

# Hyde Park Office Building For Sale

TAMPA, FL



OFFERING MEMORANDUM

**KW COMMERCIAL**  
5020 W Linebaugh Ave, Ste. 100  
Tampa, FL 33624

*PRESENTED BY:*

**CHRIS NOWICKI**  
Agent  
O: 813.319.6461  
C: 813.295.9167  
chris@coachcookteam.com

**COACH COOK**  
Agent  
O: 813.319.6461  
C: 727.432.8068  
coach@coachcookteam.com



# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$710,000
<b>LOT SIZE:</b>	0.11 Acres
<b>GROSS BUILDING SIZE:</b>	2,934 SF
<b>GROSS LEASABLE AREA:</b>	2,551 SF
<b>ZONING:</b>	CG
<b>MARKET:</b>	Tampa/St. Petersburg
<b>SUBMARKET:</b>	South Tampa - Hyde Park
<b>TRAFFIC COUNT:</b>	13,255 AADT
<b>PRICE / RSF:</b>	\$278.32 / RSF

## PROPERTY OVERVIEW

KW Commercial is proud to present for sale this well maintained two-story office building in Hyde Park. This exceptional property is located just a short distance from Tampa General Hospital, Davis Islands, University of Tampa, The Oxford Exchange, Downtown Tampa, and the massive Water Street Tampa mixed-use redevelopment project. Whether purchasing as an investment or for your own business use, this building offers a multitude of opportunities. Currently being operated as a tattoo studio and zoned CG, this property would be perfect for a number of business and professional services.

## PROPERTY HIGHLIGHTS

- Located in highly desirable Hyde Park
- Frontage on heavily trafficked W Platt Street
- Close proximity to Downtown, Davis Islands, South Tampa, and Channelside
- Easy access to the Selmon Expressway, I-275, and the famous Bayshore Blvd

## Property Details

### SALE PRICE

**\$710,000**

### LOCATION INFORMATION

Street Address	217 S Cedar Ave
City, State, Zip	Tampa, FL 33606
County/Township	Hillsborough
Market	Tampa/St. Petersburg
Submarket	South Tampa - Hyde Park
Cross Streets	W Platt St & S Cedar Ave
Side Of Street	North side of W Platt St
Road Type	Paved

### BUILDING INFORMATION

Gross Building Size	2,934 SF
Gross Leasable Area	2,551 SF
Price / RSF	\$278.32 / RSF
Year Built	1909
Building Class	B
Tenancy	Single
Number Of Floors	2
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number Of Buildings	1
Floor Coverings	Hardwood

### PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	CG
Lot Size	0.11 Acres
APN#	A-24-29-18-4ZV-000011-00008.0
Submarket	South Tampa - Hyde Park
Lot Frontage	87 FT
Lot Depth	101 FT
Corner Property	Yes
Traffic Count	13,255 AADT
Traffic Count Street	W Platt St
Traffic Count Frontage	87 FT

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Onsite and Street Parking

HYDE PARK OFFICE BUILDING FOR SALE

LOCATION INFORMATION

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LOCATION MAPS

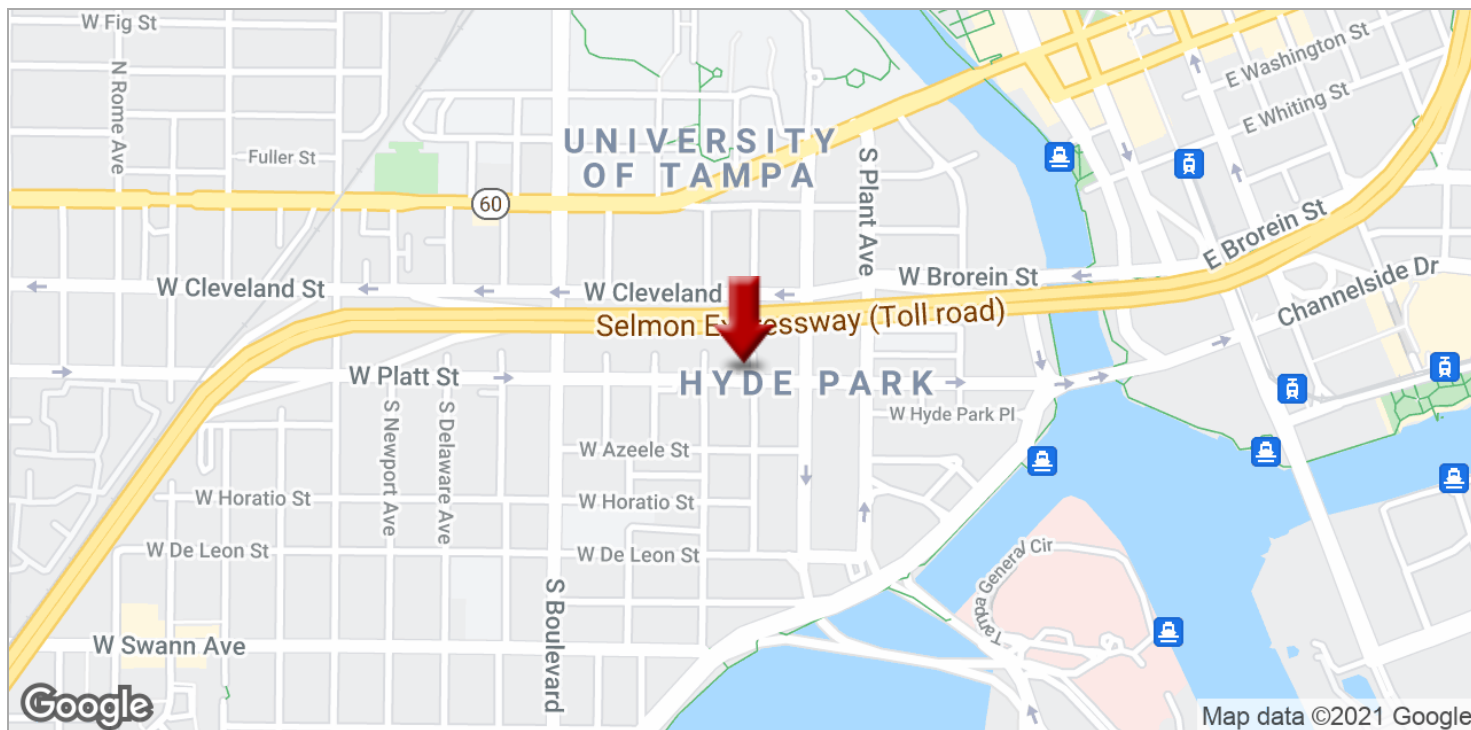
ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

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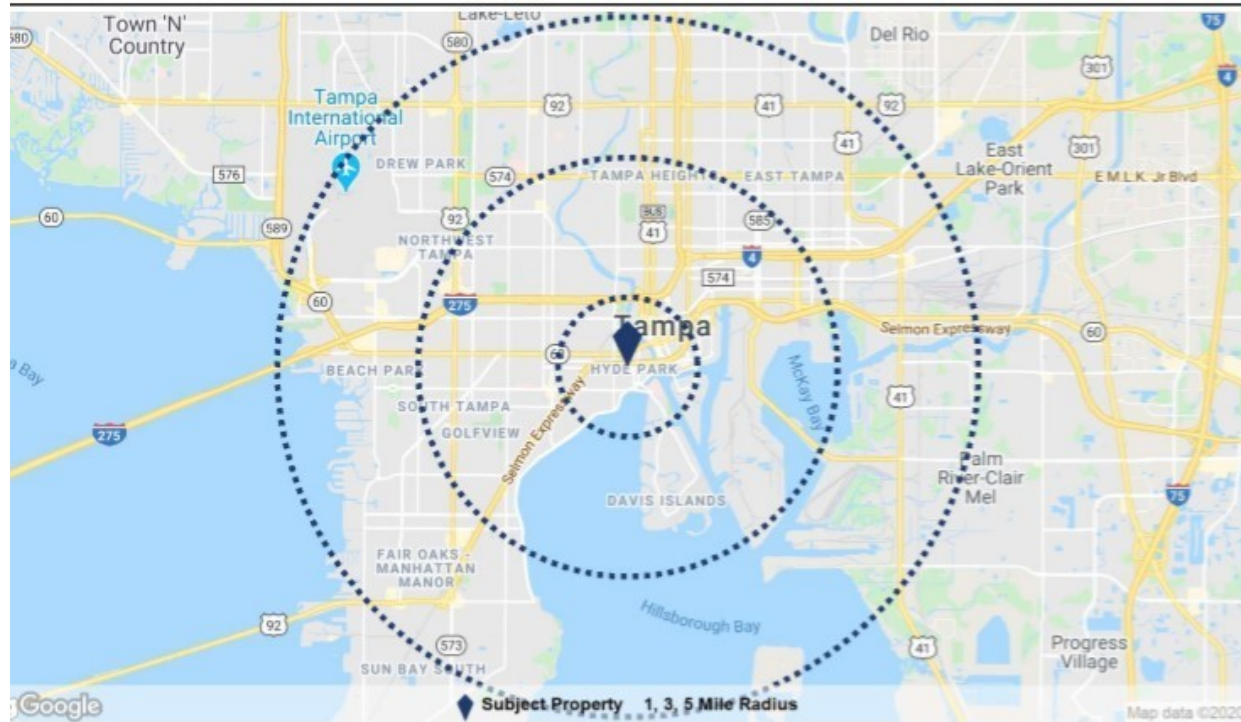
## Location Maps



# Demographics

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
<b>23,121</b>	<b>1.7</b>	<b>36</b>	<b>\$70,168</b>

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2019 Population	23,121	114,948	250,144
2024 Population	25,921	126,516	275,299
Pop Growth 2019-2024	12.1%	10.1%	10.1%
2019 Average Age	36	38	38
<b>Households</b>			
2019 Households	11,601	51,595	105,519
2024 Households	13,166	56,948	116,089
Household Growth 2019-2024	13.5%	10.4%	10.0%
Median Household Income	\$70,168	\$55,867	\$52,259
Average Household Size	1.7	2.1	2.3
Average HH Vehicles	1	1	1
<b>Housing</b>			
Median Home Value	\$349,025	\$266,423	\$218,220
Median Year Built	2001	1971	1971



## Property Photos





## Additional Photos





HYDE PARK OFFICE BUILDING FOR SALE

# SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

CONFIDENTIALITY & DISCLAIMER

# Sale Comps



## ★ Subject Property

217 S Cedar Ave | Tampa, FL 33606

**Sale Price:** \$710,000      **Lot Size:** 0.11 Acres  
**Year Built:** 1909      **Building SF:** 2,934 SF  
**Price PSF:** \$241.99



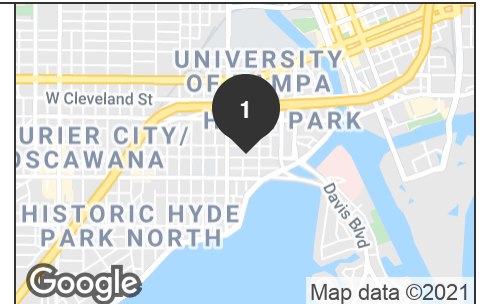
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## 1 615 W De Leon St

Tampa, FL 33606

**Sale Price:** \$929,900      **Lot Size:** 0.18 Acres  
**Year Built:** 1920      **Building SF:** 3,099 SF  
**Price PSF:** \$300.06      **Closed:** 03/10/2020  
**Occupancy:** 100%



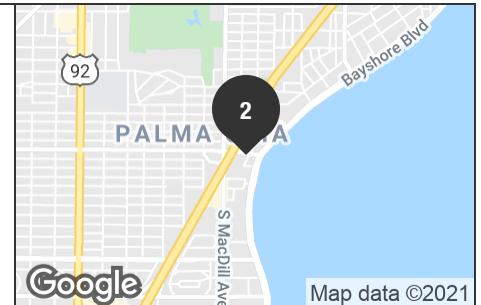
Sold as a sale/leaseback



## 2 2904 Bay to Bay Blvd

Tampa, FL 33629

**Sale Price:** \$900,000      **Lot Size:** 0.27 Acres  
**Year Built:** 1958      **Building SF:** 2,700 SF  
**Price PSF:** \$333.33      **Closed:** 12/11/2019  
**Occupancy:** 100%



## 3 908 W Horatio St

Tampa, FL 33606

**Sale Price:** \$575,000      **Lot Size:** 0.19 Acres  
**Year Built:** 1999      **Building SF:** 2,000 SF  
**Price PSF:** \$287.50      **Closed:** 02/06/2019  
**Occupancy:** 100%





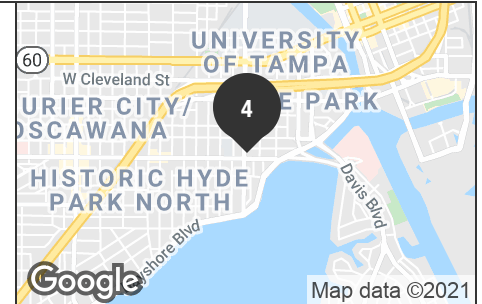
# Sale Comps



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**715 W Swann Ave**

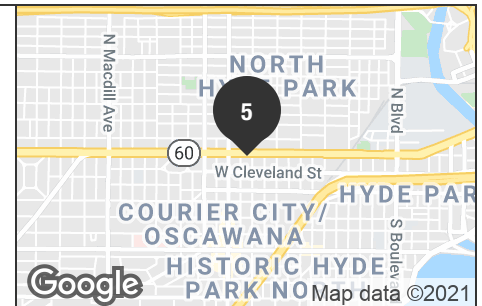
Tampa, FL 33606

**Sale Price:** \$800,000**Year Built:** 1912**Price PSF:** \$279.62**Occupancy:** 100%**Lot Size:** 0.14 Acres**Building SF:** 2,861 SF**Closed:** 10/31/2018





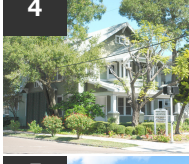
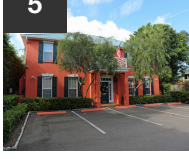
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**2112 W Kennedy Blvd**

Tampa, FL 33606

**Sale Price:** \$965,000**Year Built:** 1999**Price PSF:** \$282.16**Occupancy:** 100%**Lot Size:** 0.16 Acres**Building SF:** 3,420 SF**Closed:** 06/08/2018

# Sale Comps Summary

SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	
	<b>Hyde Park Office Building For Sale</b> 217 S Cedar Ave Tampa, FL 33606	\$710,000	2,934 SF	\$241.99	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CLOSE
	<b>615 W De Leon St</b> Tampa, FL 33606	\$929,900	3,099 SF	\$300.06	03/10/2020
	<b>2904 Bay to Bay Blvd</b> Tampa, FL 33629	\$900,000	2,700 SF	\$333.33	12/11/2019
	<b>908 W Horatio St</b> Tampa, FL 33606	\$575,000	2,000 SF	\$287.50	02/06/2019
	<b>715 W Swann Ave</b> Tampa, FL 33606	\$800,000	2,861 SF	\$279.62	10/31/2018
	<b>2112 W Kennedy Blvd</b> Tampa, FL 33606	\$965,000	3,420 SF	\$282.16	06/08/2018
		PRICE	BLDG SF	PRICE/SF	CLOSE
Totals/Averages		\$833,980	2,816 SF	\$296.16	

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TAMPA, FL

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