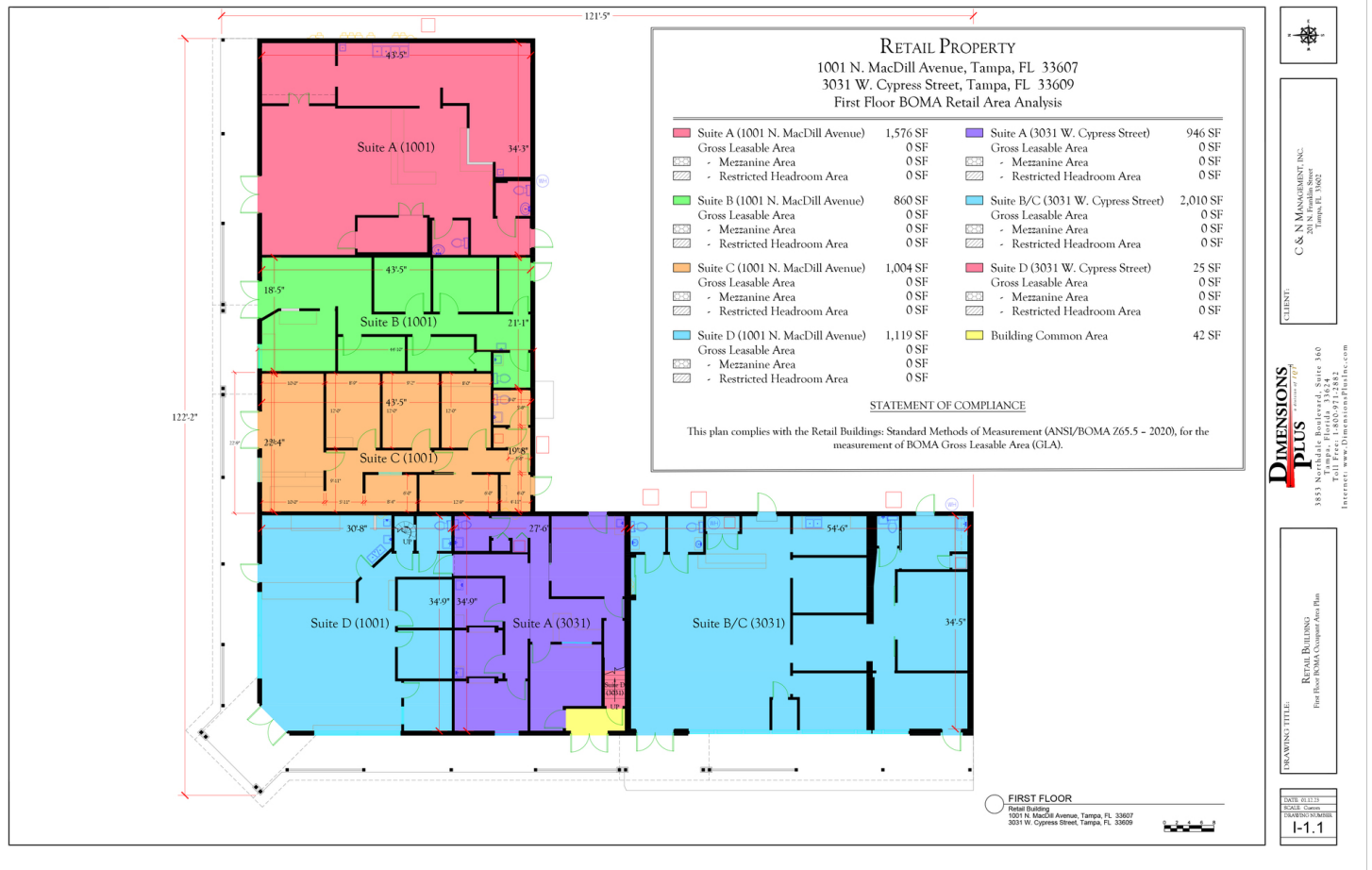


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Floor Plan - 1st Floor

VIDEO TOUR

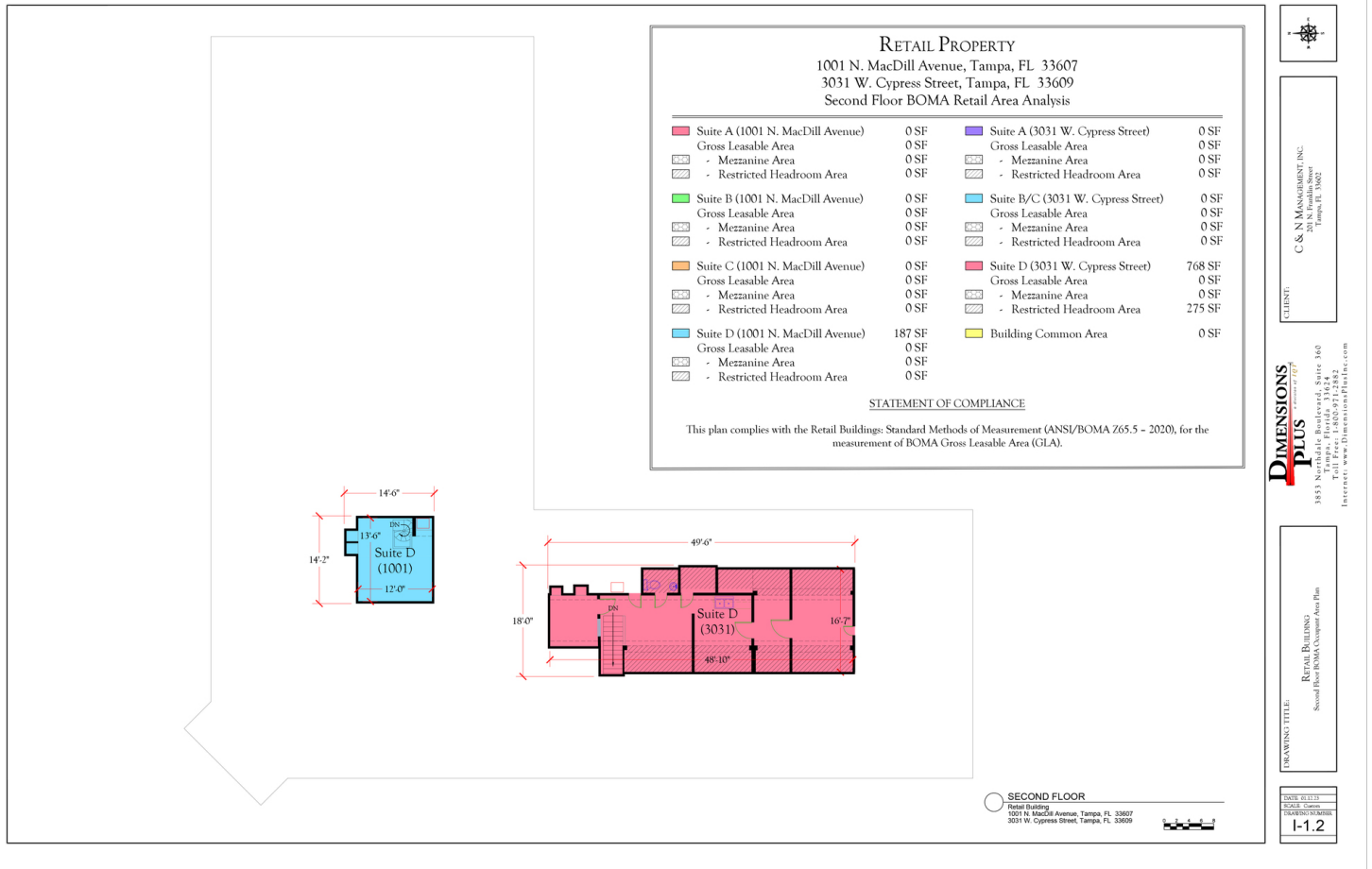




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Floor Plan - 2nd Floor

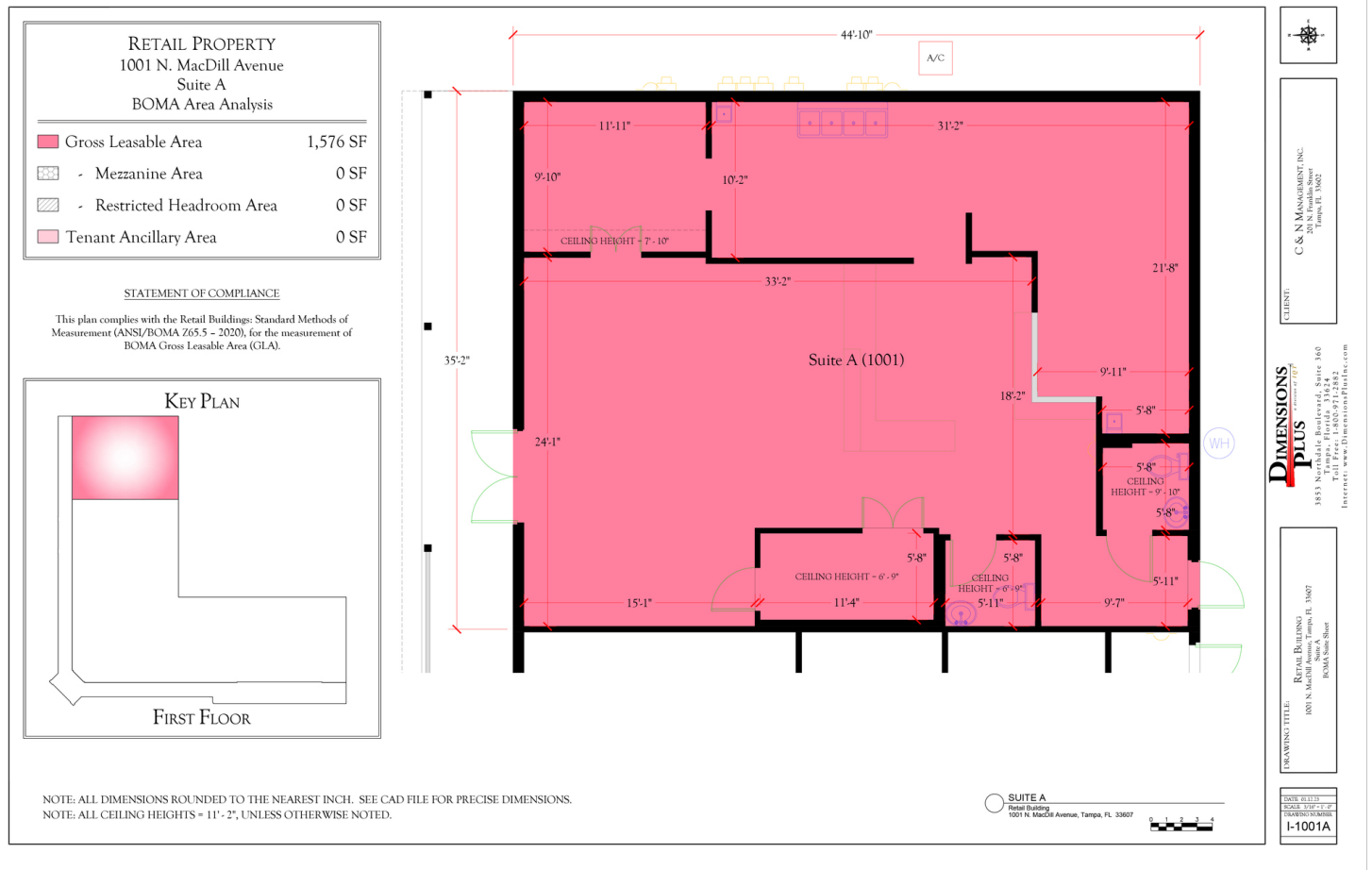




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1001 N Macdill Ave, Tampa, FL 33607

Floor Plan - Suite A - 1001 N Macdill Ave

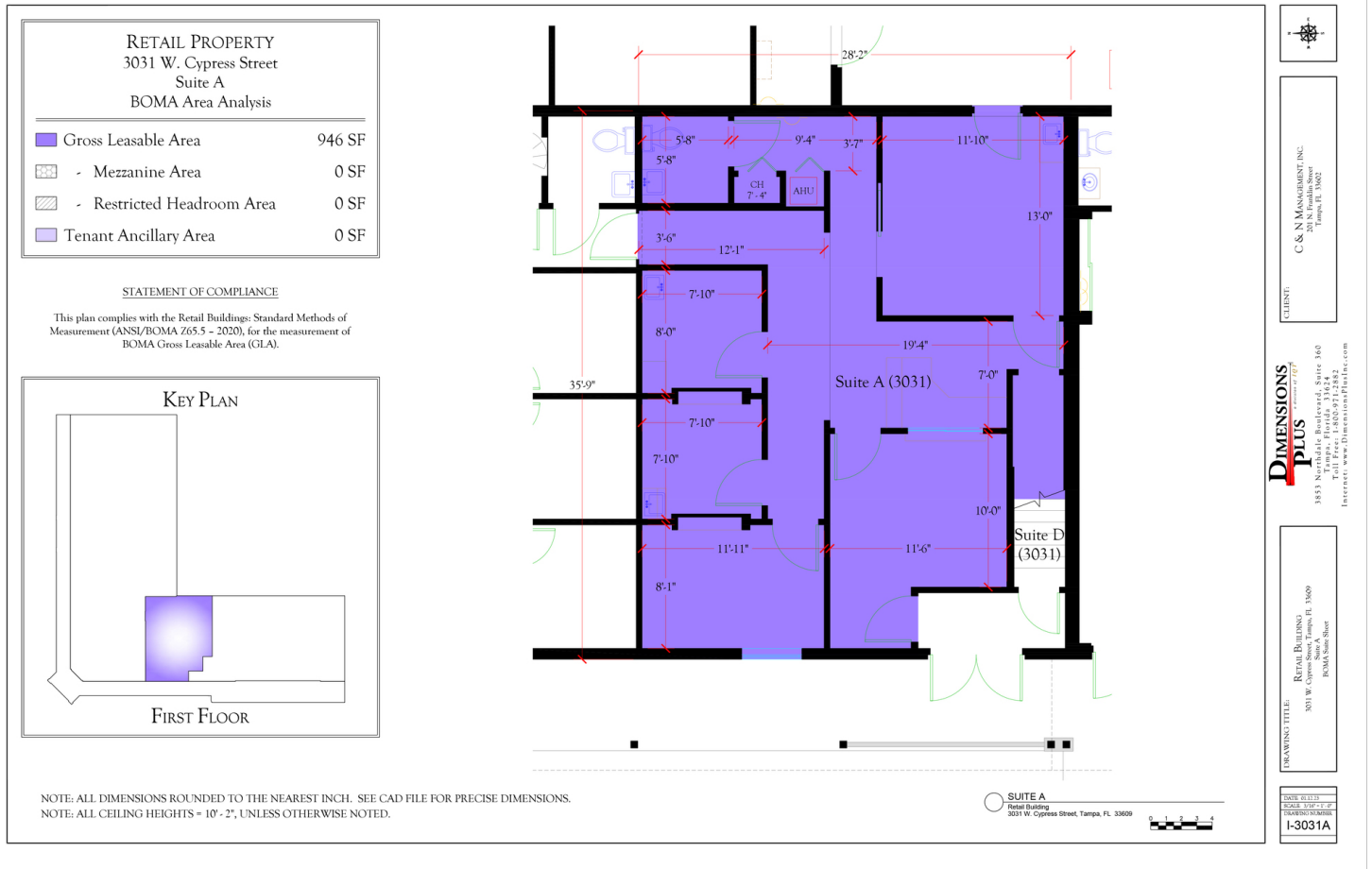




Midtown Corner Retail / Medical Investment Opportunity

1001 N Macdill Ave, Tampa, FL 33607

Floor Plan - Suite A - 3031 W Cypress St

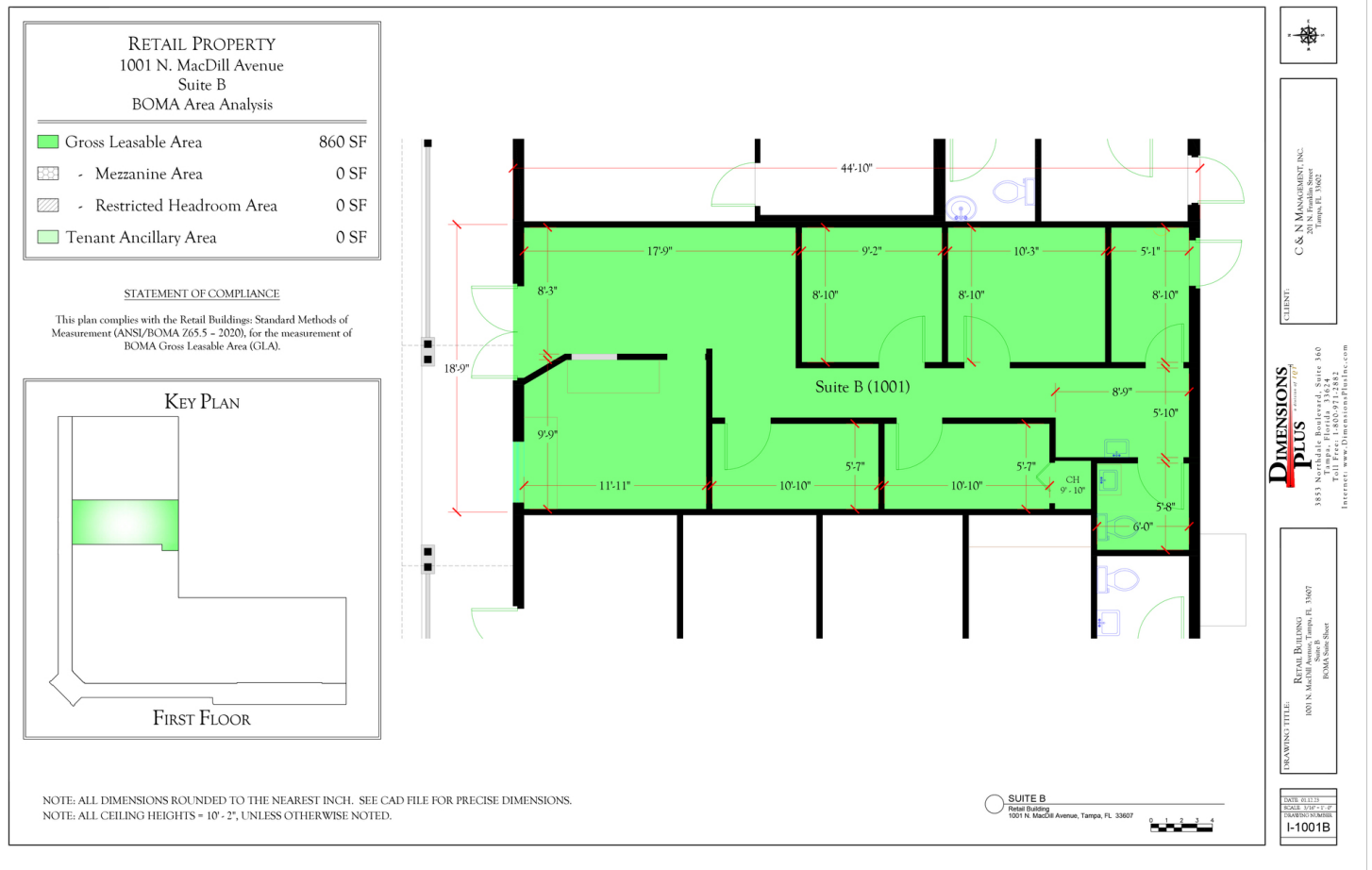




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1001 N Macdill Ave, Tampa, FL 33607

Floor Plan - Suite B - 1001 N Macdill Ave

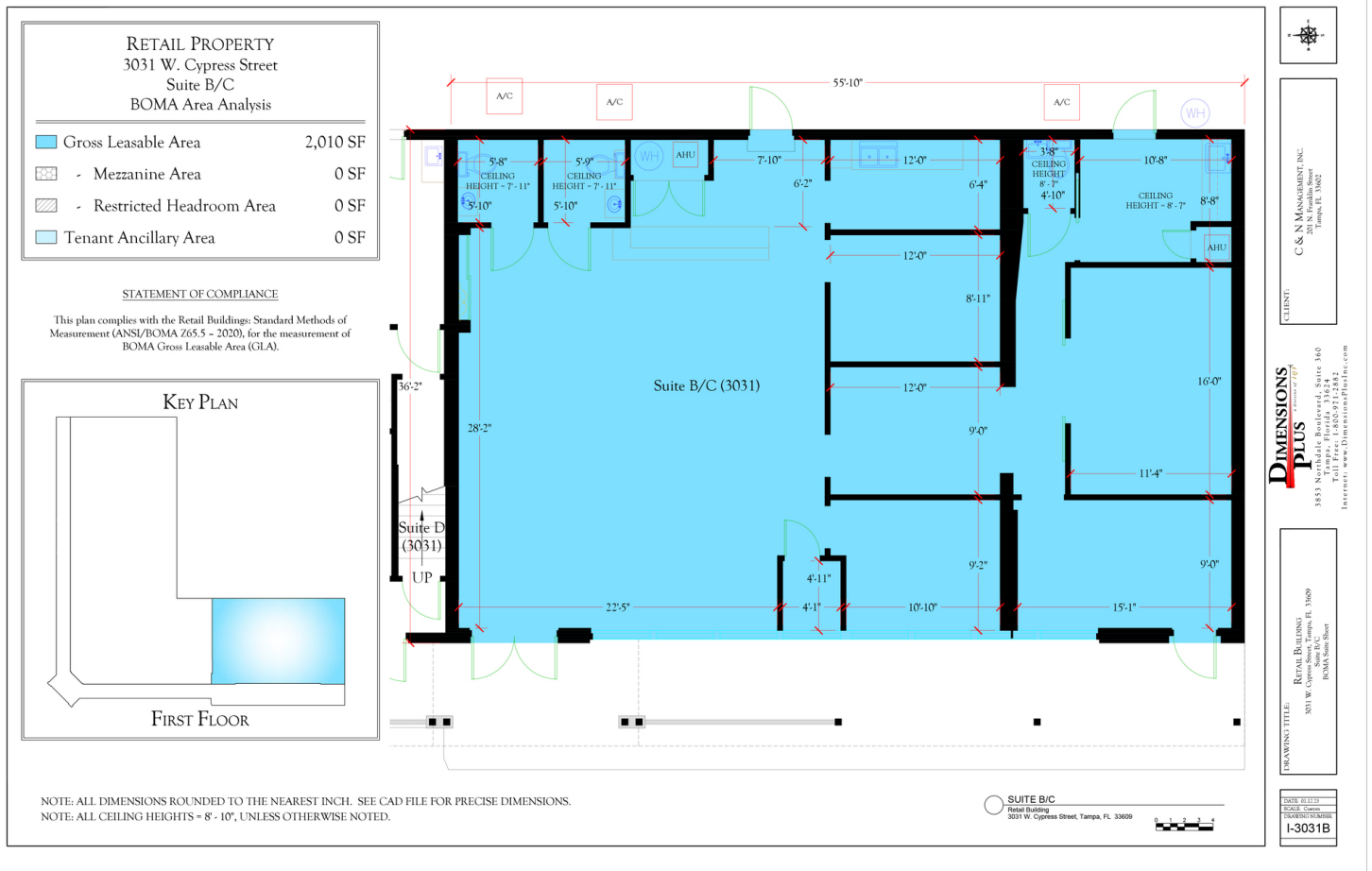




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1001 N Macdill Ave, Tampa, FL 33607

Floor Plan - Suite B/C - 3031 W Cypress St

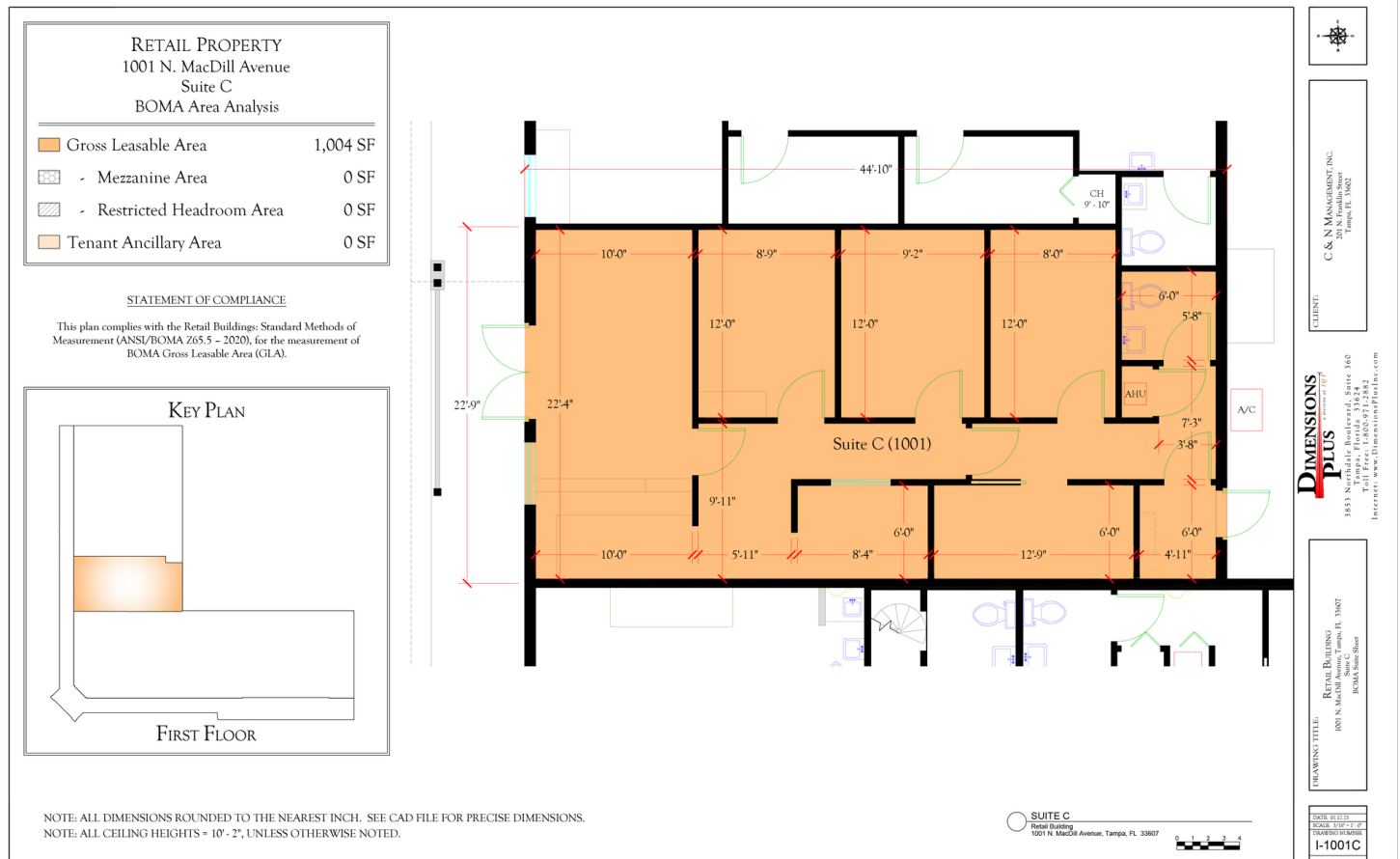




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Floor Plan - Suite C - 1001 N Macdill Ave

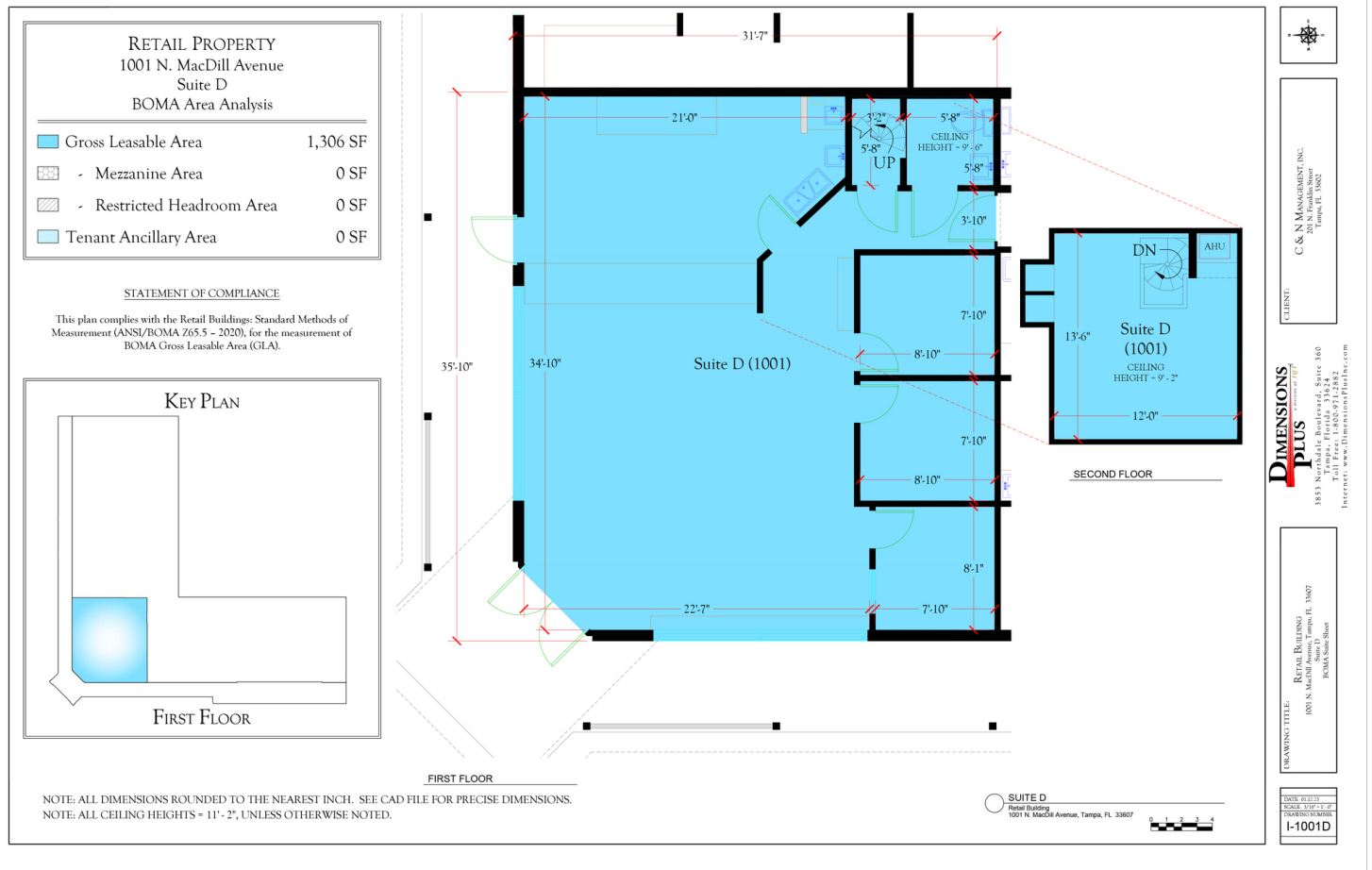




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Floor Plan - Suite D - 1001 N Macdill Ave

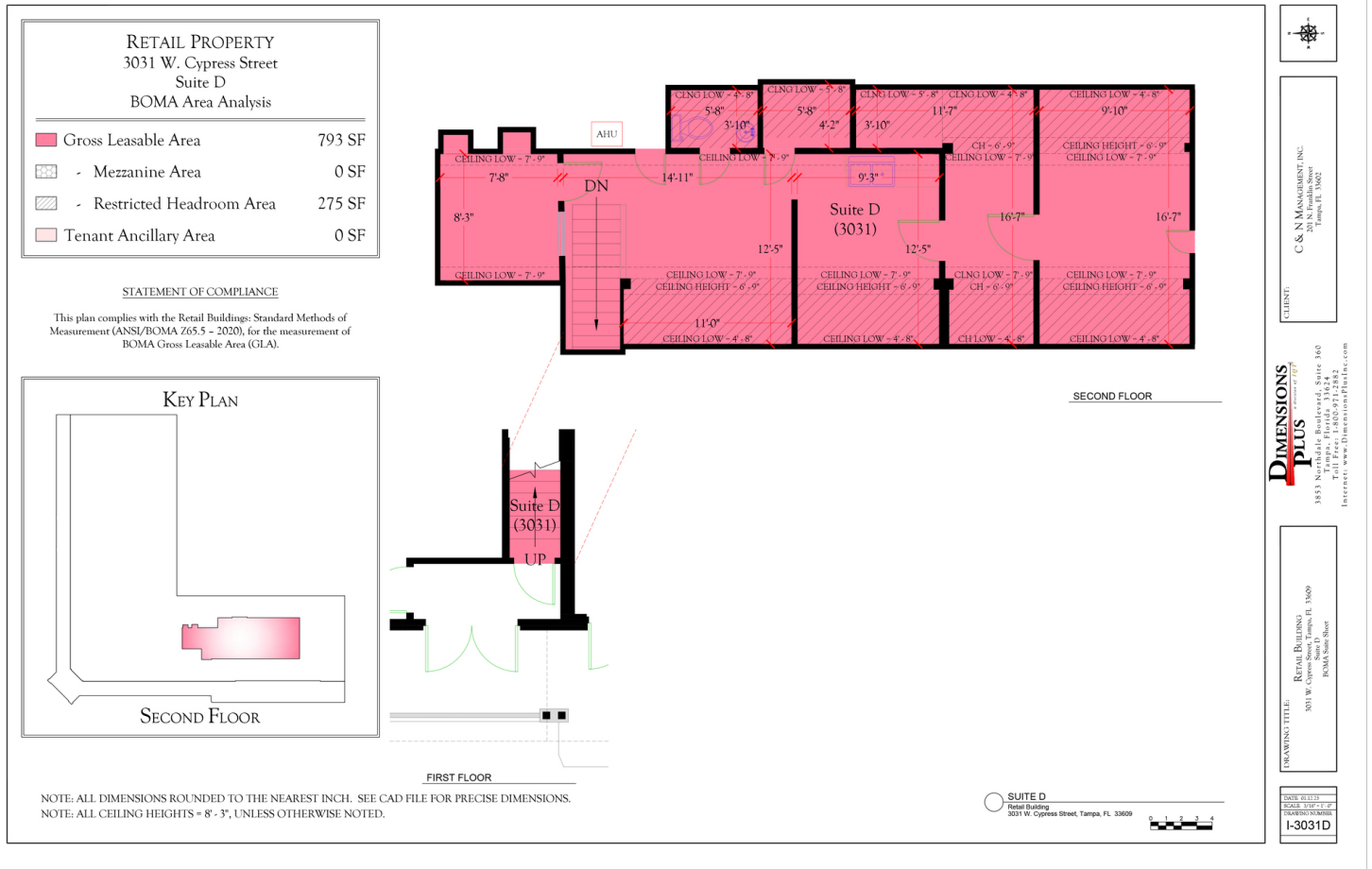




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Floor Plan - Suite D - 3031 W Cypress St





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Rent Roll

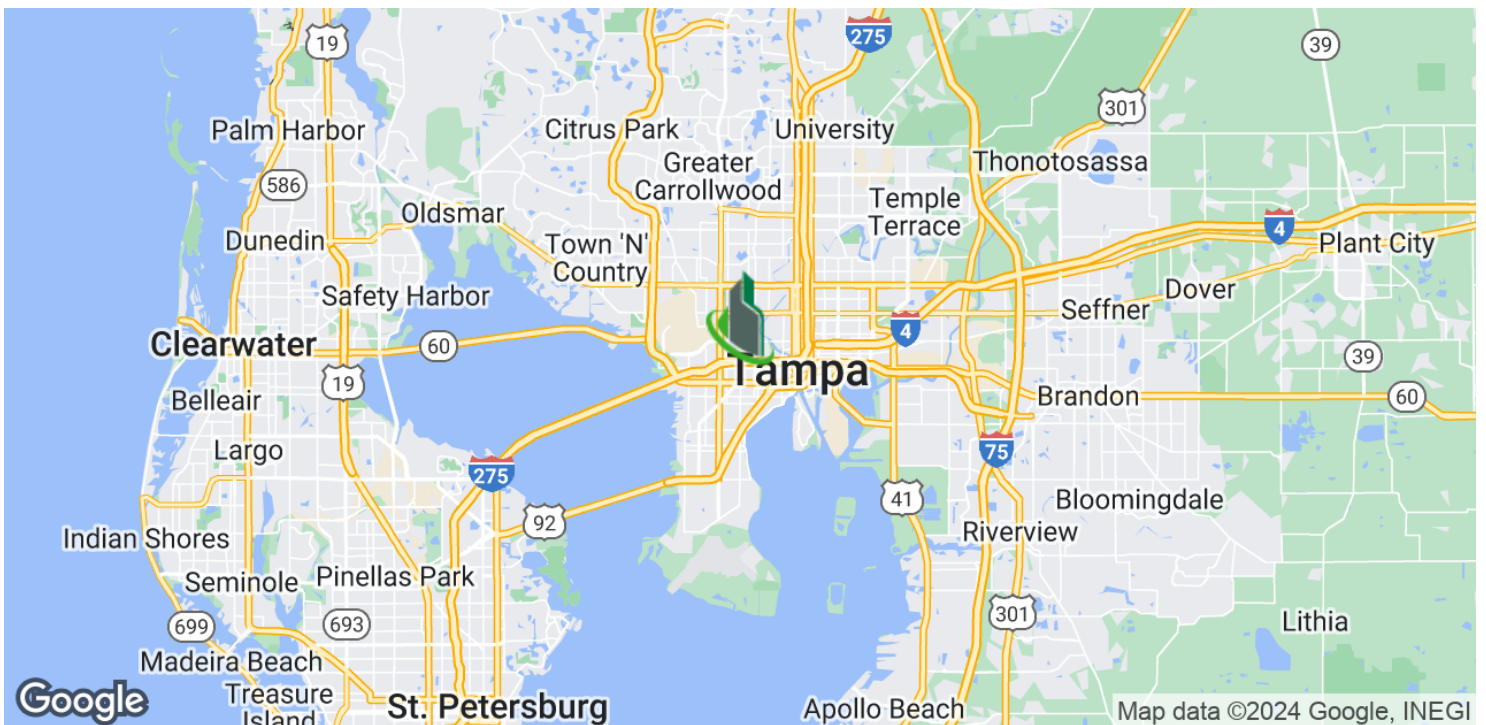
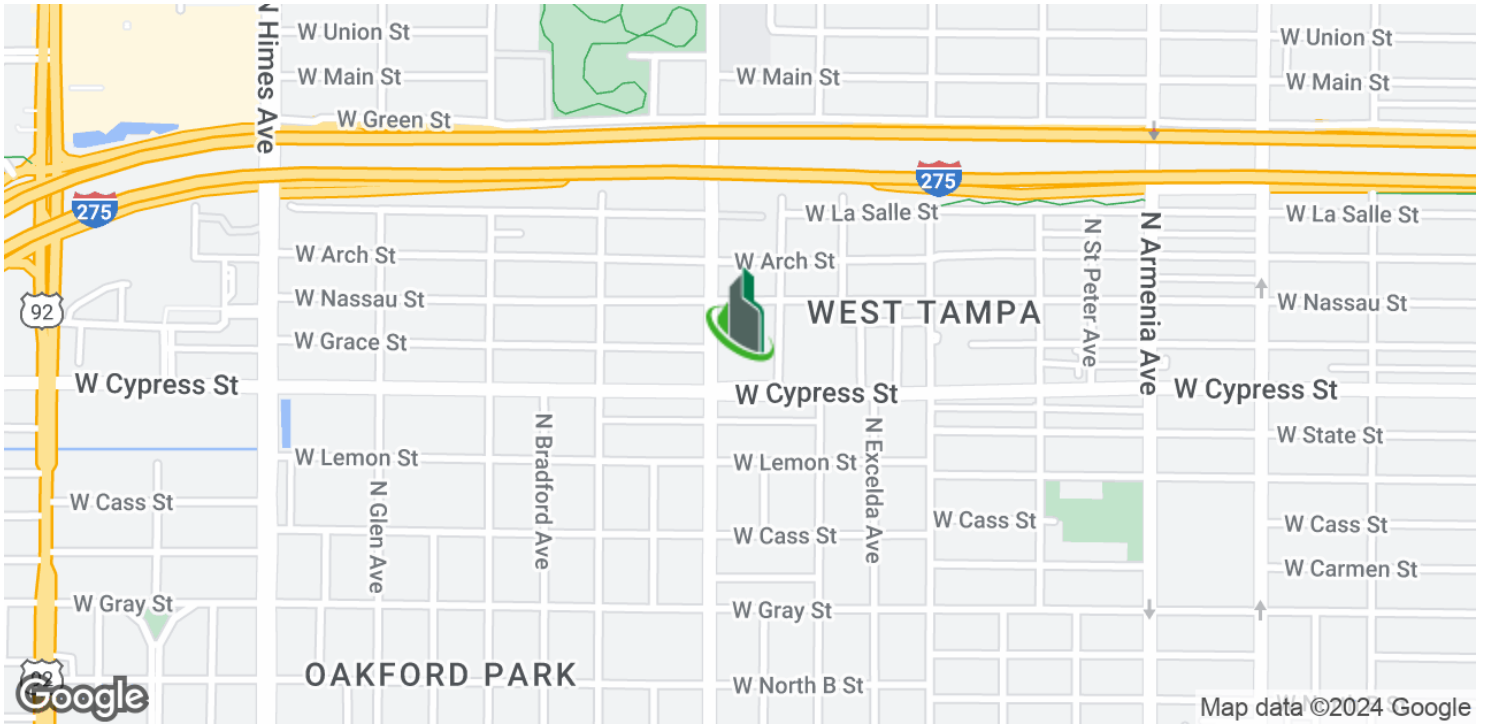
SUITE	TENANT NAME	SIZE SF	LEASE START
Ste A - 1001 N Macdill Ave	X&A Pro LLC/Acapulco Mexican Grocery	1,600 SF	3/1/17
Ste B - 1001 N Macdill Ave	BioCollections Worldwide, Inc.	800 SF	11/1/20
Ste C - 1001 N Macdill Ave	Caez Chiropractic	800 SF	3/1/20
Ste D - 1001 N Macdill Ave	Astrobleme LLC	1,500 SF	11/1/21
Ste A - 3033 W Cypress St	Dianna B LLC/Wholistic Massage	1,000 SF	2/1/21
Ste A - 2nd Fl - 3034 W Cypress St	Storage	900 SF	-
Ste B - 3035 W Cypress St	AMG Agency Inc.	1,000 SF	3/1/14
Ste C - 3035 W Cypress St	AMG Agency Inc.	698 SF	3/1/20
TOTALS		8,298 SF	
AVERAGES		1,037 SF	



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Location Map



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Retailer Map



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Aerial Map



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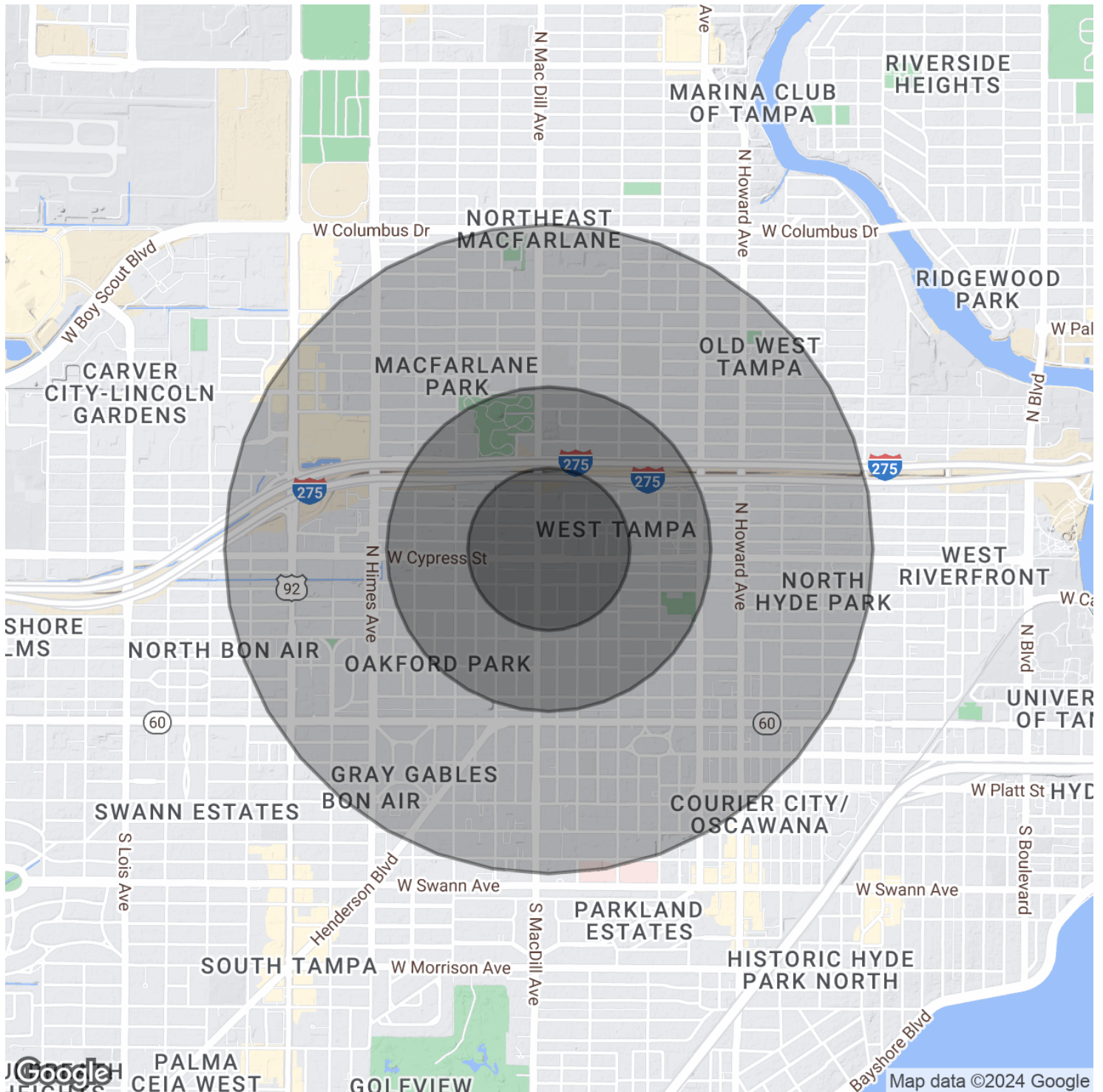




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	751	3,355	16,068
Average Age	47.1	43.3	38.1
Average Age (Male)	42.6	40.0	36.9
Average Age (Female)	49.9	46.0	40.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	358	1,631	8,160
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$77,361	\$73,426	\$73,446
Average House Value	\$285,259	\$286,333	\$284,670

ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	45.7%	52.8%	40.6%

RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	625	2,735	11,473
% White	83.2%	81.5%	71.4%
Total Population - Black	42	210	2,704
% Black	5.6%	6.3%	16.8%
Total Population - Asian	50	136	566
% Asian	6.7%	4.1%	3.5%
Total Population - Hawaiian	0	0	12
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	0	9	32
% American Indian	0.0%	0.3%	0.2%
Total Population - Other	23	201	632
% Other	3.1%	6.0%	3.9%

TRAFFIC COUNTS

N Macdill Ave & W Cypress St	16,300/day
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** Demographic data derived from 2020 ACS - US Census*