



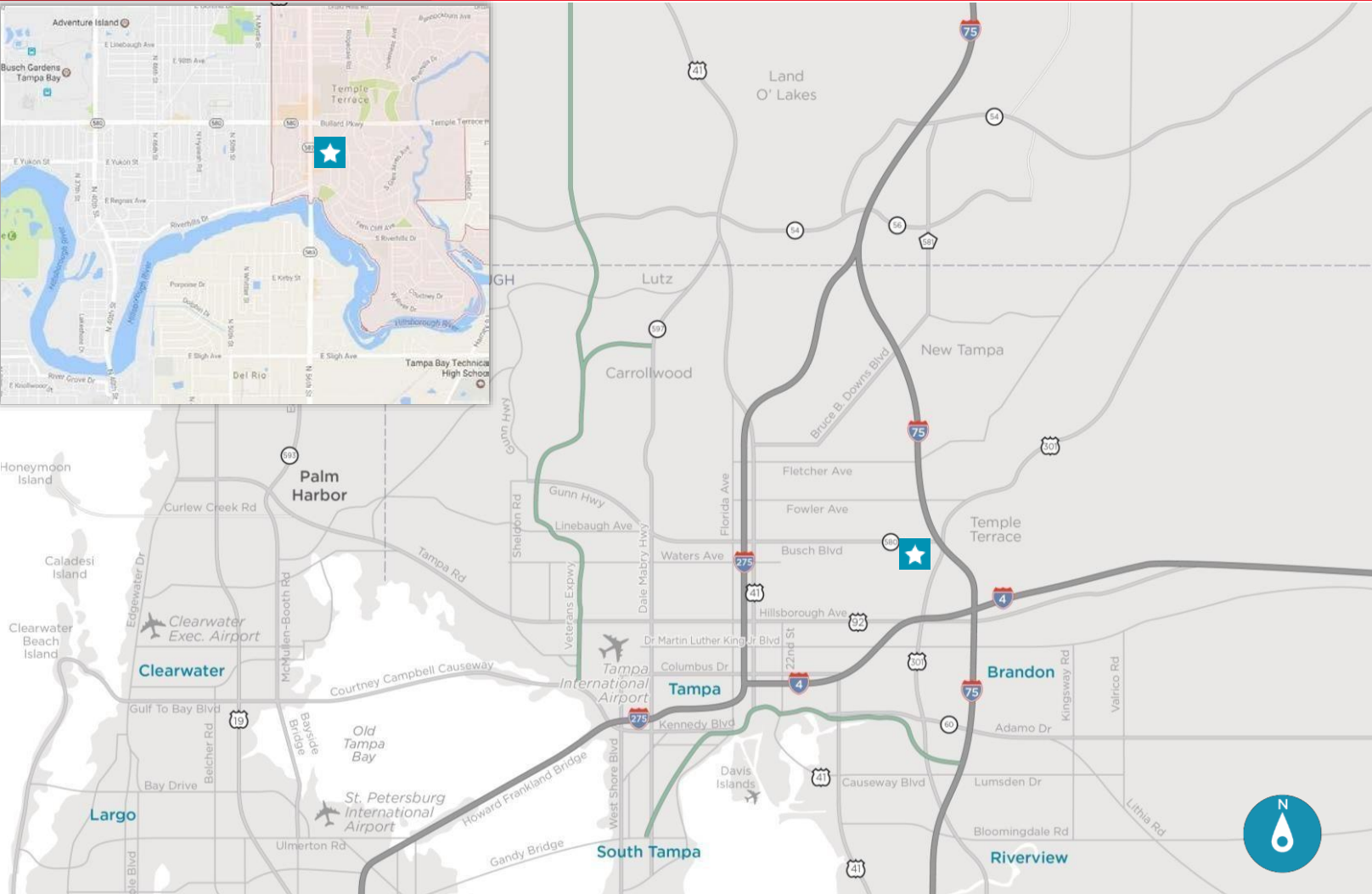
FORSALE

Downtown Temple Terrace – Prime Mixed Use & Residential Sites
 Temple Terrace, Tampa Bay, Florida



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43,000 VPD on 56th Street



Temple Terrace is a premier community within the Dynamic Tampa Bay MSA.
 Urban Infill Development sites with excellent visibility and access.

Distances	
I-75	2.7 Miles
Museum of Science & Industry	1.7 Miles
University of South Florida	1.8 Miles
Tampa Telecom Office Park	2.5 Miles
Busch Gardens	1.5 Miles
Florida, V.A., and Shriners Hospitals	2.7 Miles
University Mall (1.3MSF)	3.0 Miles
TampaCBD	9.5 Miles

Opportunity. Location. Community.

- Prominent urban location in close proximity to major employment centers
- Pad Ready sites, with master retention
- 66,500 cars per day at the intersection of 56th Street and Bullard Parkway
- Flexible zoning, which allows the development of high density residential, retail, office, restaurants and medical uses
- The sites are well-positioned, adjacent to densely populated residential neighborhoods and successful retail developments
- The trade area includes USF, Busch Gardens, University Mall (1.3 MSF) and four hospitals.



For more information, please contact:

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The City of Temple Terrace is a rising star in the nationally recognized Tampa Bay area of Florida.

Suggested Pricing	
Parcel One (3 acres):	\$20.00 PSF
Parcel Two (2.23 acres):	\$1,500,000
Parcel Two (1.94 acres):	\$1,000,000
Parcel Three (4.17 acres):	\$20,000 per unit (waterfront)

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Parcel One:



Parcel Two:



Demographics (3-Miles)	
Population	95,068
Population Growth (5Years)	3.6%
Daytime Employment	66,353
Median Age	30.4
Average HH Income	\$52,041
Median HH Income	\$37,380
Retail Sales	\$1.17B

Parcel Three:



Zoning:

- Downtown Overlay District (“DOD”)
- Commercial General Uses (CG)
- F.A.R: 1.00
- 35 residential units per acre
- Height: 2 stories (minimum) 5 stories (maximum)
- Zoning on the riverfront site allows for 145 units, and 316 beds for senior living.

Additional Information: http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=668