

# FOR SALE



3627-3633 S. WESTSHORE BLVD.  
TAMPA, FL 33629

Jacob Real Estate Services, Inc.

## REDEVELOPMENT OPPORTUNITY



**The two lots available total more than 15,000 square feet** creating a rare redevelopment opportunity in South Tampa’s Westshore District, one of Tampa’s most established and highly desirable submarkets. The property offers flexibility for both **owner-users and investors**, with strong visibility and convenient access to major transportation corridors.

The two buildings are currently occupied by Outdoor Accents who operate as premier destination for outdoor décor and garden accents. The buildings total +/- 2,000sf.

Located within close proximity to Tampa’s primary business corridors, retail amenities, and residential neighborhoods, the property benefits from a strong surrounding demographic profile and continued area growth. The asset provides full control over branding, signage, and operations—an increasingly rare advantage in today’s market.

Whether positioned as a long-term investment or a strategic owner-occupied headquarters, this property offers **stability, flexibility, and upside** in a core Tampa location.

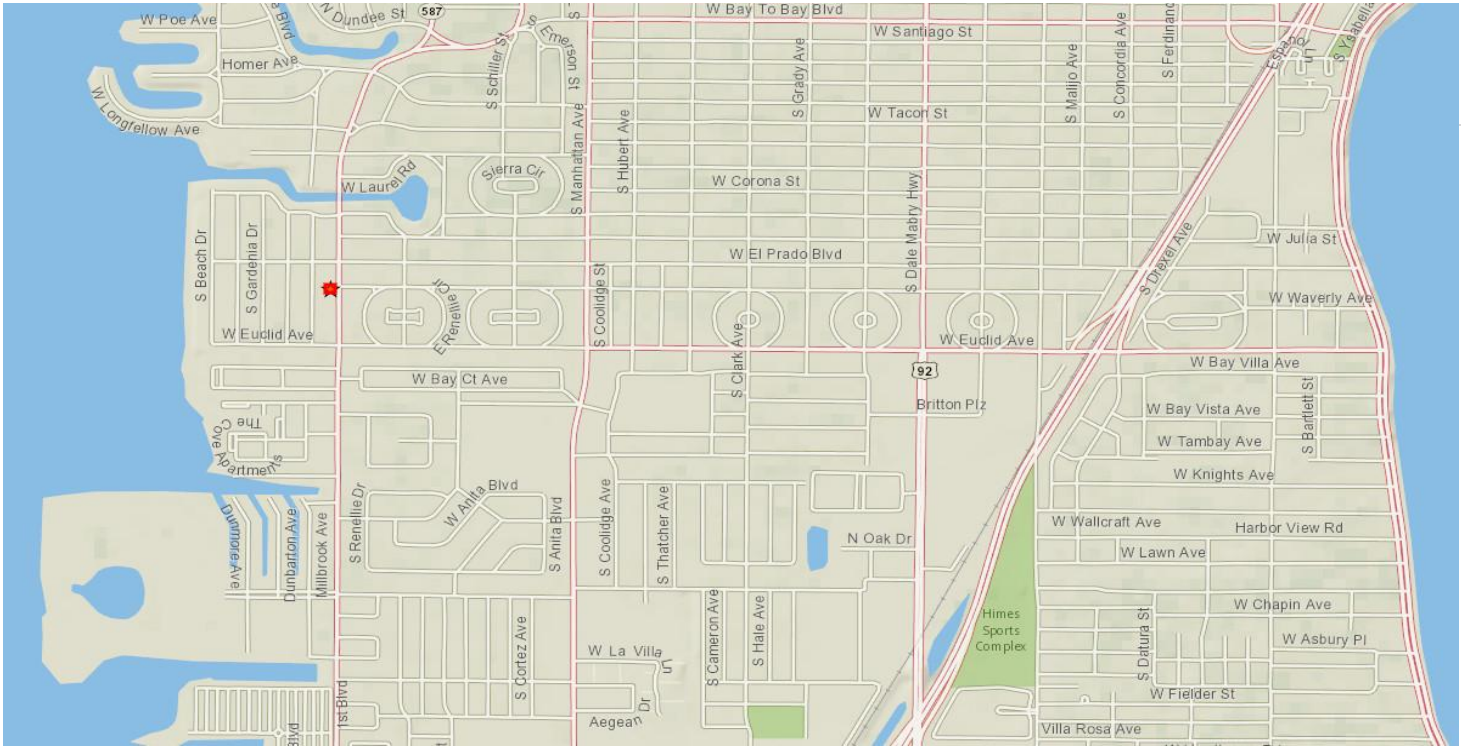
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**Demographics:**

<u>Submarket: South Tampa</u>	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>
Population	12,222	92,218
Households	6,604	48,879
Average Age	40.20	40.80
Annual Spending	\$183,049	\$1,398,532
Median HH Income	\$143,945	\$142,996
Daytime Employees	7,822	81,437
Population Growth '24-'29	6.46%	+7.62%
Household Growth	8.76%	+9.87%
Traffic Volume	7,817	49,948 (CoStar)

**Traffic Counts:**

<u>COLLECTION STREET</u>	<u>CROSS STREET</u>	<u>TRAFFIC VOL.</u>	<u>YR.</u>
S West Shore Blvd.	W. Euclid Ave. S	21,151	2025
W El Prado Blvd	S West Shore Blvd	3,106	2025
W El Prado Blvd	S Renellie Dr W	3,493	2025
W Euclid Ave	W Royal Palm Cir E	7,193	2025
S West Shore Blvd	W Leona St N	20,429	2025
S Manhattan Ave	W Kensington Ave N	19,438	2025
S Manhattan Ave	W Euclid Ave N	19,593	2025
S West Shore Blvd	W Bay to Bay Blvd	15,056	2025
W Euclid Ave	S Hubert Ave E	8,037	2025
S Manhattan Ave	W San Luis St N	18,506	2025

(CoStar -Made with TrafficMetrix® Products)

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*Size:* 3327-3633 S. Westshore: Land Area: 15,750,sq.ft ±  
Bldg. Area: 2,000,sq.ft ±

*Access:* The property has access off South Westshore Boulevard.

*Parking:* There are approximately 12± parking spaces onsite.

*Zoning:* City of Tampa, CG, Commercial General **zoning provides broad flexibility, allowing for a wide range of office, retail, and service-oriented uses.** This designation supports both owner-users and investors by minimizing use restrictions and allowing future adaptability as market demands evolve. CG zoning enhances long-term value by offering versatility, reduced entitlement risk, and the ability to reposition the property over time.

*Land Use:* A review of the County Planning Information Map indicates the property is designated Community Mixed Use (CMU-35) with a 2.0 FAR. This designation provides substantial development flexibility, allowing for a maximum residential density of 35 dwelling units per acre while supporting significant buildable square footage suitable for vertical mixed-use development. Additionally, the City of Tampa has been evaluating updates to its Comprehensive Plan that could potentially increase multifamily density allowances by up to 50% within commercial areas designated CMU-35.

*Utilities:* All municipal services are available to the property.

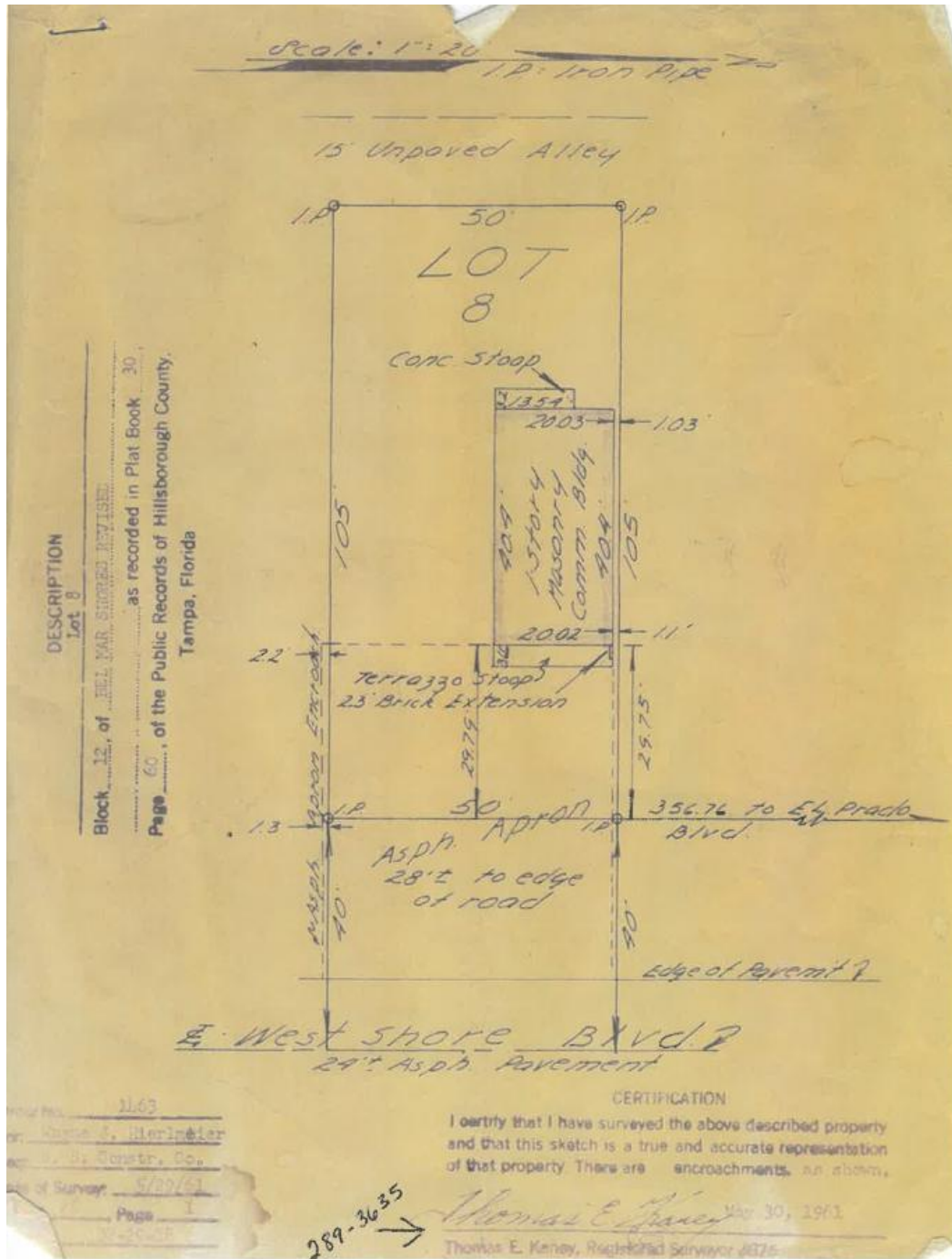
*Signage:* The building features a monument sign on the east side of the property along Westshore Blvd.

*Taxes:* Folio #: 123095.0000 & 123097.0000  
2025 taxes were \$15,468.09

*Price:* \$2,000,000

For Additional Information please contact  
Joe Jacob with Jacob Real Estate at: 813-758-5282 [joejacob@jres.net](mailto:joejacob@jres.net)

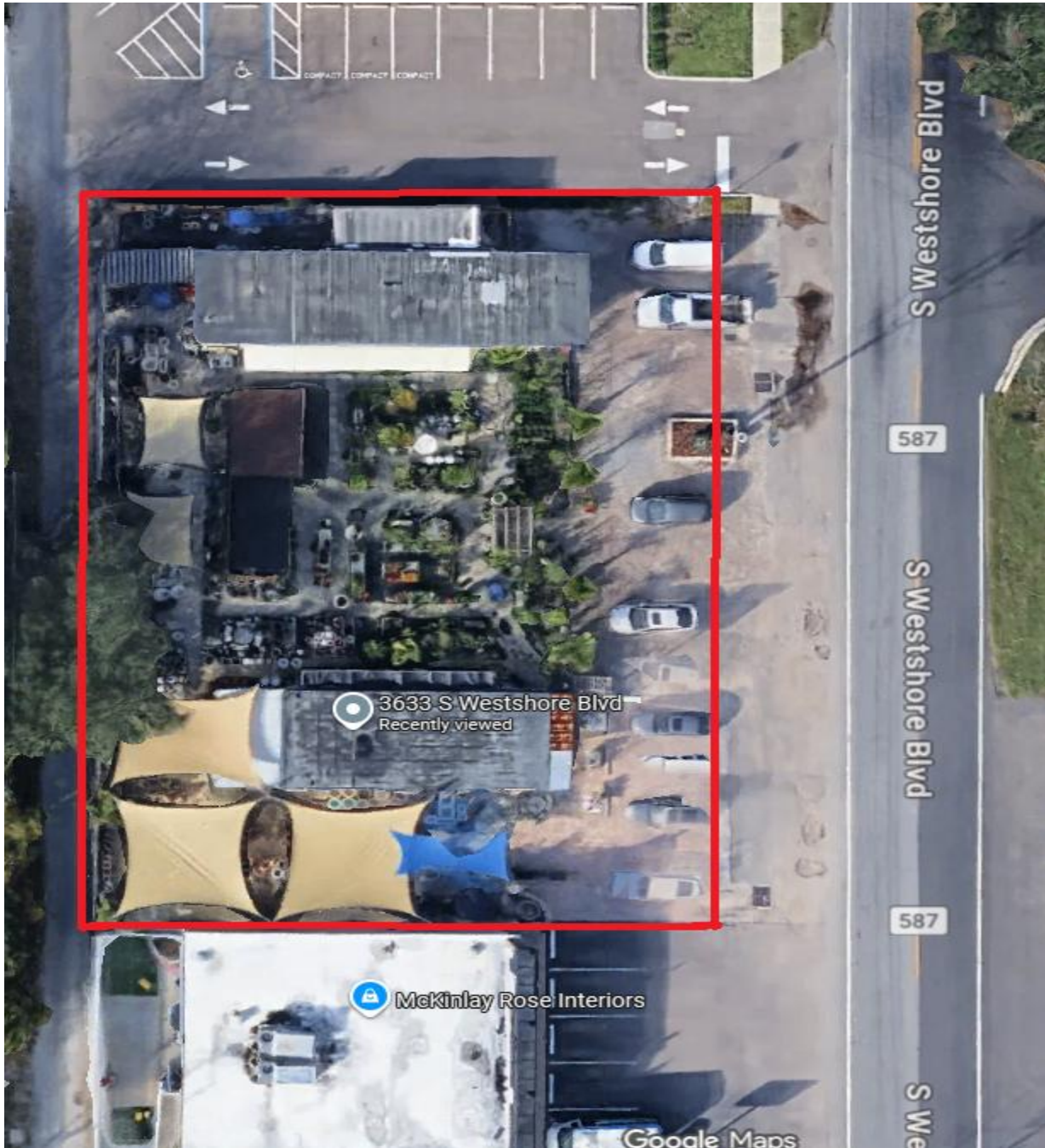
Original Site Plan 3633 S. Westshore:



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Aerial Photo:





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Exterior Photos:



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