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IN HISTORIC DOWNTOWN TAMPA!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

508 N. FRANKLIN STREET TAMPA

FOR SALE: \$1,985,000 | FOR LEASE: \$10,000 NNN

REDEVELOPMENT OPPORTUNITY LOCATED IN HISTORIC DOWNTOWN TAMPA

- **26' X 100' LOT DIRECTLY ON FRANKLIN STREET** •
QUALIFIED OPPORTUNITY ZONE



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

Premier Retail Storefront

SITE MAY BE BUILT OUT FOR OFFICE, RETAIL OR A RESTAURANT, CAFÉ, BISTRO OR LOUNGE

PROPERTY FEATURES

- Excellent Franklin Street frontage and access
- Literally a hidden gem- 2,600 SF lot boasting 26' of Franklin Street frontage
- Lot is enclosed and paved
- Walk to area businesses, dining and monthly parking
- Highest and best use: restaurant or retail storefront
- Special events can do well here too
- Water, sewer, natural gas and electricity at the property
- **Zoned: CBD-1 (Central Business District)** This zoning subdistrict is appropriate for CBD projects in areas with low- to mid-rise structures CBD-1: Maximum height 55 feet or five stories, whichever is greater. Increased intensity of use and/or maximum height may be extended up to 155 feet or 15 stories, whichever is greater, through the application of the floor area ratio (FAR) bonus option with the approval of the city manager, or their designee.



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Purchase Options: Cash, Hard Money, Conventional and SBA,
Expenses: Available Upon Request (Property Taxes, Insurance, Utilities,
Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

County: Hillsborough
Street Number: 508
Street Name: N. Franklin
Street Suffix: Street
City: Tampa
Traffic Count:
3,100- VTD (Franklin Avenue & Madison Street- AADT- 2021) Market:
Tampa/ St. Petersburg- Clearwater
Sub-market: Downtown Tampa

THE PROPERTY

Folio Number: 193503-0000
Zoning: CBD-1 (Central Business District)
Current Use: Vacant land
Lot Dimensions: 26' x 100'
Lot Size: 2,600 SF :: .06 Acres
Lot Frontage: 26' (Franklin Street)
Future Use: Retail/ office development
Parking: Street/ offsite parking garage

TAXES

Tax Year: 2022
Taxes: \$1,659.46

THE COMMUNITY

Community/ Subdivision Name: Downtown
Neighborhood: Tampa General Map
Flood Zone Area: AE
Flood Zone Panel: 12057C0354H

UTILITIES

Electricity: TECO
Water: City of Tampa Utilities
Waste: City of Tampa Utilities
Communications: Frontier/ Verizon/ Spectrum

THE LISTING

Driving Directions:
From 275 N. exit toward Downtown Tampa (West). Take Ashley Street ramp. Merge over to Tampa Street. Turn left on E. Madison Street. Head East to N. Franklin Street. Building is on the left next to the CVS drugstore. Arrive at 508 N. Franklin Street



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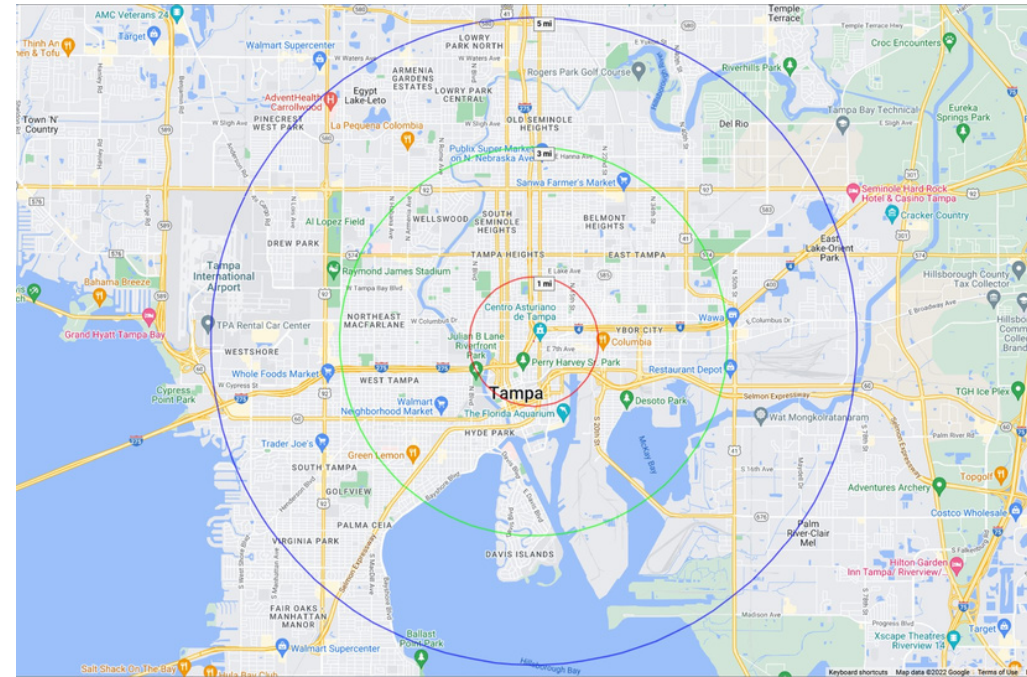
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AREA HIGHLIGHTS | DEMOGRAPHICS

- Prime Downtown Tampa location
- Ideal property for investors looking to build new commercial or residential development
- Ready for development and new construction
- Located in an excellent growth market
- Situated in a high pedestrian traffic corridor, this location is in the middle of all the action
- Steps from the intersection of E. Madison Street and N. Franklin Street
- Lykes Gaslight Park, Riverwalk Tampa and Curtis Hixon Waterfront Park is a brief stroll away
- Property is located 4/10ths of a mile South of the Ashley Drive/ Northbound on-ramp to Interstate 275 and Interstate 4
- Minutes From Selmon Expressway, South Tampa, Tampa Heights, Ybor City, Harbour Island & Davis Island
- A great place to invest, relocate or expand your business



POPULATION	1 Mile	3 Miles	5 Miles
Total population	11,957	100,684	234,238
Median age	33.8	34.5	35.4
Median age (Male)	31	32.7	34
Median age (Female)	35.3	36	36.6
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	5,365	41,860	94,318
# of persons per HH	2.2	2.4	2.5
Average HH income	\$40,128	\$58,593	\$59,135
Average house value	\$242,684	\$298,223	\$305,719

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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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Prime Development Opportunity

BROKERS, SELLER IS CALLING ALL DEVELOPERS, INVESTORS, CONTRACTORS AND BUILDERS



ADDITIONAL PROPERTY FEATURES

- Ideal property for investors looking to build New Commercial or Residential Development.
- **Building experienced recent fire damage, will convey as-is.**
- CBD-1 zoning allows for many types of commercial uses and with a Downtown-friendly business plan, this property may easily be converted for a single or 2-story commercial end user in the arts, retail, restaurant or design business!
- This zoning sub-district is appropriate for Central Business District projects in areas with low- to mid-rise structures.
- If building higher than 2 stories, must verify with the City of Tampa as well as the Fire Marshal regarding building restrictions.
- As a commercial re-build of a 2-story building, uses may include restaurant, café, bistro, lounge or martini bar.
- Construction projects of any type of eatery with a courtyard for entertainment or unwinding can do well here.
- This is an attractive site for countless commercial commerce types- a great location that may be re-built to feature DJ or live band concert venues, private parties, a beer garden, a bazaar, an open market or a water garden.
- There is some curbside parking as well as additional street parking on nearby streets or in the paid parking lot just ½ block East at Madison and Florida Avenue.
- Get in on this commercial Investment and own your piece of Downtown Tampa.

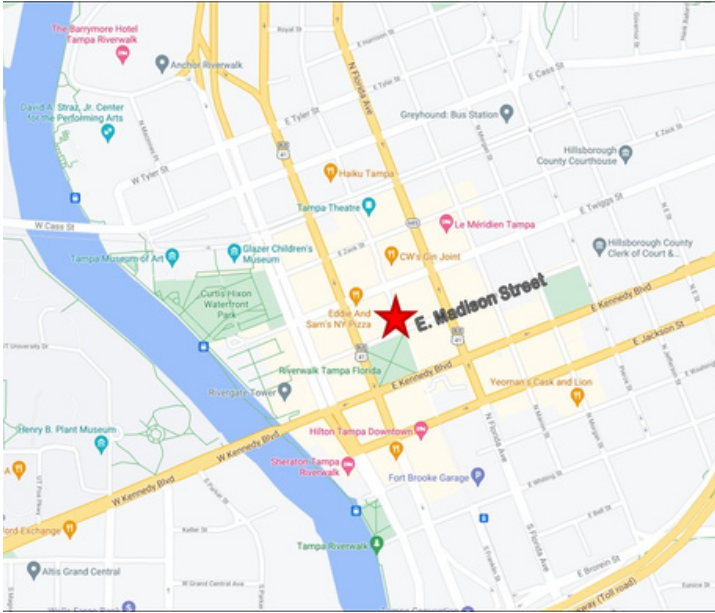
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MAPS & DIRECTIONS

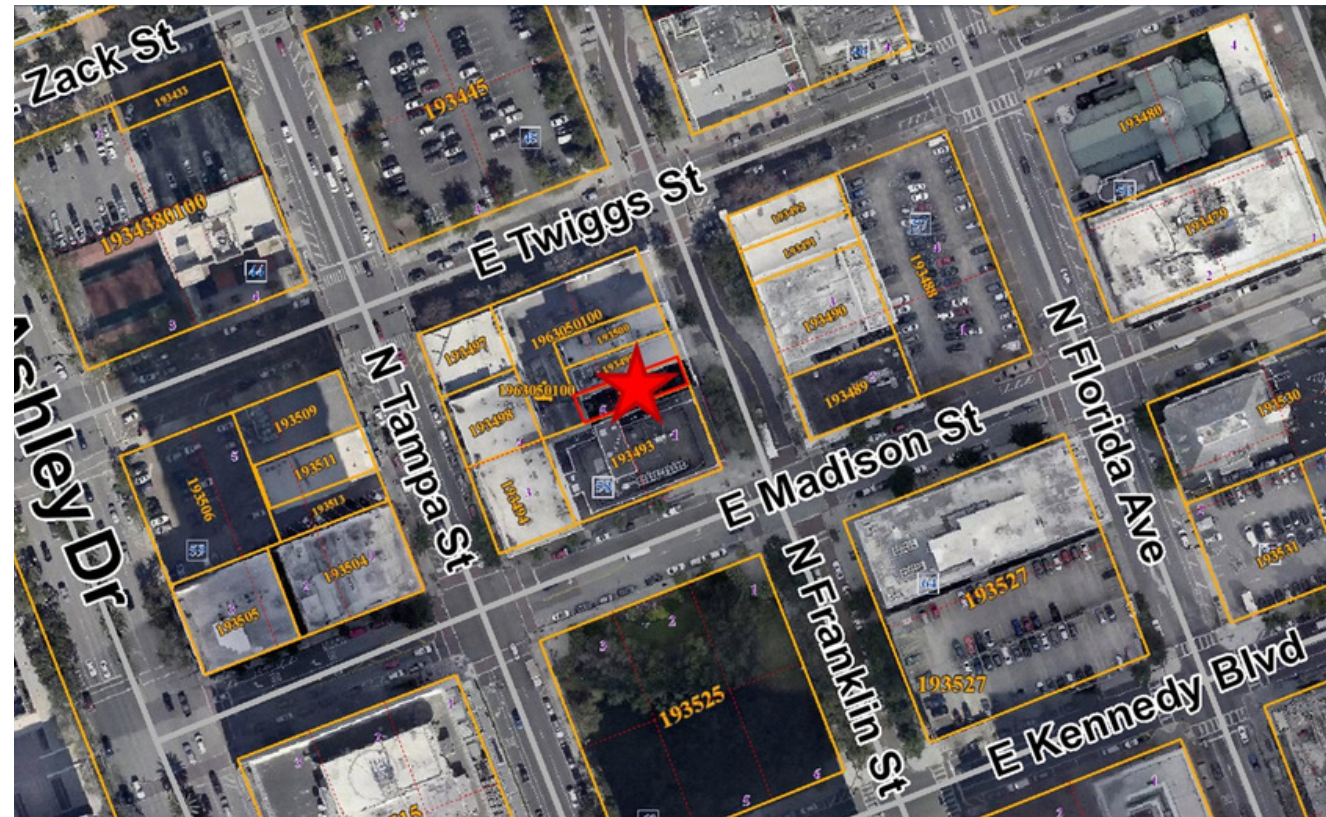


DIRECTIONS

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DOWNTOWN TAMPA SKYLINE



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Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

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- TENANT & LANDLORD REPRESENTATION
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- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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