



Mixed Use Building / Redevelopment Site – Downtown Tampa

1007 N FRANKLIN ST TAMPA, FL 33602

FOR SALE
\$3,490,000

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PROPERTY FEATURES

- Prime Mixed-Use Commercial Building / Redevelopment Opportunity in the Heart of Downtown Tampa
- Strategically positioned along Historic Franklin Street, surrounded by transformative residential, hospitality, and commercial development activity
- Zoned CBD-1 (Central Business District) – City of Tampa, allowing for a wide range of high-density mixed-use development opportunities
- Located within both an Opportunity Zone and Downtown Tampa CRA District, providing significant potential redevelopment and investment incentives
- ±5,460 SF Site - *Potential to assemble adjoining parcels for an expanded development footprint
- Existing ±15,878 SF 3-Story Commercial / Office Building - Block Construction
- Prominent location directly across from Herman Massey Park offering attractive green space and park views
- Highly walkable urban location just minutes from the Tampa Riverwalk, Amalie Arena, restaurants, entertainment venues, and cultural attractions

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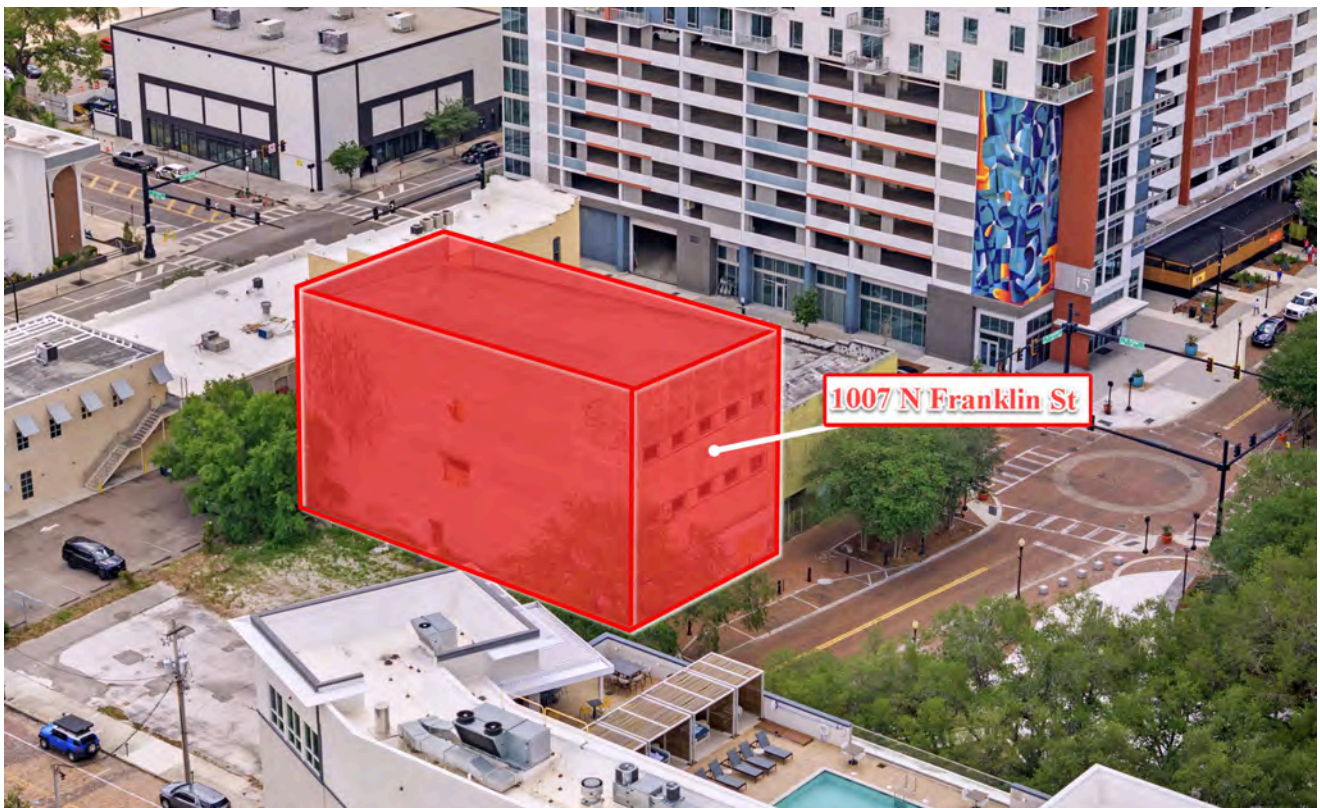
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Positioned in the heart of Downtown Tampa's rapidly evolving urban core, this exceptional mixed-use commercial building and redevelopment opportunity offers investors and developers the chance to acquire a highly strategic asset along Historic Franklin Street. Surrounded by transformative residential towers, hospitality projects, and expanding commercial developments, the property is ideally situated within one of Tampa's most dynamic growth corridors.

The property consists of an approximately $\pm 5,460$ SF site improved with an existing $\pm 15,878$ SF three-story commercial/office building constructed of durable block construction. Zoned CBD-1 (Central Business District) within the City of Tampa, the site allows for a broad range of high-density mixed-use redevelopment opportunities including residential, hospitality, office, retail, and entertainment-oriented uses. Additionally, the offering presents the potential to assemble adjoining parcels, creating an expanded footprint for larger-scale future development. Located within both a designated Opportunity Zone and the Downtown Tampa Community Redevelopment Area (CRA), the property benefits from significant redevelopment and investment incentives that further enhance its long-term value potential.

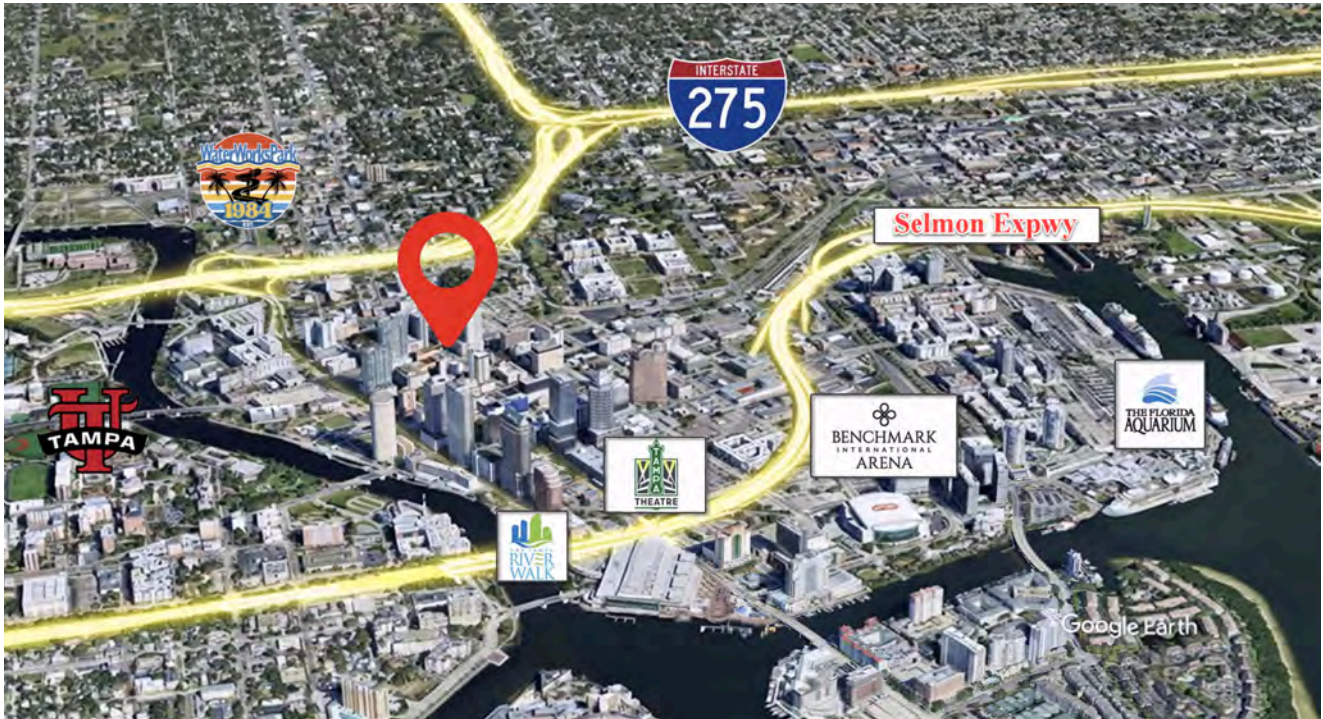
Directly across from Herman Massey Park, the property enjoys attractive park and green space views while offering immediate walkability to many of Downtown Tampa's premier destinations including the Tampa Riverwalk, Amalie Arena, restaurants, entertainment venues, retail destinations, and cultural attractions. This is a rare opportunity to secure a highly visible urban redevelopment site in one of Florida's fastest-growing and most sought-after downtown markets.



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DEMOGRAPHICS OVERVIEW

— 1 MILE RADIUS - - - 3 MILE RADIUS

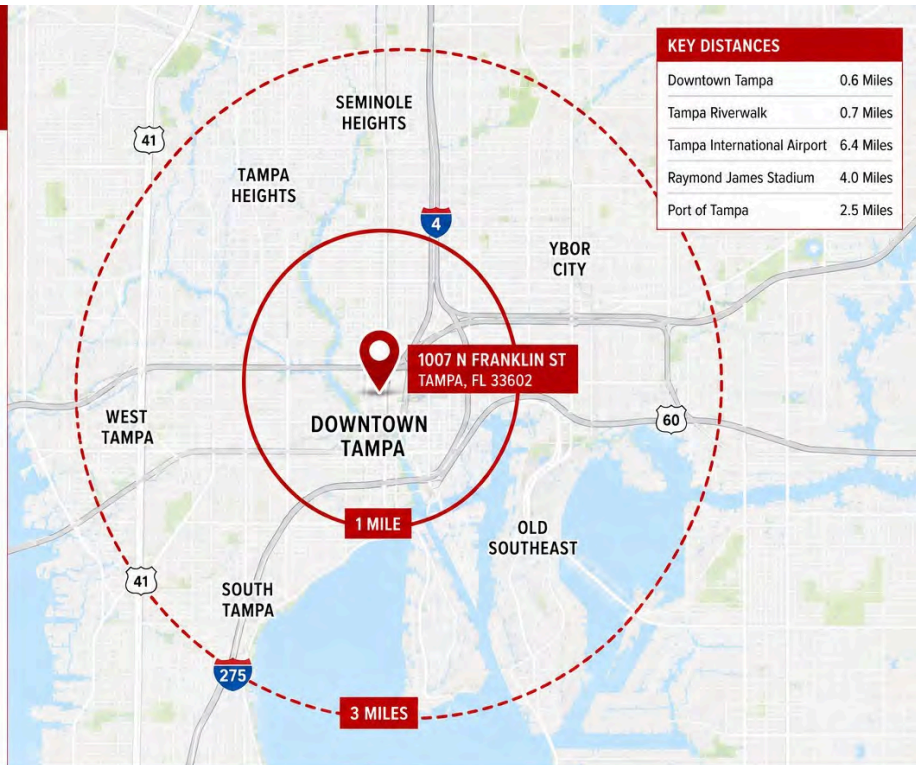
POPULATION
1 MILE: **21,592**
3 MILE: **147,228**

HOUSEHOLDS
1 MILE: **10,816**
3 MILE: **67,167**

AVERAGE HOUSEHOLD INCOME
1 MILE: **\$96,132**
3 MILE: **\$93,433**

MEDIAN AGE
1 MILE: **34.1**
3 MILE: **35.2**

DAYTIME EMPLOYMENT
1 MILE: **32,603**
3 MILE: **139,946**



PRIME TAMPA LOCATION

Located just north of Downtown Tampa in the rapidly growing Tampa Heights neighborhood.

Source: Esri 2024 Demographic Profile



WALKABLE & CONNECTED

Minutes to Downtown, Riverwalk, Ybor City, Armature Works and major employment centers.



STRONG GROWTH AREA

Surrounded by new development, redevelopment and significant private investment.



DENSE DAYTIME POPULATION

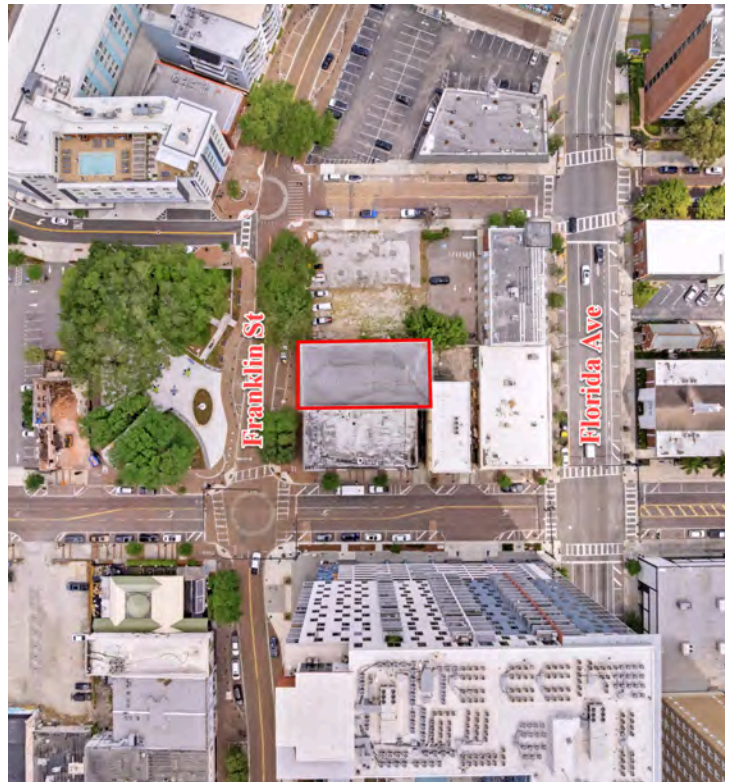
Close to major employers, healthcare, educational institutions and government offices.

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