



Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,000,000
Existing Building:	7,359 SF
Total with new Development:	12,827 SF
Lot Size:	0.69 Acres
In Place NOI:	\$277,000
Year Built 341 S Plant Ave/renovated:	1901/2023
Zoning:	RO-1
VIDEO:	https://youtu.be/lvWcxD3llbl

PROPERTY OVERVIEW

A rare opportunity to acquire an iconic Hyde Park asset prominently positioned at the primary entrance and exit to Davis Islands—one of Tampa's most affluent and supply-constrained neighborhoods. This highly visible property 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 $\pm 7,359$ SF building situated on a ± 0.69 -acre site. Zoned RO-1 (future Land Use RM-50), 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 $\pm 5,468$ 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.

With irreplaceable location, dual-use zoning, expansion plans, and credit-worthy tenancy, this Hyde Park property 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.



Iconic Hyde Park Investment





Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant AvePhotos





Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





Section 1

LOCATION INFORMATION



Regional Map







Section 2

DEMOGRAPHICS

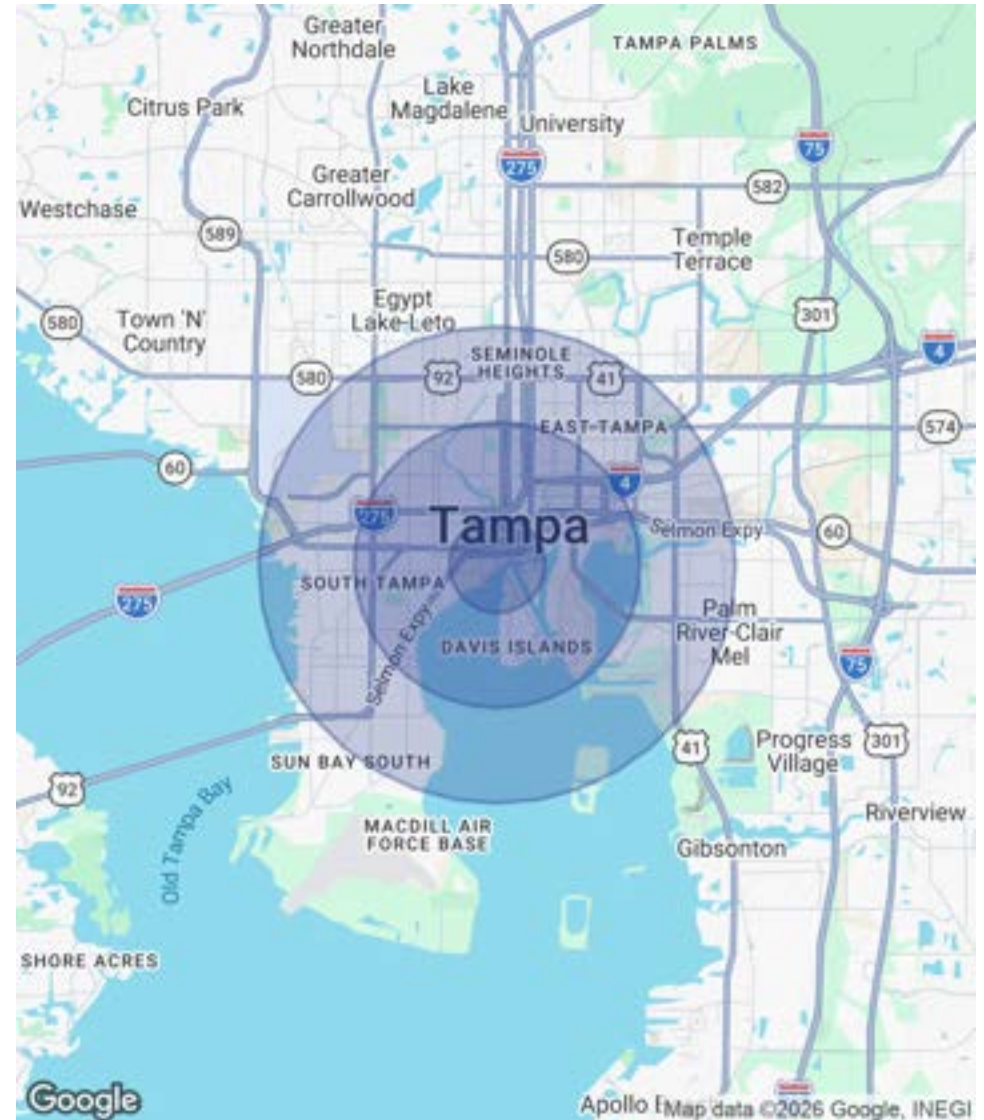


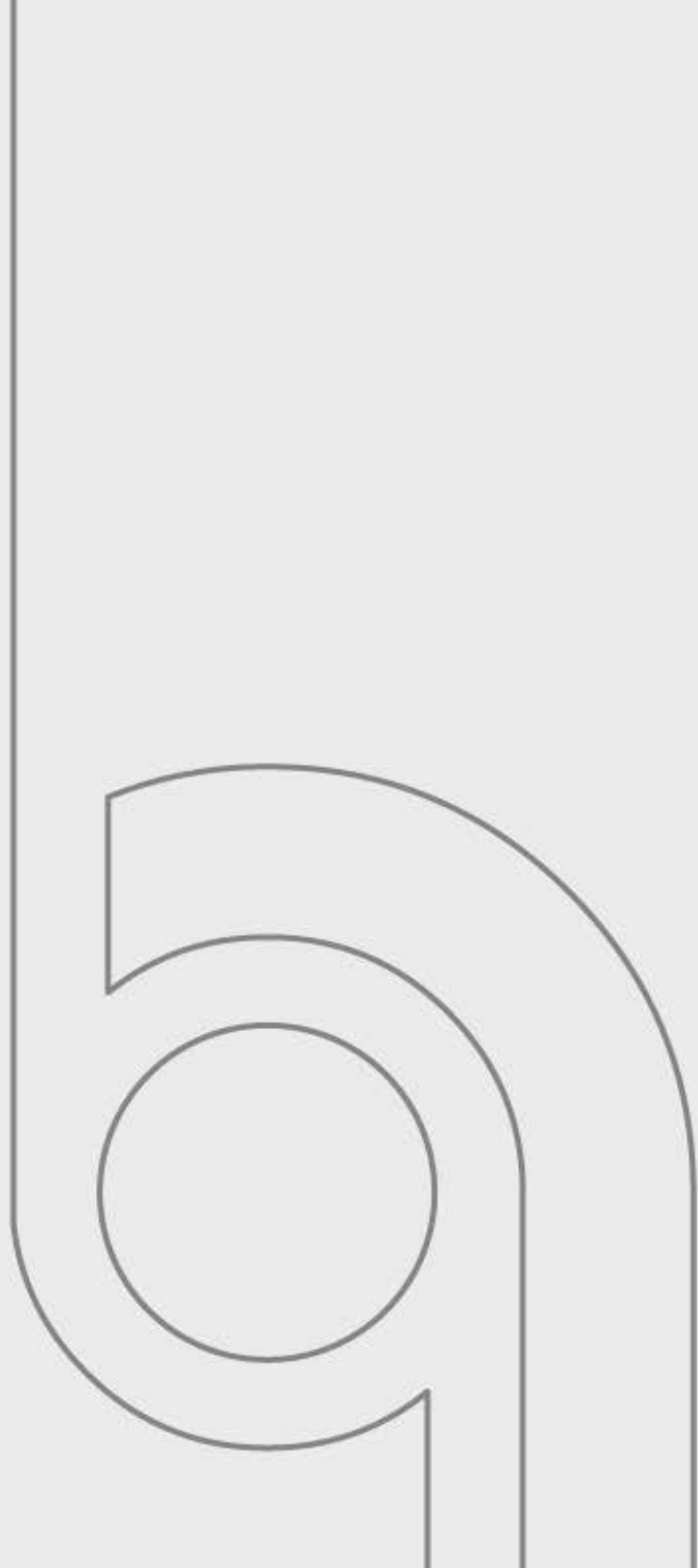
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,440	101,253	229,414
Average Age	32.1	37.7	38.7
Average Age (Male)	32.9	37.4	38.4
Average Age (Female)	32.1	38.6	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,866	45,703	98,698
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$159,407	\$142,373	\$129,923
Average House Value	\$790,332	\$656,624	\$577,082

2023 American Community Survey (ACS)





Section 3

NEW DEVELOPMENT POTENTIAL



Description



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

RENKER EICH PARKS ARCHITECTS

1609 DR. MARTIN LUTHER KING JR. STREET NORTH ST. PETERSBURG, FLORIDA 33704 TEL 727.821.2986
LIC. AAC001447

REPARCH.COM

FAR CALCULATION

TOTAL SITE SF = 31,685 SF
MAX FAR ALLOWED IS .50 = 15,842 TOTAL SF
FAR SHOWN IS .43 = 13,556 TOTAL SF

SITE INFORMATION

PROJECT LOCATION:
ANDERSON-FRANK HOUSE
341 S PLANT AVE, TAMPA, FL 33606
PARCEL ID #:A-24-29-18-506-000002-00003.0
PROPERTY DESCRIPTION:
OCCUPANCY: RESIDENTIAL OFFICE
FLOOD_ZONE: X (AREA OF MINIMAL FLOOD HAZARD)
ZONING_DISTRICT: RO-1

SETBACK/SITE INFORMATION

FLOOD_ZONE: X
ZONING_DISTRICT: RO-1, RESIDENTIAL OFFICE
RO-1 BUILDING SETBACKS - (35 FT. MAX HEIGHT)
FRONT YARD: 25 FT.
SIDE YARD: 7 FT.
CORNER: 7 FT.
REAR INTERIOR LOT / CORNER LOT: 20 FT / 20 FT.

IMPERVIOUS SOIL RATIO

TOTAL SITE SF: 31,685 SF
BUILDING EXIST SF: 3,355 SF
BUILDING NEW ADDITION SF: 1,262 SF
DRIVEWAY SF: 11,626 SF
WALKWAY SF: 1,858 SF
POOL / SPA SF: 935 SF
DECKS SF: 1,695 SF
A/C PADS SF: 90 SF

TOTAL PERVIOUS SOIL SF: 10,864 SF
TOTAL IMPERVIOUS SOIL SF: 20,821 SF
IMPERVIOUS SOIL RATIO: 65.7% < 75% MAX.
IMPERVIOUS SOIL 0.7% BELOW MAX

PARKING REQUIREMENTS				
PKG TABLE 1				
USE	AREA	PARKING FACTOR	REQUIRED	PROVIDED
EXISTING ANDERSON-FRANK HOUSE, RESIDENTIAL OFFICE	-	N/A	N/A	-
NEW ACCESSORY DWELLING UNITS	-	1.5 (1-2 BEDROOMS)	1.5	2
NEW ACCESSORY OFFICE	4,871 SF	3.3 PER 1000 SF	16	18
TOTALS:			20	18 + (2 ADA SPACES)
			+ 2 VEHICLE	
			* (4) BICYCLE SLOTS (IN RACK)	
			22 TOTAL PROVIDED	

NOTE:
UP TO 20% OF REQUIRED PARKING MAY BE OFF-SET WITH THE INSTALLATION OF BICYCLE RACKS/CORRAL, AT A RATE OF 1 VEHICLE STALL = (2) BICYCLE SLOTS (IN RACK), ONE (1) BICYCLE SLOT = 2' X 6' (CORRAL)

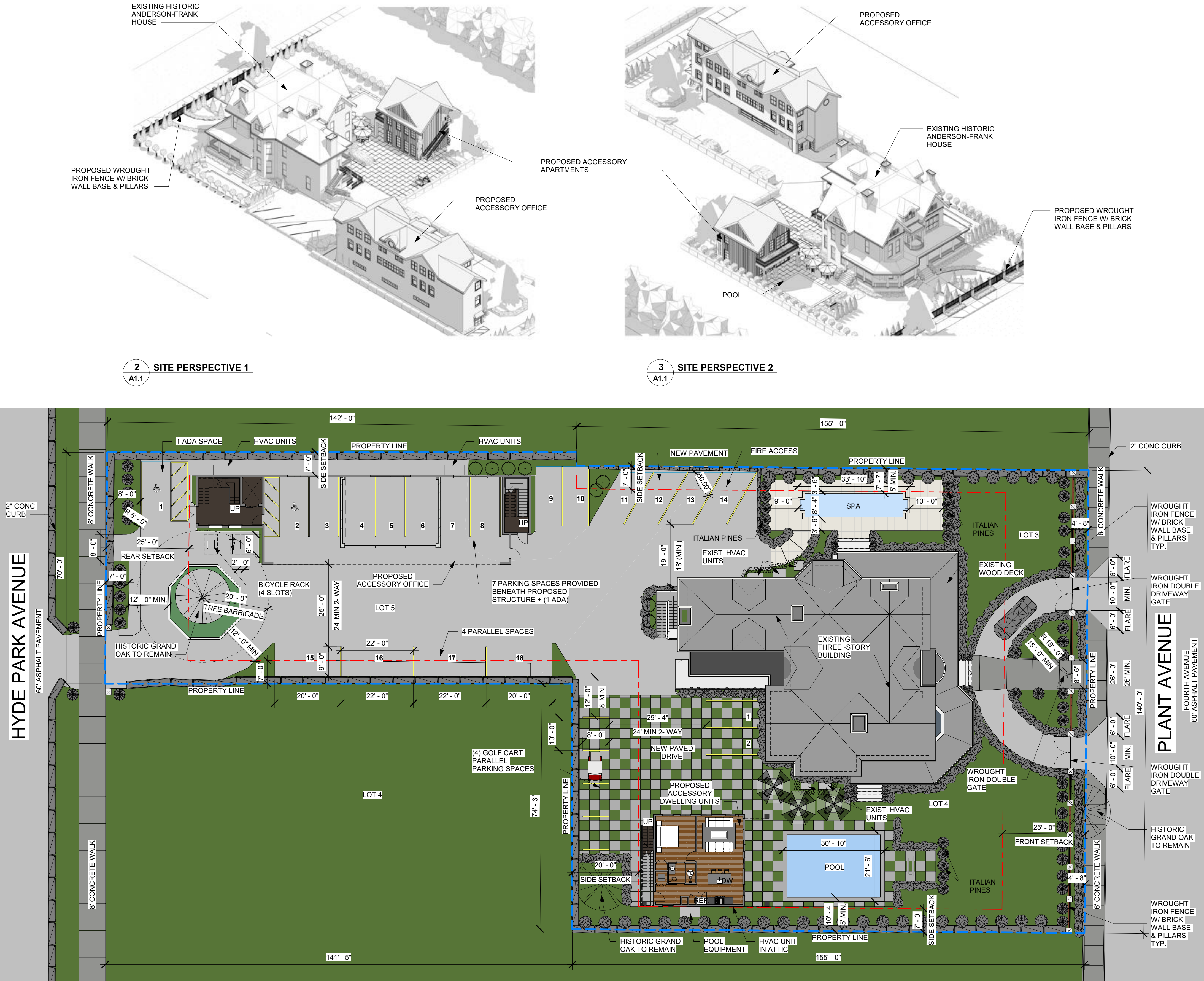
* 17.5 REQ. PARKING.
20% = 3.5 MAX. BICYCLE SLOTS
4 BICYCLE SLOTS PROVIDED

RENTABLE SF - ACC. DWELLING

ACCESSORY DWELLING 1ST FLOOR 702 SF
ACCESSORY DWELLING 2ND FLOOR 702 SF
1,404 SF TOTAL

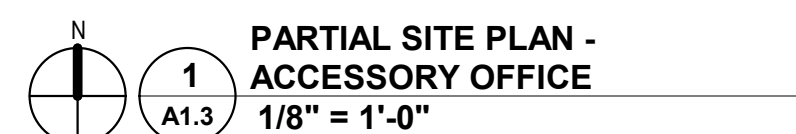
RENTABLE SF - ACC. OFFICE

ACCESSORY OFFICE, SECOND FLOOR 2032 SF
ACCESSORY OFFICE, THIRD FLOOR 2032 SF
4,064 SF TOTAL



1 SITE PLAN
A1.1 1/16" = 1'-0"

 NEW WALL / PARTITION
 EXISTING WALL TO REMAIN

[illegible]

GIANCO INVESTMENT CAPITAL

ACCESSORY STRUCTURES
PARTIAL SITE PLAN - ACCESSORY
OFFICE

PROJECT STATUS

Project number	2019
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Date	10/10/2022
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Drawn by	MKR / ML
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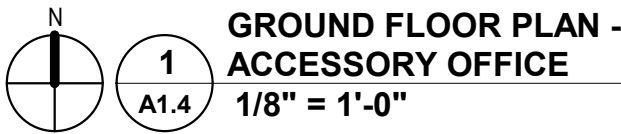
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A1.3

Scale	As indicated
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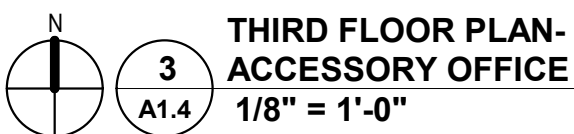
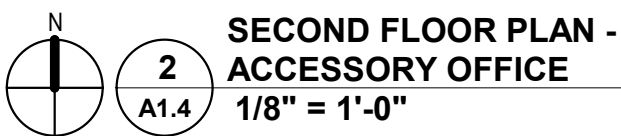
NEW WALL / PARTITION

EXISTING WALL TO REMAIN



ACCESSORY OFFICE - GROUND FLOOR LOBBY, STAIRS N.1 & ELEV.	331 SF
ACCESSORY OFFICE - GROUND FLOOR STAIRS N.2	156 SF
ACCESSORY OFFICE - SECOND FLOOR (LOBBY & OFFICE SPACE)	2192 SF
ACCESSORY OFFICE - THIRD FLOOR (LOBBY & OFFICE SPACE)	2192 SF
	4,871 GSF TOTAL

ACCESSORY OFFICE, SECOND FLOOR	2032 SF
ACCESSORY OFFICE, THIRD FLOOR	2032 SF
	4,064 SF TOTAL

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GIANCO INVESTMENT CAPITAL

ACCESSORY STRUCTURES
FLOOR PLANS - ACCESSORY OFFICE

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A1.4

Scale As indicated



ACCESSORY OFFICE SOUTH
ELEVATION
3/16" = 1'-0"



ACCESSORY OFFICE EAST	
ELEVATION	
3 A2.2	3/16" = 1'-0"



4 **ACCESSORY OFFICE NORTH**
A2.2 **ELEVATION**
3/16" = 1'-0"



2 A2.2	ACCESSORY OFFICE WEST
	ELEVATION
	3/16" = 1'-0"

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RENARCH.COM

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GIANCO INVESTMENT CAPITAL

ACCESSORY STRUCTURES

ACCESSORY OFFICE ELEVATIONS

ACCESSORY OFFICE ELEVATIONS

PROJECT STATUS	
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Date	10/10/2022
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Drawn by	MKR / ML
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Checked by	SDS
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A2.2

Scale	$3/16" = 1'-0"$
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