



Office Building For Sale

Hyde Park Medical Building & Land

502 S Magnolia Ave, Tampa, FL 33606

For More Information:

813-254-6756 | EXT 30

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





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,095,000
Building Size:	2997 SF
Lot Size:	14,232 SF
Parking Spaces:	20 Spaces
Zoning:	RO-1 - Residential Office - Low to Medium Density
Future Land Use:	Res-50 50 units / acre

PROPERTY OVERVIEW

This 2997 SF medical building sits on a rare 14,232 SF buildable corner lot located in the heart of Hyde Park, arguably one of the most sought after areas in Tampa. There is ample parking on site (20 Spaces) meeting the City of Tampa's medical parking requirement of 6 spaces per 1000 sf. The parcel is currently zoned RO-1 (Residential Office) with a 1.0 FAR and, as such, allows for a potential development based upon existing zoning of up to 9940 SF of Residential or Office use, although parking requirements and overlay requirements may limit the maximum building envelope. The Future Land Use of RES-50 (Residential - 50 Units per acre) offers additional design and development possibilities for multi-family development. Currently, the site would offer a potential multi-family development of up to 13 units (40 du/ acre) without meeting bonus provisions for the 50 du / acre maximum density) assuming development meets the development guidelines and architectural review within the Hyde Park Historic District.

The scarcity of office, medical, and residential availability in this high demand market allows this property to offer a unique opportunity to design to personal specs as one of the few developable parcels of land in the protected and prestigious historic district.

LOCATION OVERVIEW

Located in the S. Hyde Park area of Tampa south of Kennedy Boulevard and the Selmon Expressway, offering easy access to all surrounding areas.



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Additional Photos

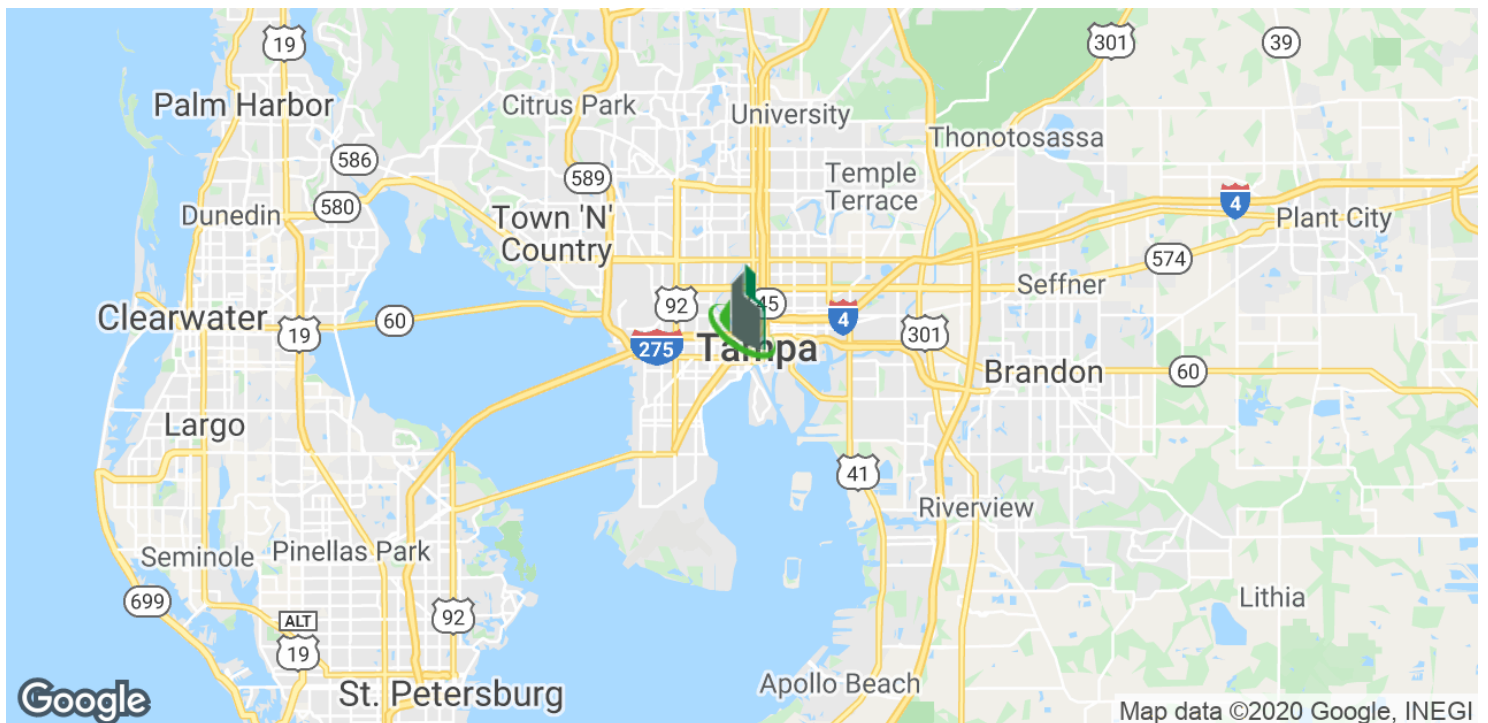
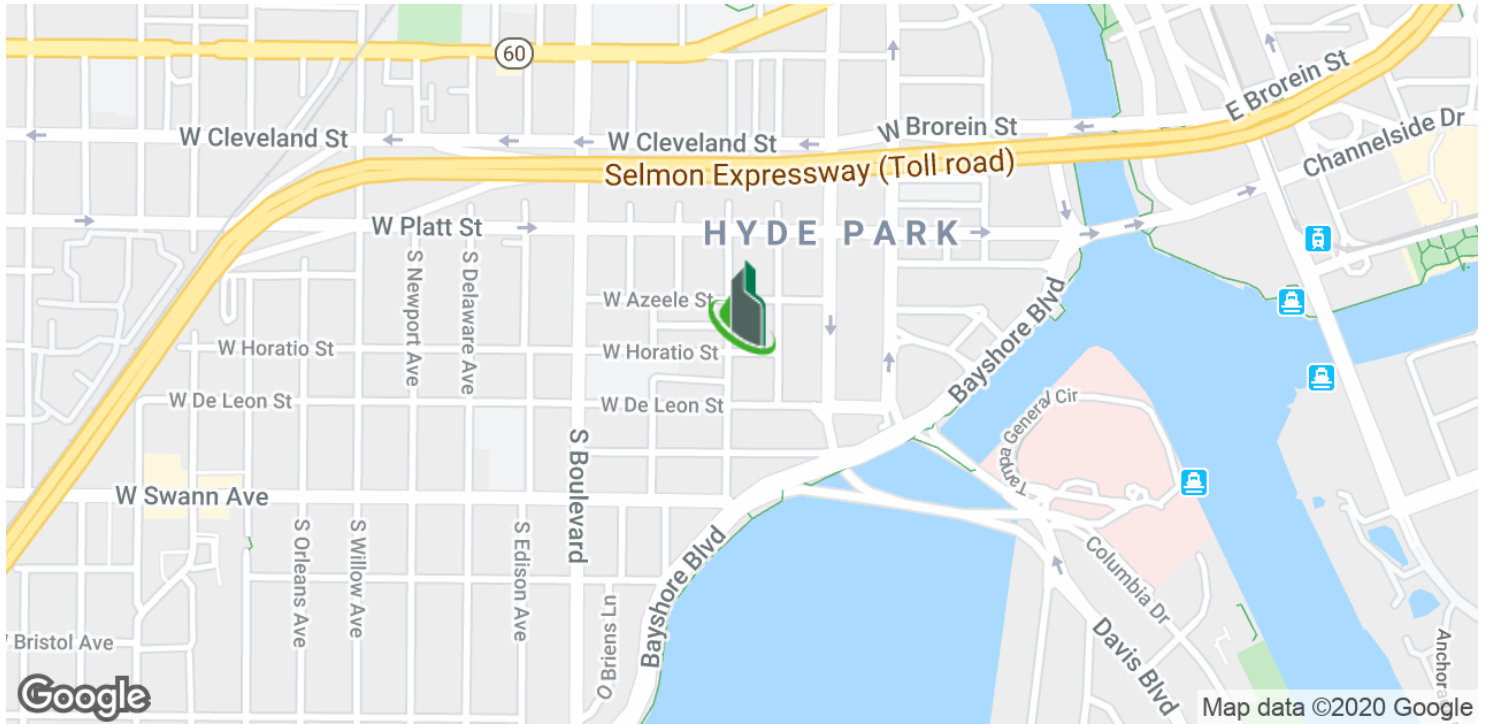




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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Property Webpage: www.properties.baystreetcommercial.com/697653-sale

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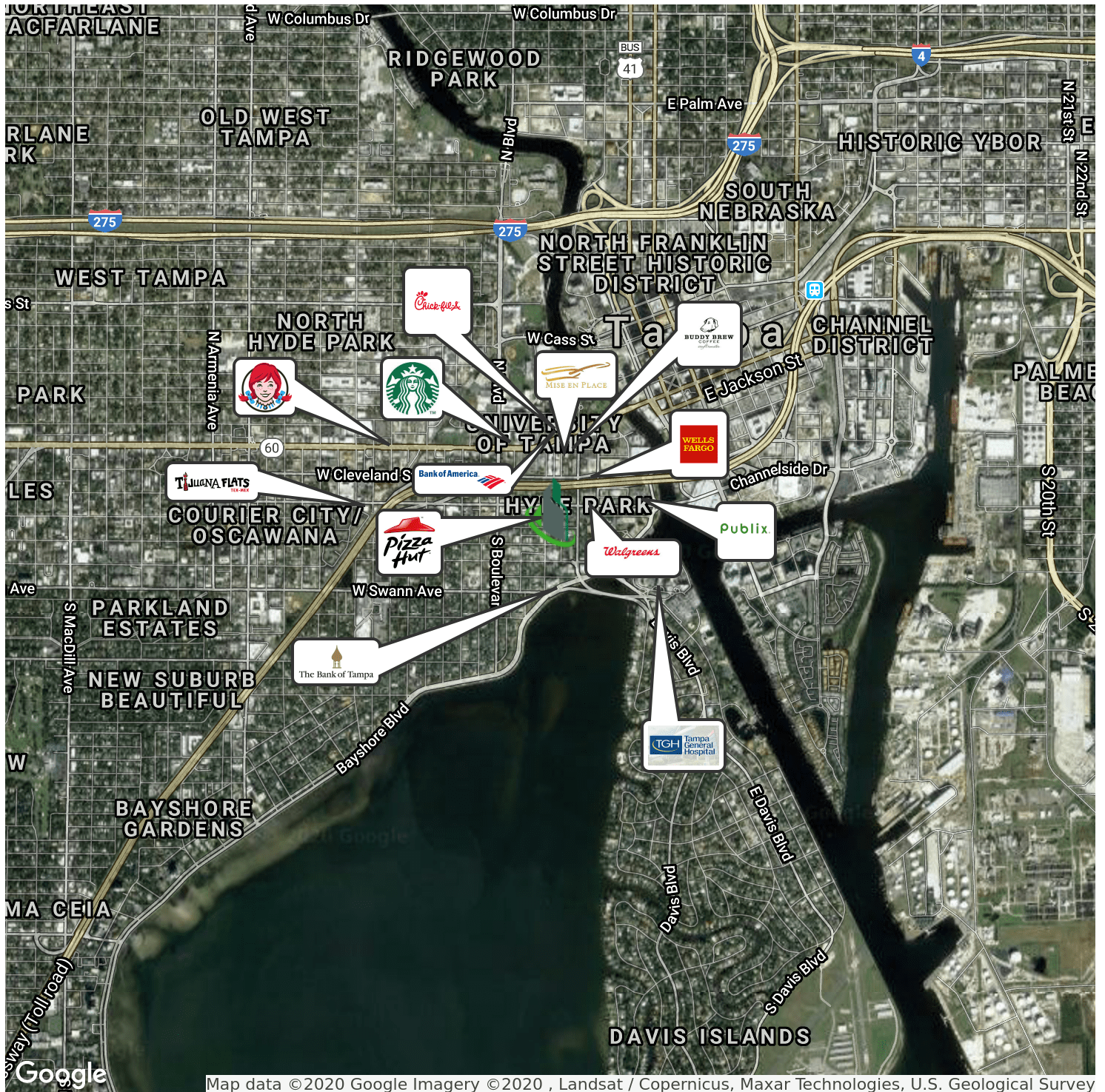




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Retailer Map



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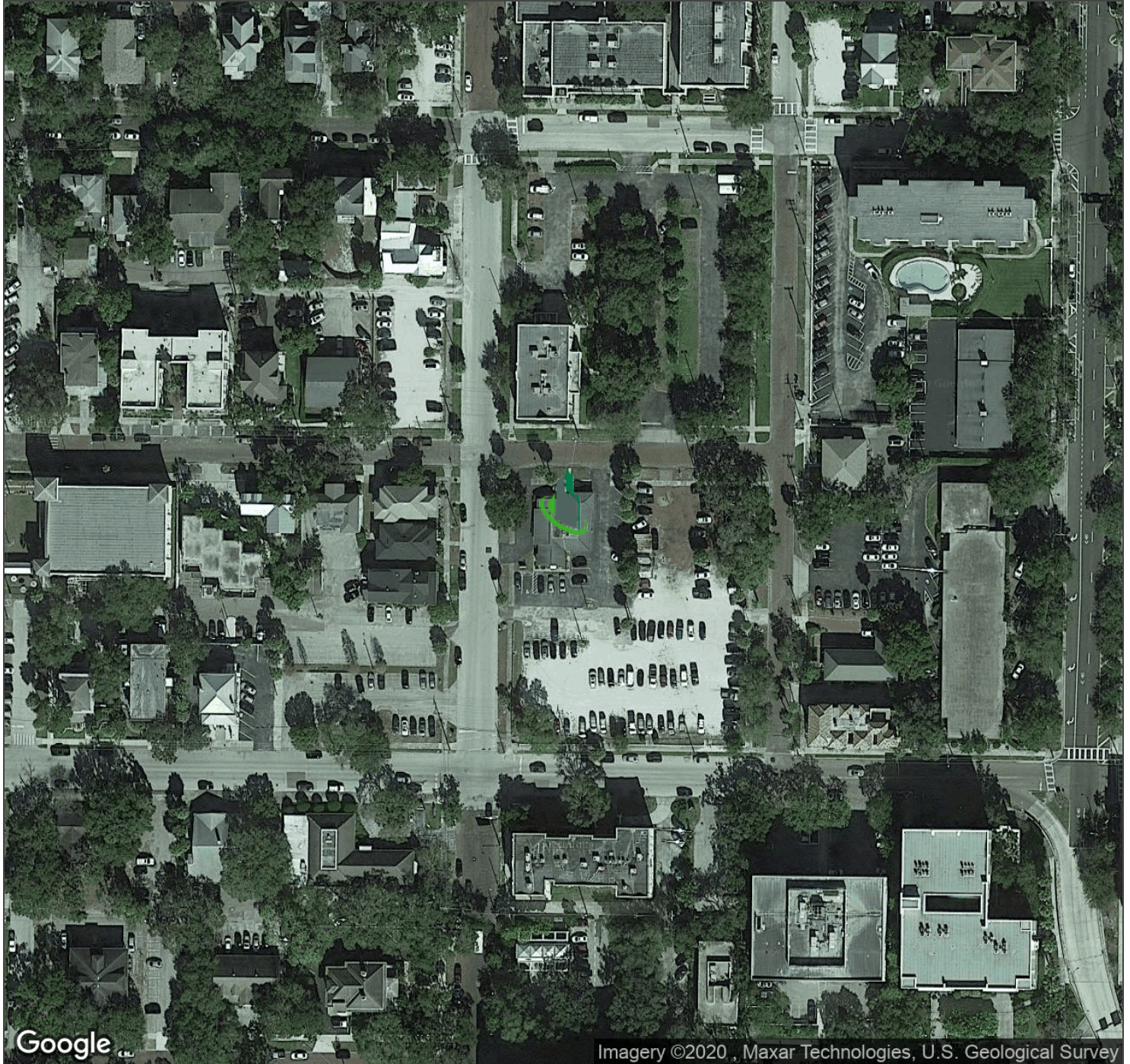
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Aerial Map



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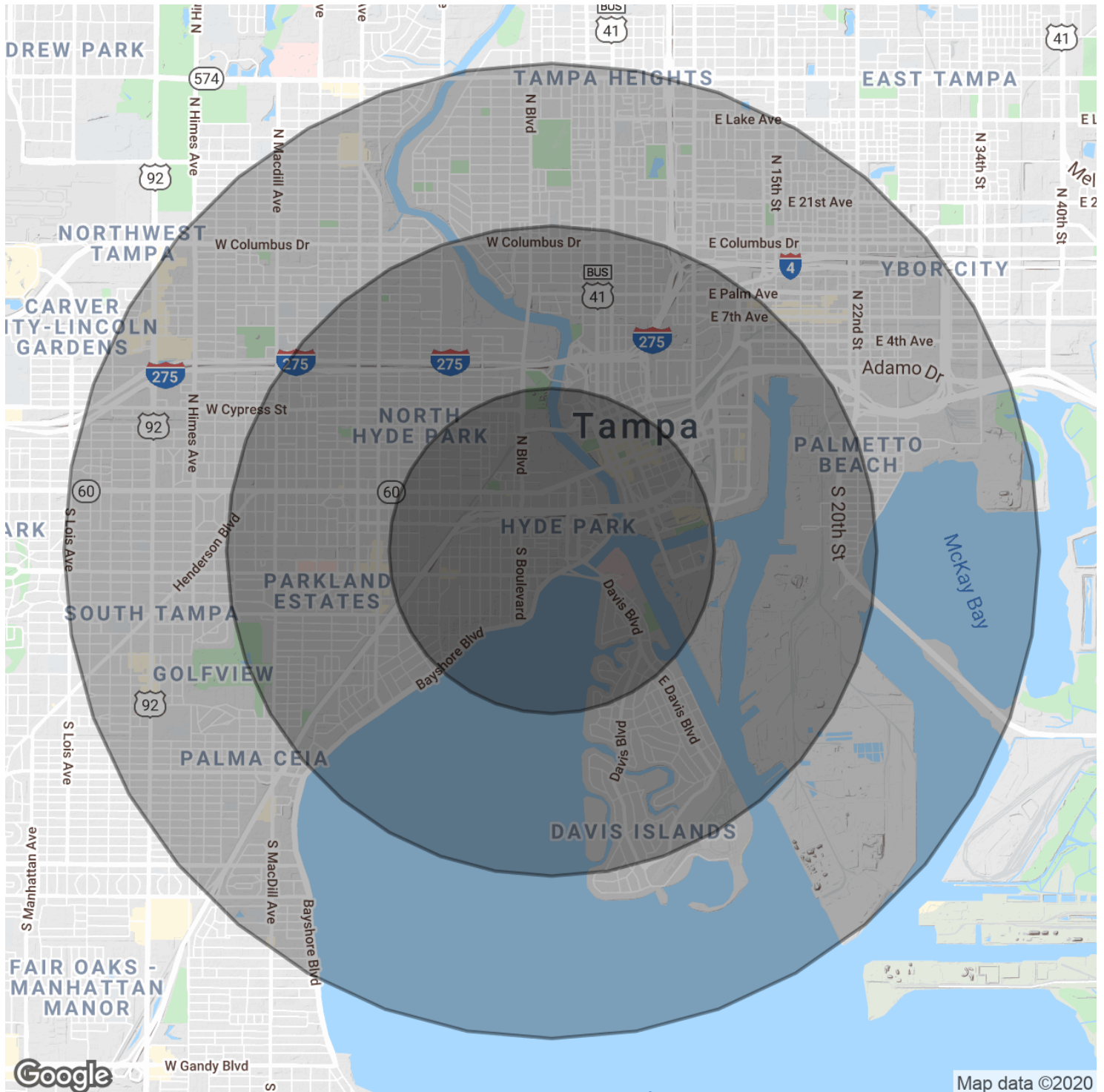




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Demographics Map & Report





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Demographics Map & Report

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,512	41,529	83,469
Average age	32.6	33.6	36.4
Average age (Male)	32.6	32.1	35.0
Average age (Female)	32.3	34.8	37.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,838	19,068	37,276
# of persons per HH	2.2	2.2	2.2
Average HH income	\$97,216	\$88,291	\$78,713
Average house value	\$490,084	\$480,663	\$429,901

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	10.7%	15.0%	24.6%

RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	7,887	27,253	57,222
% White	75.0%	65.6%	68.6%
Total Population - Black	1,979	11,783	20,726
% Black	18.8%	28.4%	24.8%
Total Population - Asian	278	930	1,593
% Asian	2.6%	2.2%	1.9%
Total Population - Hawaiian	24	42	76
% Hawaiian	0.2%	0.1%	0.1%
Total Population - American Indian	43	375	1,027
% American Indian	0.4%	0.9%	1.2%
Total Population - Other	145	680	1,796
% Other	1.4%	1.6%	2.2%

TRAFFIC COUNTS

S Magnolia Ave & W Platt St /day

** Demographic data derived from 2010 US Census*