



1613 N FRANKLIN STREET

on *Yellow Brick Row*

Tampa, Fla

Retail Leasing

History of *Yellow Brick Row*

Yellow Brick Row has been part of Tampa's story for more than a century. Originally known as Dealership Row, the corridor was a destination for everything from automobiles to motorcycle dealerships, serving as a commercial backbone for the growing city.

Today, the historic yellow brick buildings are attracting a new generation of local businesses, bringing fresh energy to North Franklin Street while keeping the neighborhood's grit, character and unmistakable identity intact.



1613 N FRANKLIN STREET
June 2026



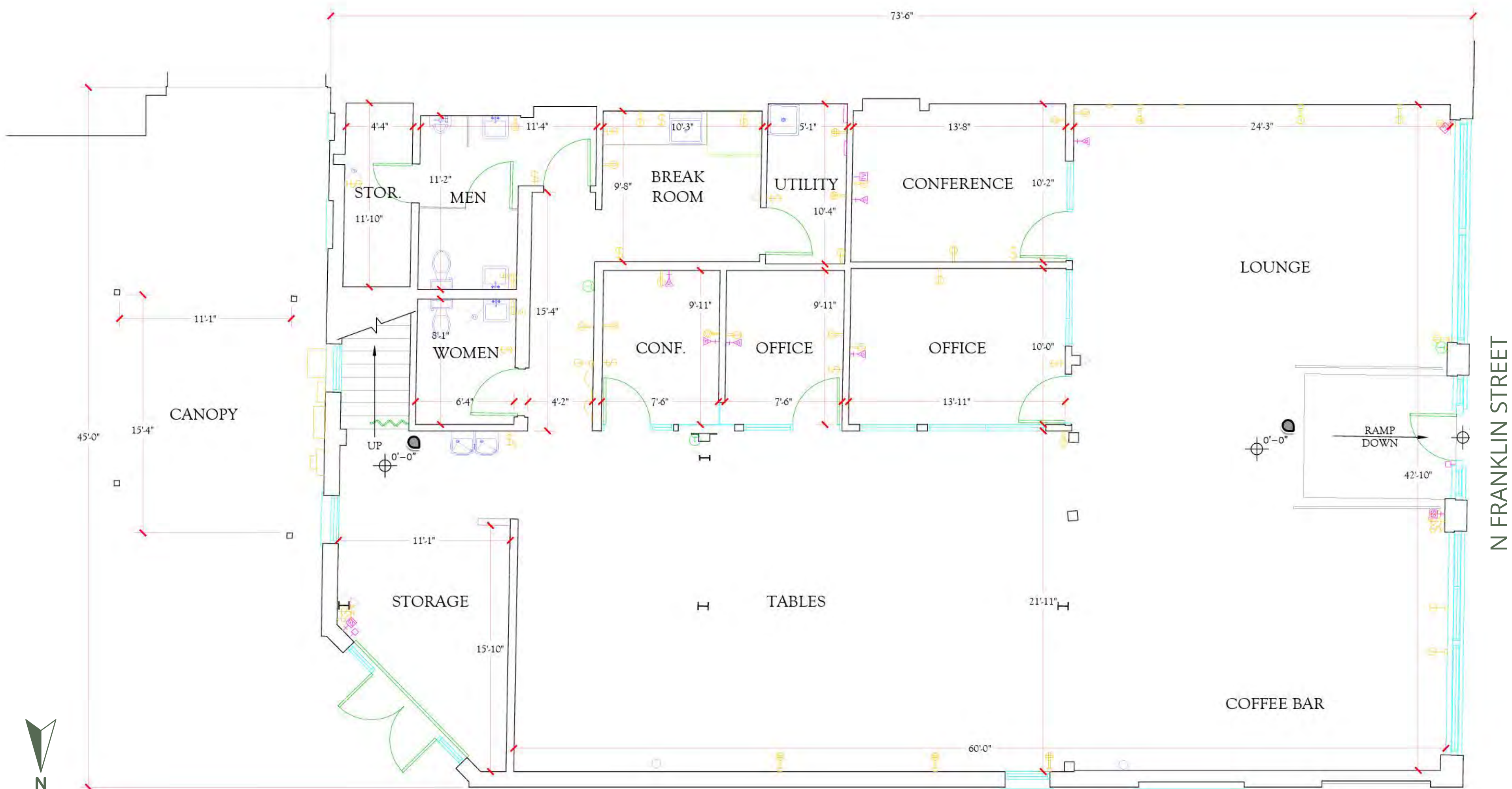
Retail Space

- 4,525 SF Available
 - Main floor + mezzanine
- Ceiling Height: 17 FT
- Potential for outdoor seating in designated area
- Adjacent to a shared pedestrian alley, with a private shared pedestrian "backyard" at the rear connecting neighboring tenants
- Wet zoning of the entire block is currently in progress



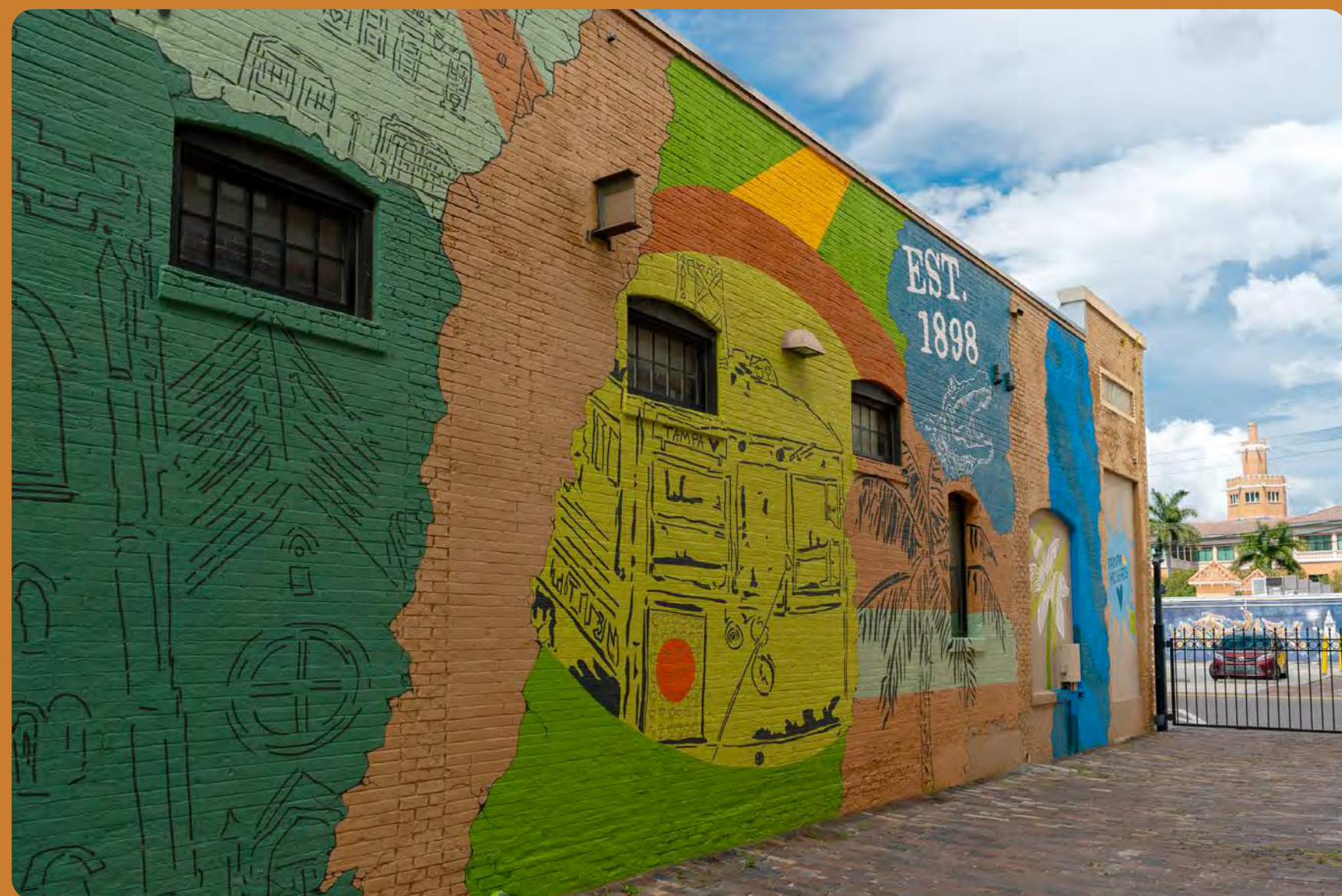
Floor Plan

Virtual Tour ➡

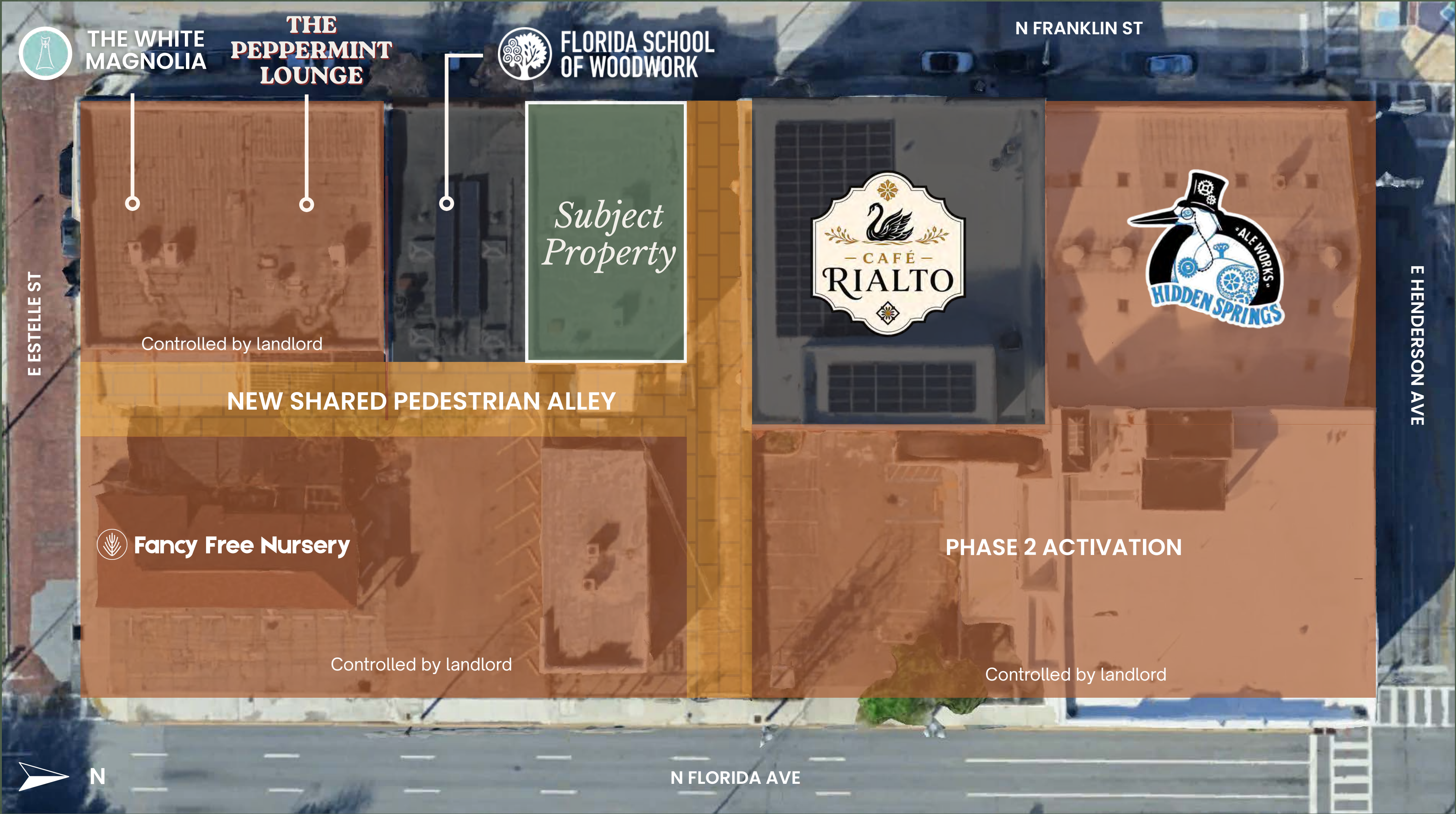








The Neighborhood





THE PEARL



THE HEIGHTS DISTRICT

ARMATURE WORKS



HEIGHTS UNION



W Palm Ave

YMCA
REDEVELOPMENT

E Oak Ave

UNDER
CONTRACT

7TH & OAK



ū·lē·lē



W 7th Ave

SPROUTS
FARMERS MARKET



ESCAPOLOGY



UNDER
CONTRACT

Subject
Property

UNDER
CONTRACT

N Marion St

E Estelle St

OCEANIC
MARKET



E Kay St

DOWNTOWN TAMPA

GASWORX



alivetampabay.com

Demographics

TOTAL POPULATION

1 MILE	23,488
3 MILES	130,125
5 MILES	264,881

AVG HOUSHOLD INCOME

1 MILE	\$92,914
3 MILES	\$116,498
5 MILES	\$113,743

DAYTIME POPULATION

1 MILE	41,477
3 MILES	132,460
5 MILES	236,093

MEDIAN AGE

1 MILE	30.6
3 MILES	36.2
5 MILES	37.5

About

Archer + Arora

We're not your typical landlords. From adaptive reuse projects in St. Pete's Grand Central District to the Tahitian Inn redevelopment in South Tampa, Arora has spent years investing in places people love to gather. With deep roots in hospitality, food & beverage and placemaking, we understand that great real estate is about creating destinations, not just filling spaces.

Together with Archer, we've helped shape some of Tampa Bay's most dynamic neighborhoods by connecting the right operators with the right places- from Gasworx to the EDGE and Grand Central districts and now Tampa Heights and beyond. We know what makes a district thrive because we've helped build them.

We've partnered before and we're doing it again because we share the same philosophy: curate great spaces, support great operators and create neighborhoods people want to come back to.



**RELIABLE
HOSPITALITY
WORKS**

Retail Leasing



LAUREN CAMPBELL

Founder + Managing Broker
Lauren@ArcherGroupRE.com
813-777-6258

KELLIE HERO MESSANO

Senior Associate
Kellie@ArcherGroupRE.com
813-503-8698

KYLE MASTERSON

Co-Founder + Principal
Kyle@ArcherGroupRE.com
727-656-8337

This marketing material is intended for informational purposes only and does not constitute an offer or solicitation for the purchase or lease of real estate. All properties, prices, and availability are subject to change without notice. The information provided is believed to be accurate but is not guaranteed. Commercial real estate services are provided by Archer Real Estate, a Florida licensed real estate brokerage.