



1.51 ACRE DEVELOPMENT OPPORTUNITY

IN DOWNTOWN TAMPA, FLORIDA - CHANNELSIDE DISTRICT

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ZONED FOR RESIDENTIAL OR RETAIL DEVELOPMENT

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SITE DESCRIPTION

SITE SIZE: 1.51 acres (66,128 sf)

LOCATION: Southwest quadrant of 12th Street and Washington. Located central to downtown business district and walking distance from Channelside Shops and The Florida Aquarium.

ZONING: Channelside District-3 (CD-3) a site plan controlled district for mixed use.

LAND USE: RMU100. Previous site plan approval won for a 30-story residential development.

EXISTING BUILDING: Leased through March 2014 at \$60,000/year.

PRICE: \$39/sf

COMPLETED PROJECTS

- 1 The Meridian
37 Units
- 2 Parkside at One Bayshore
104 Units
- 3 Victory Lofts
89 Units
- 4 The Arlington
21 Units
- 5 Residences on Franklin St.
40 Units
- 6 Spain Lofts
6 Units
- 7 1000 Channelside
15 Units
- 8 Grand Central at Kennedy
392 Units
- 9 Ventana
84 Units
- 10 Towers at Channelside
257 Units
- 11 SkyPoint
380 Units
- 12 The Place at Channelside I
245 Units
- 13 The Plaza at Harbour Island
138 Units
- 14 Franklin Street City Lofts
4 Units
- 15 Element
395 Units
- 16 Seaport at Channelside
422 Units (rentals)
- 17 Slade
280 Units

MARKET INFORMATION

- > In the midst of completed projects including The Meridian, Grand Central, Victory Lofts, and The Place at Channelside I - a total of 2,218 residential units have been completed in the previous four years creating a dynamic base for future development.
- > Development opportunities include rentals, hotel, mixed use, or office.
- > Near the St. Pete Times Forum. The 20,000 seat capacity Forum is ranked #8 nationwide and hosts over 150 events per year.
- > Located on the waterfront, the Tampa Convention Center is one of the top 25 in the country with over 600,000 sf of meeting space and an annual draw of over 300,000 attendees.
- > Downtown Tampa office market has 6.425 million sf.
- > 60,000 people work in downtown Tampa and 80,000 people live within a 3-mile radius.
- > The Port of Tampa houses four vessels from three cruise lines: Carnival Cruise Lines, Holland America and Royal Caribbean. Over 910,000 passengers departed from Tampa in 2006.
- > The Port of Tampa is Florida's largest port handling 50 million tons of cargo in 2006.
- > 2.8 million people attend downtown events annually.
- > 2,745 hotel rooms in the Tampa CBD.

