



DOWNTOWN TAMPA
(9 Miles Away)

UNIVERSITY of SOUTH FLORIDA
(3 Miles Away)

HARBOR FREIGHT
Winn-Dixie

THE GROVE
200 UNIT APARTMENT

117,000 VPD

N FLORIDA AVE
24,500 VPD

ALLORA UPTOWN
194 UNIT APARTMENT



OFFERING MEMORANDUM

6.89 Acres of Commercial Land

14525 N. Florida Avenue, Tampa, FL 33613

Marcus & Millichap
PATEL YOZWIAK GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

Marcus & Millichap
PATEL YOZWIAK GROUP



DOWNTOWN TAMPA
(9 Miles Away)

UNIVERSITY of SOUTH FLORIDA
(3 Miles Away)

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

Winn-Dixie



THE GROVE
200 UNIT APARTMENT

117,000 VPD

N FLORIDA AVE
24,500 VPD



ALLORA UPTOWN
294 UNIT APARTMENT







Street Frontage — N Florida Ave



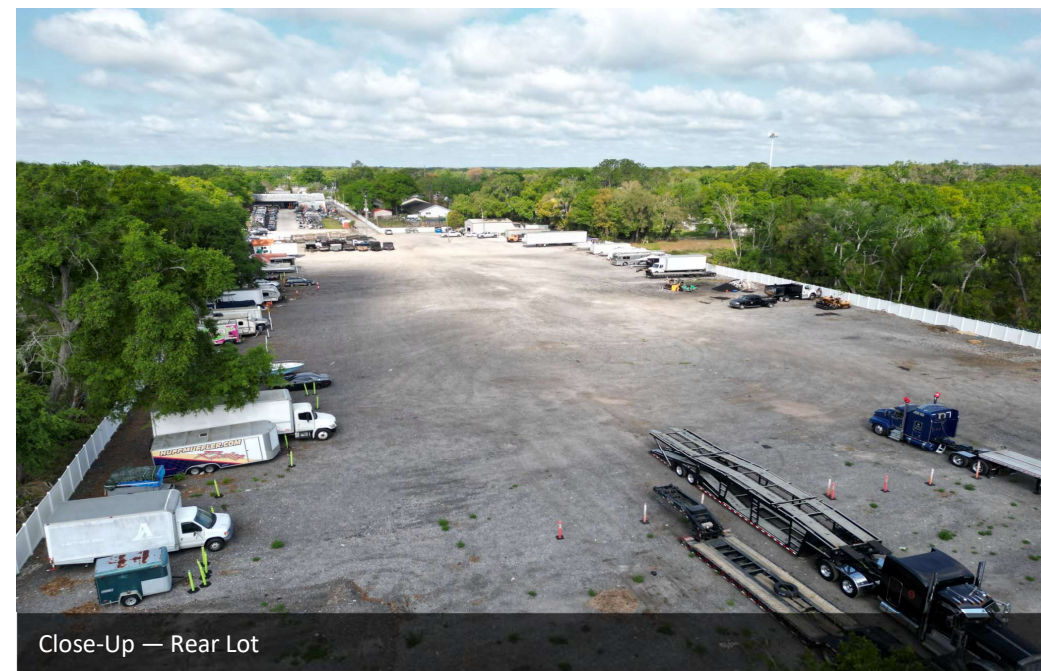
Overhead View — Warehouse & Road



Rear Salvage Yard — Land Rover Operations



Salvage Yard — Active Operations



Close-Up — Rear Lot



West-Facing Aerial



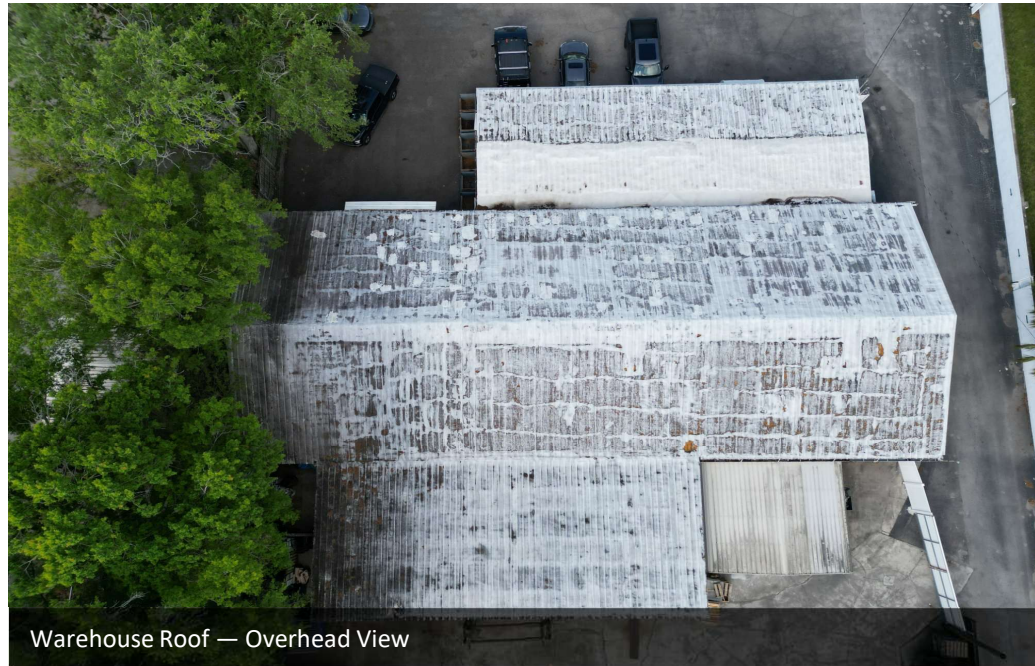
East-Facing Aerial



Overhead — Warehouse Rearview



Rear Salvage Yard Aerial



Warehouse Roof — Overhead View



Salvage Yard — Operations



Warehouse Yard — Storage & Carport

MULTIFAMILY REDEVELOPMENT

- ±6.49-AC RSC-6 rear parcel designated R-12 under Future Land Use — positioned for medium-density residential redevelopment
- ±0.40-AC CG frontage designated OC-20 under Future Land Use — supports office/commercial component or amenity pad site
- Florida Live Local Act (SB 102, 2023) may enable density bonuses beyond underlying zoning for qualifying workforce housing developments — consult land use counsel for site-specific applicability
- 3 miles from USF (University of South Florida) — ideal demand base for student, workforce, or medical-adjacent housing
- 5 miles from H. Lee Moffitt Cancer Center & James A. Haley VA Hospital — two of Tampa's largest institutional employment anchors
- Direct I-275 access via N Florida Ave (24,500 VPD)

OWNER / USER: AUTO SALVAGE

- Transferrable Non-Conforming Use Permit — a rare, increasingly difficult-to-obtain entitlement for auto salvage operations in Tampa
- Active Land Rover specialty salvage operation — established use with operational infrastructure in place
- 7,888-SF warehouse (built 1973, 10' wall height) provides functional covered space for parts, processing, or office
- CG-zoned frontage on N Florida Ave supports customer-facing office, retail, or service use

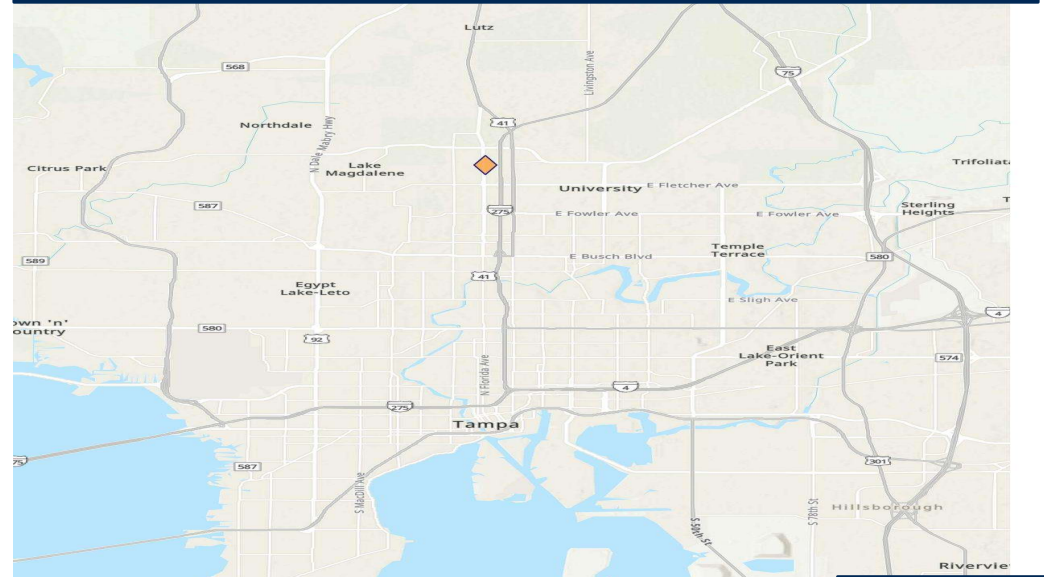
LIST PRICE

\$6,750,000

Property Address	14525 N. Florida Ave, Tampa, FL 33613
Parcel Number	U-01-28-18-ZZZ-000000-77150.0
Lot Size	6.89 Acres (±300,000 SF)
GLA	7,888 SF Warehouse
Year Built	1973
Wall Height	10'
Zoning	±0.40 AC CG ±6.49 AC RSC-6
Future Land Use	CG → OC-20 RSC-6 → R-12
Price / AC	\$979,681
N Florida Ave VPD	24,500 VPD



LOCATION MAP



POPULATION

	1 Mile	3 Miles	5 Miles
2020 Census	11,767	108,535	267,331
2025 Estimate	12,950	117,456	284,971
2030 Projection	13,971	126,347	305,232
Annual Growth 2020-2025	2.0%	1.6%	1.3%
Annual Growth 2025-2030	1.6%	1.5%	1.4%
Median Age	40.6	35.4	36.6

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 Census	4,688	44,140	105,674
2025 Estimate	5,138	47,381	112,132
2030 Projection	5,547	50,963	120,346
Owner Occupied	2,857	19,006	54,604
Renter Occupied	2,690	31,957	65,742
Avg Household Size	2.4	2.3	2.4

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$306,708	\$378,453	\$388,301
Median Year Built	1980	1982	1983

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$68,937	\$70,818	\$83,191
Median Household Income	\$51,985	\$49,611	\$59,689
< \$25,000	1,214	13,007	24,973
\$25,000 – \$50,000	1,271	10,819	23,131
\$50,000 – \$75,000	942	8,383	20,164
\$75,000 – \$100,000	531	5,537	14,170
\$100,000 – \$125,000	320	2,840	8,426
\$125,000 – \$150,000	445	1,895	5,464
\$150,000 – \$200,000	289	2,306	7,013
\$200,000+	124	2,594	8,792

POPULATION BY RACE

	1 Mile	3 Miles	5 Miles
White	5,307	48,518	123,859
Black	1,870	24,867	54,048
Asian	311	5,067	13,729
Two or More Races	5,368	38,141	91,910
Hispanic Origin	5,871	40,562	97,107

EDUCATION & CONSUMER SPENDING

	1 Mile	3 Miles	5 Miles
Bachelor's Degree or Higher	21%	26%	30%
Total Consumer Spending	\$125M	\$1.1B	\$3B

PRESENTED BY

6.89 Acres of Commercial Land

14525 N. Florida Avenue

Tampa, FL 33613

Offering Memorandum

Marcus & Millichap
PATEL YOZWIAK GROUP

DARPAN PATEL

Sr. Managing Director, Investments

D: (513) 878-7723

E: Darpan.Patel@marcusmillichap.com

Lic: OH: SAL2012000748

BOBBY GROSS

Director, Investments

D: (813) 387-4776

E: Bobby.Gross@marcusmillichap.com

Lic: FL: SL3392746

SEAN SUTHERLAND

Associate, Investments

D: (813) 387-4728

E: Sean.Sutherland@marcusmillichap.com

Lic: FL: SL3643439

RYAN NEE

FL Broker of Record

Lic #: BK3154667