

# Iconic Hyde Park Investment

**341 S PLANT AVE/334 S HYDE PARK AVE**  
**TAMPA, FL 33606**

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# Section 1

PROPERTY INFORMATION



## OFFERING SUMMARY

Sale Price:	\$9,490,000
Combined Existing Building:	11,062 SF
Total with new Development:	16,530 SF
Combined Lot Size:	0.94 Acres
Combined NOI:	\$438,897
Year Built 341 S Plant Ave/renovated:	1901/2023
Year Built 334 S Hyde Park Ave/renovated:	1900/2025
Zoning:	RO-1
VIDEO:	<a href="https://youtu.be/lvWcxD3llbl">https://youtu.be/lvWcxD3llbl</a>

## PROPERTY OVERVIEW

A rare opportunity to acquire two iconic Hyde Park assets prominently positioned at the primary entrance and exit to Davis Islands—one of Tampa’s most affluent and supply-constrained neighborhoods. This highly visible assemblage offers unmatched exposure, architectural presence, and long-term flexibility in the heart of South Tampa.

The offering includes Anderson House at 341 S. Plant Avenue, a three-story ±7,359 SF building, and 334 S. Hyde Park Avenue, a two-story ±3,703 SF building, situated on a combined ±0.94-acre site. Both properties are zoned RO-1, providing highly desirable dual zoning that allows for office and residential uses, a rarity in this submarket and a significant driver of long-term value. City approved 50% parking reduction for zoning requirements.

The property is currently 100% leased to Lecada, an extremely high-end medical aesthetics and wellness practice whose brand, build-out, and clientele align seamlessly with the prestige of Hyde Park and Davis Islands. The tenancy provides stable income today while preserving future optionality for an owner-user, investor, or developer.

Adding to the investment appeal, plans are in place to expand the campus by an additional ±5,468 SF, including a ±4,064 SF three-story office building with ground-floor parking and a two-story ±1,404 SF residential building comprised of two one-bedroom units. This expansion potential offers a clear value-add pathway in a market where new development opportunities are increasingly limited.

With irreplaceable location, dual-use zoning, expansion plans, and credit-worthy tenancy, this Hyde Park assemblage represents a compelling opportunity to acquire a landmark property at the gateway to Davis Islands—one that combines immediate income with long-term strategic upside in one of Tampa’s most coveted corridors.



# Anderson House - 341 S Plant Ave





# Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave









Anderson House - 341 S Plant Ave







Blackhouse - 334 S Hyde Park Ave





# Blackhouse - 334 S Hyde Park Ave





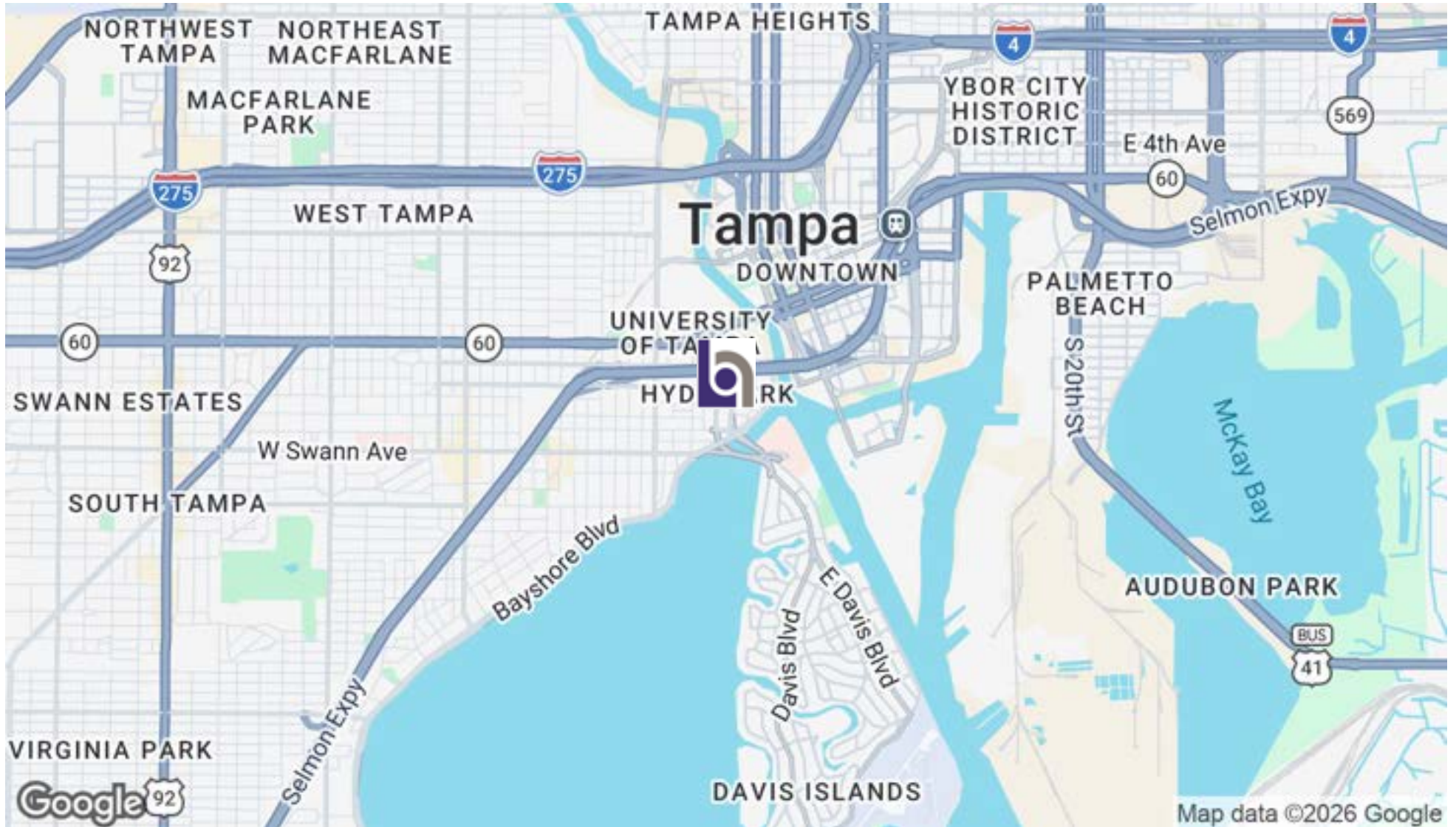
# Blackhouse - 334 S Hyde Park Ave





# Section 2

LOCATION INFORMATION







# Section 3

DEMOGRAPHICS



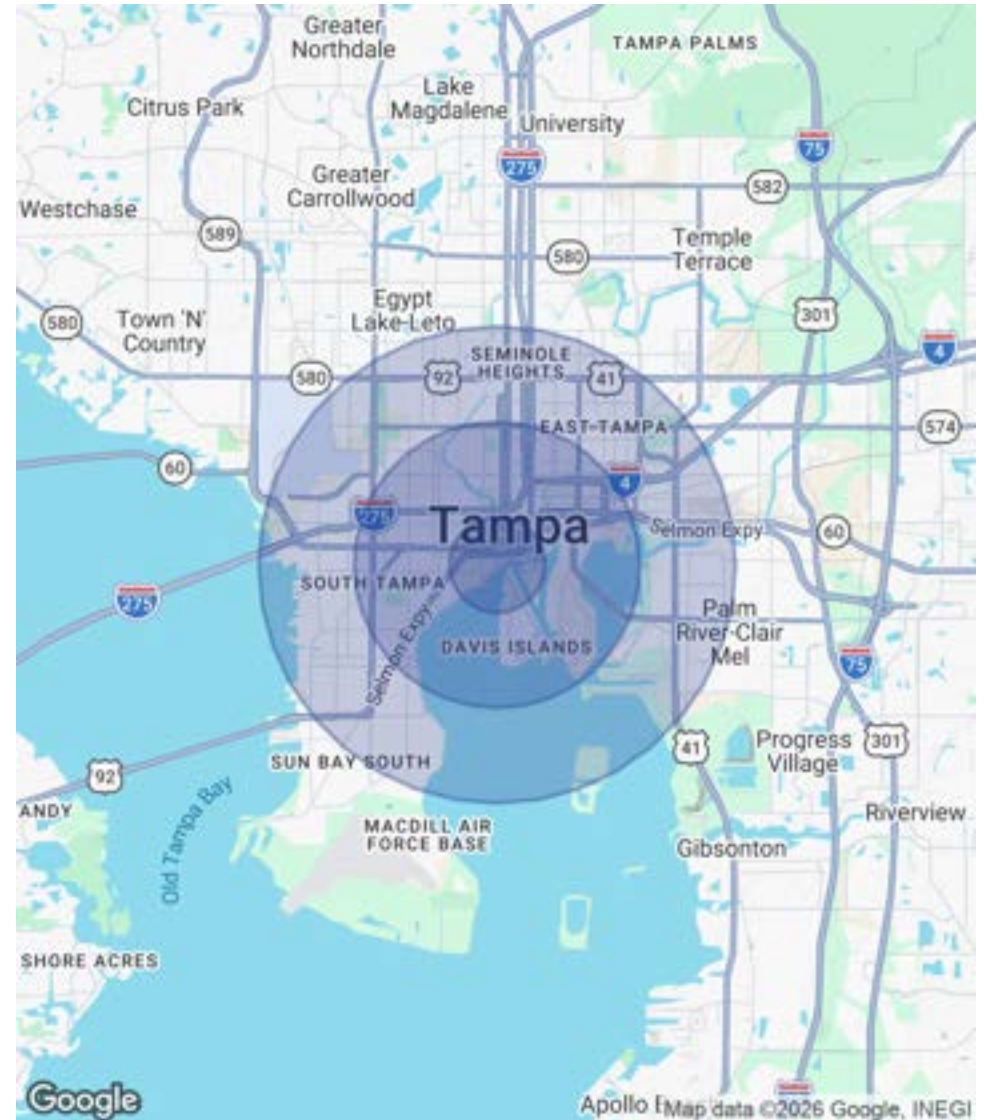
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	23,851	109,791	242,170
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	37	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	10,683	49,638	104,255
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$141,870	\$122,971	\$114,060
Average House Value	\$658,373	\$606,127	\$552,383

2020 American Community Survey (ACS)





## **Section 4**

NEW DEVELOPMENT POTENTIAL



**NEW DEVELOPMENT POTENTIAL**

Adding to the investment appeal, plans are in place to expand the campus by an additional  $\pm 5,468$  SF, including a  $\pm 4,064$  SF three-story office building with ground-floor parking and a two-story  $\pm 1,404$  SF residential building comprised of two one-bedroom units. This expansion potential offers a clear value-add pathway in a market where new development opportunities are increasingly limited.

FEASIBILITY STUDY  
ACCESSORY STRUCTURES  
**GIANCO INVESTMENT  
CAPITAL**

Anderson-Frank House  
341 S Plant Ave, Tampa, FL 33606



PROJECT NO.: 2019

DATE: 10/10/2022

**REP**

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