

8,500 SF SITE HIGHLIGHTED IN BLUE MAY BE AVAILABLE FOR PURCHASE SEPARATELY

SUBJECT

## Property Highlights

- Excellent location for boutique hotel, retail and multifamily
- Situated along highly visible I-275/I-4 entrance ramp
- Located proximate to North Franklin Street historic district
- Walking distance to 2.6 mile Riverwalk/Historic monument trail and many other points of interest
- Adjacent to City of Tampa Royal Regional lot with 310 spaces offered for monthly and daily parking

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	17,225	113,690	240,703
<b># of Housing Units</b>	8,408	54,972	110,784
<b>Median Age</b>	28.4	36.1	37.2
<b>Average Income</b>	\$56,680	\$77,543	\$79,361

## Property Information

- Location: 1312 Tampa Street
- Land Size: 29,842 SF
- Zoning: CBD-1  
Appropriate for residential, office, commercial and mixed use development with an urban, pedestrian and transit-oriented development pattern.
- Folio 3: 192530
- Existing Building: 8,200 SF GBA, Built 1955



## Opportunity Zone Investment!

## Market Overview

### Hotel

- 15 hotels
- Roughly 3,600+ rooms
- The JW Marriot at Water Street is currently under construction and is the first of three hotels to be included in the Water Street development. By 2021 the Marriott Edition will open, bringing the first 5-Star hotel to the Tampa area. Edition will be a 173-room boutique hotel located directly across from Amalie Arena.

### Multifamily

- Current multifamily rents, as high as \$2.50 per square foot, are some of the highest in the entire Tampa Bay MSA.
- 2,675 units have been added in the last five years with 844 units under construction.
- Condo sales are returning to historic levels with 2 bedroom units selling as high as \$530 per square foot.
- Riverwalk Tower will be the newest condo development in Downtown Tampa, with asking prices ranging from \$600,000 to \$2,000,000 million.

### Office

- Tampa CBD consists of 6.0 million square feet of office space.
- At the close of 2018, the CBD vacancy rate was 9.5%, down -420 basis points year-over-year.
- Rental rates in the CBD are expected to rise as vacancy continues to decline.
- Sparkman Wharf started construction on its 180,000 sf office component in 4Q18 with an estimated completion in early 2020.
- Rents in new buildings are quoted at per square foot rates in the low to mid \$40's.



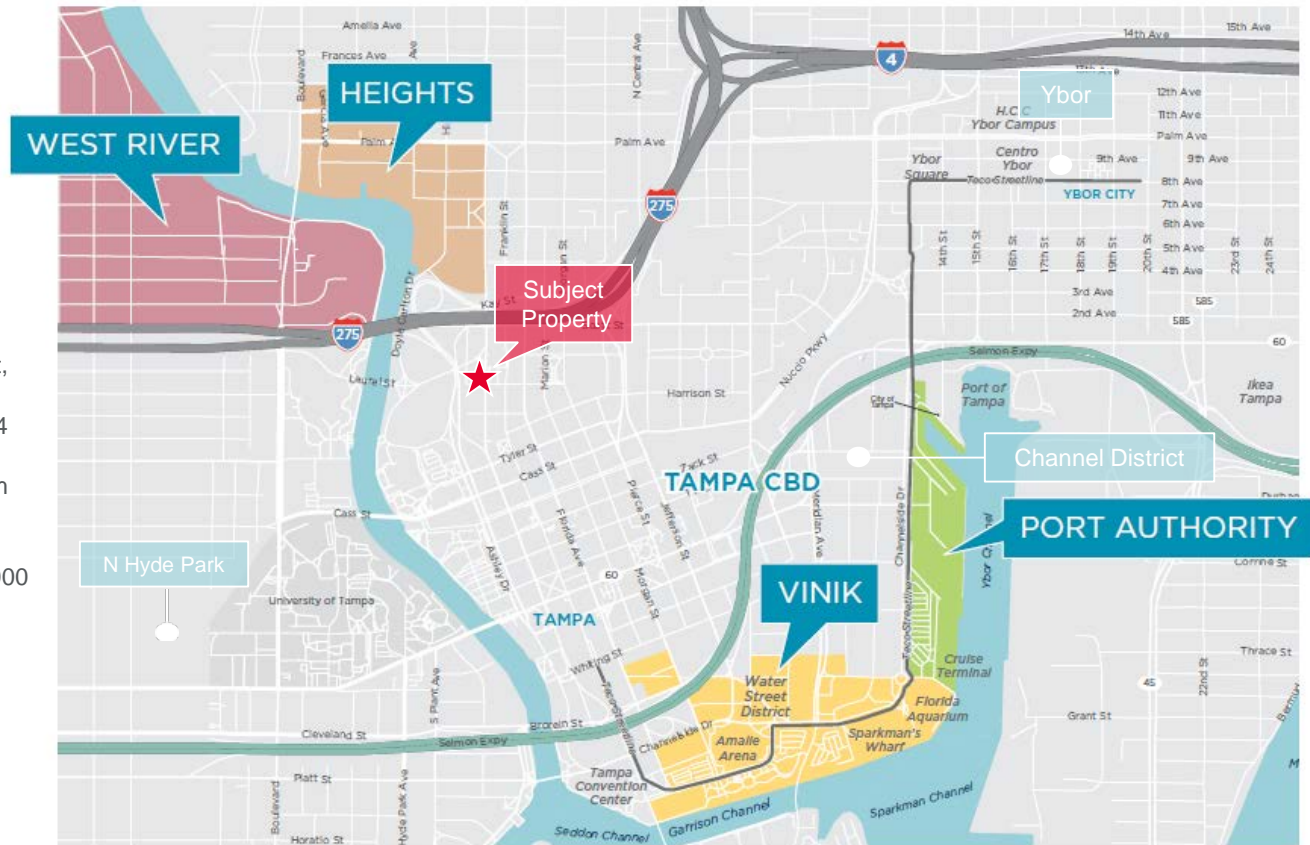
12,520 units / 1.8 people per unit

22,536 people total



12,520 units / 294.9 acres

42.5 units per acre



	Acres	Basis	Residential	Office	Retail	Hotel	Overall SF	FAR
Vinik	50	\$61/SF	4,500 units	1,100,000 SF	400,000-500,000 SF	600,000 SF	8,000,000	4.6
Port Authority	51.9	-	4,000 units @ 1,000 SF	382,305 SF	371,432 SF	400 units @ 300 SF	9,111,231	4.6
Heights	43	\$35/SF	1,520 units @ 1,000 SF	280,000 SF	240,000 SF	260 units @ 460 SF	2,160,000	1.2
West River	150	-	2,500 units @ 1,000 SF	77,175 SF	82,873 SF	N/A	2,660,048	0.4
<b>Total</b>	<b>294.9</b>		<b>12,520 units</b>	<b>1,839,480 SF</b>	<b>1,094,305 SF</b>	<b>839,600 SF</b>	<b>21,931,279</b>	

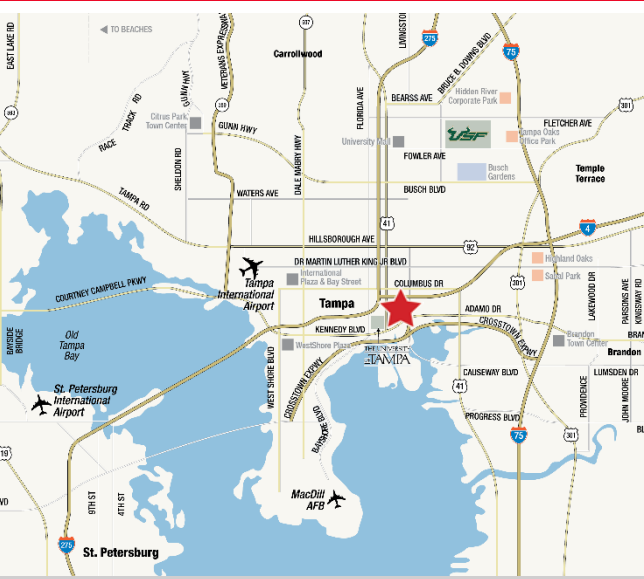




**FOR SALE**

Highly Visible Prime Downtown Development Opportunity

Tampa, FL 33602



- Tampa CBD
- Water Street
- Under Construction
- Multifamily
- Hotel
- Office
- Entertainment

For more information, contact:

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