

For Sale | Temple Terrace Urban Development Opportunity

8447 N 56TH STREET, TEMPLE TERRACE, FL 33617



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.74 Acres
Price / Acre:	\$574,713
Zoning:	Commercial General
Market:	Tampa
Submarket:	Temple Terrace

LOCATION OVERVIEW

Discover the vibrant potential of the Temple Terrace neighborhood in Tampa, FL. Just minutes away from the property, you'll find the popular Busch Gardens theme park, a major draw for tourists and locals alike. The nearby University of South Florida brings a constant influx of students, faculty, and staff to the area, providing a steady stream of potential customers for retailers.

With convenient access to major roadways, the location offers high visibility and accessibility to a diverse customer base. The property has frontage on both N 56th Street and Riverhills Drive. The property is also adjacent to the Springdale Outfall Pond area a park like area that is part of the City of Temple Terrace initiated development of a Pedestrian Master Plan.

Take advantage of the bustling activity and strategic positioning of this dynamic Tampa market to elevate your investment in 8447 N 56th Street.



Eric Odum

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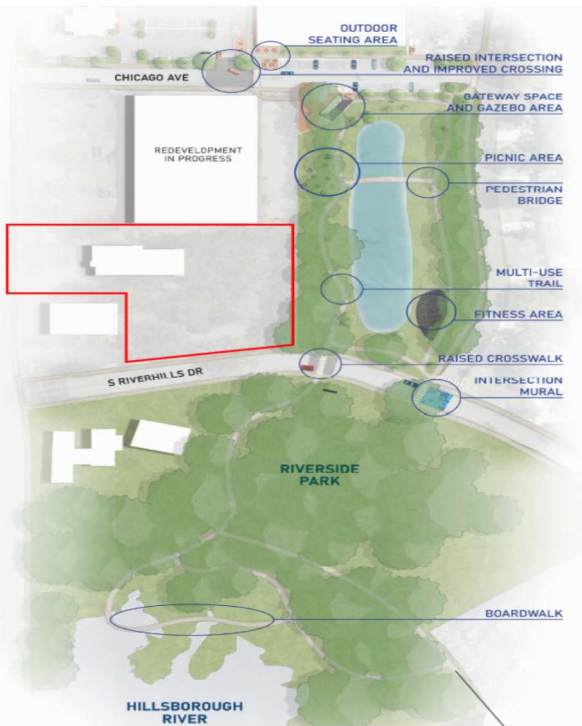
John Lochner

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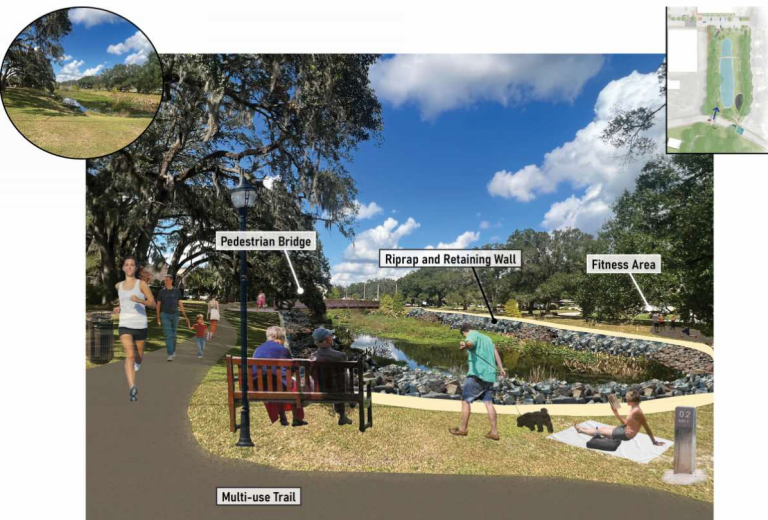
PROPERTY DESCRIPTION

Introducing an exceptional commercial property located at 8447 N 56th Street, Temple Terrace, FL, 33617. This 1.74 acre parcel boasts a prime location in the Tampa area with 165' of frontage on N 56th Street and 200' of frontage on South Riverhills Dr. With 40,000 Average Daily Traffic, this property presents an excellent opportunity for a variety of uses such as Hotel, Restaurant, Craft Brewery, or retail, drawing from the USF, Busch Gardens, and Moffitt Medical Markets. Zoned Commercial General and future land use Downtown Mixed Use (DMU-35), this property offers ample space for outdoor settings, entertainment venues, and parking, making it an ideal investment for a prospective investor.

SITE DESCRIPTION

The City of Temple Terrace initiated the development of a Pedestrian Master Plan for the Southeast Quadrant (SEQ) of the Temple Terrace Community Redevelopment Area (CRA) to improve walkability and pedestrian connectivity in the area and to develop surface improvements and park-like amenities for the property surrounding the Springdale Outfall Pond area. This Master Plan sets a framework for pedestrian and open space amenities in the SEQ as the area continues to redevelop.

City leadership is committed to a progressive and pedestrian friendly development. A perfect location for a restaurant with an outside venue, retail or boutique hotel. The plan does not allow storage, car wash or QSR developments on this parcel.



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LOCATION INFORMATION

Street Address	8447 N 56th Street
City, State, Zip	Temple Terrace, FL 33617
County	Hillsborough
Market	Tampa
Sub-market	Temple Terrace
Cross-Streets	N 56th Street & N Riverhills Drive

PROPERTY HIGHLIGHTS

- Excellent proximity to the USF, Busch Gardens, and Moffitt Medical Markets
- Zoned Commercial General, offering versatile usage
- 165' frontage on N 56th Street, 200' on South Riverhills Dr.
- 40,000 Average Daily Traffic for maximum visibility
- Ideal for Hotel, Restaurant, Craft Brewery, or retail establishments
- Close proximity to USF, Busch Gardens, and Moffitt Medical Markets
- Ample land for outdoor settings, entertainment venues, and parking
- Future-ready with City of Temple Terrace's multimodal mobility plans
- Future land use designated as Downtown Mixed Use (DMU-35)



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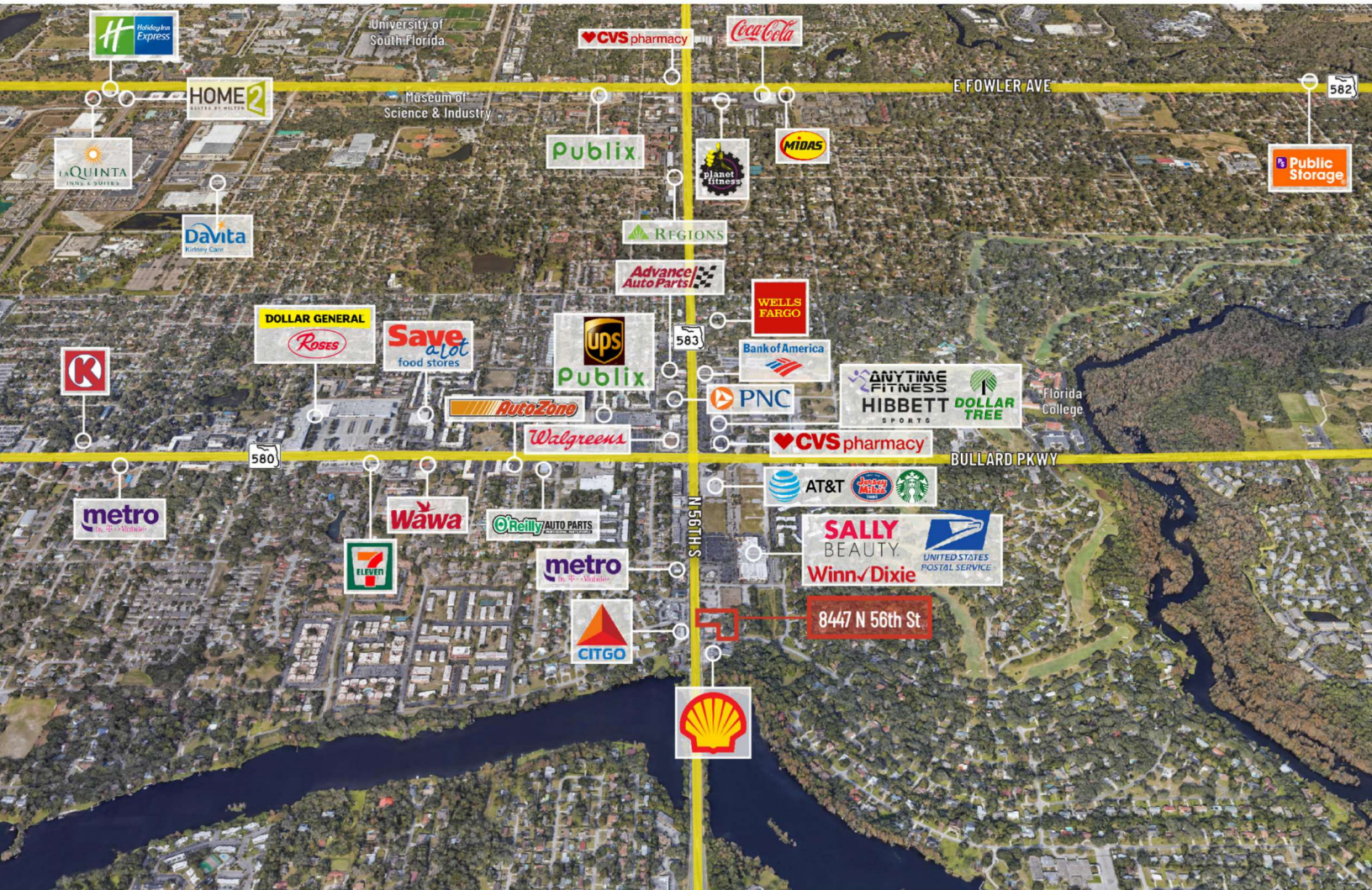
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Retail Map



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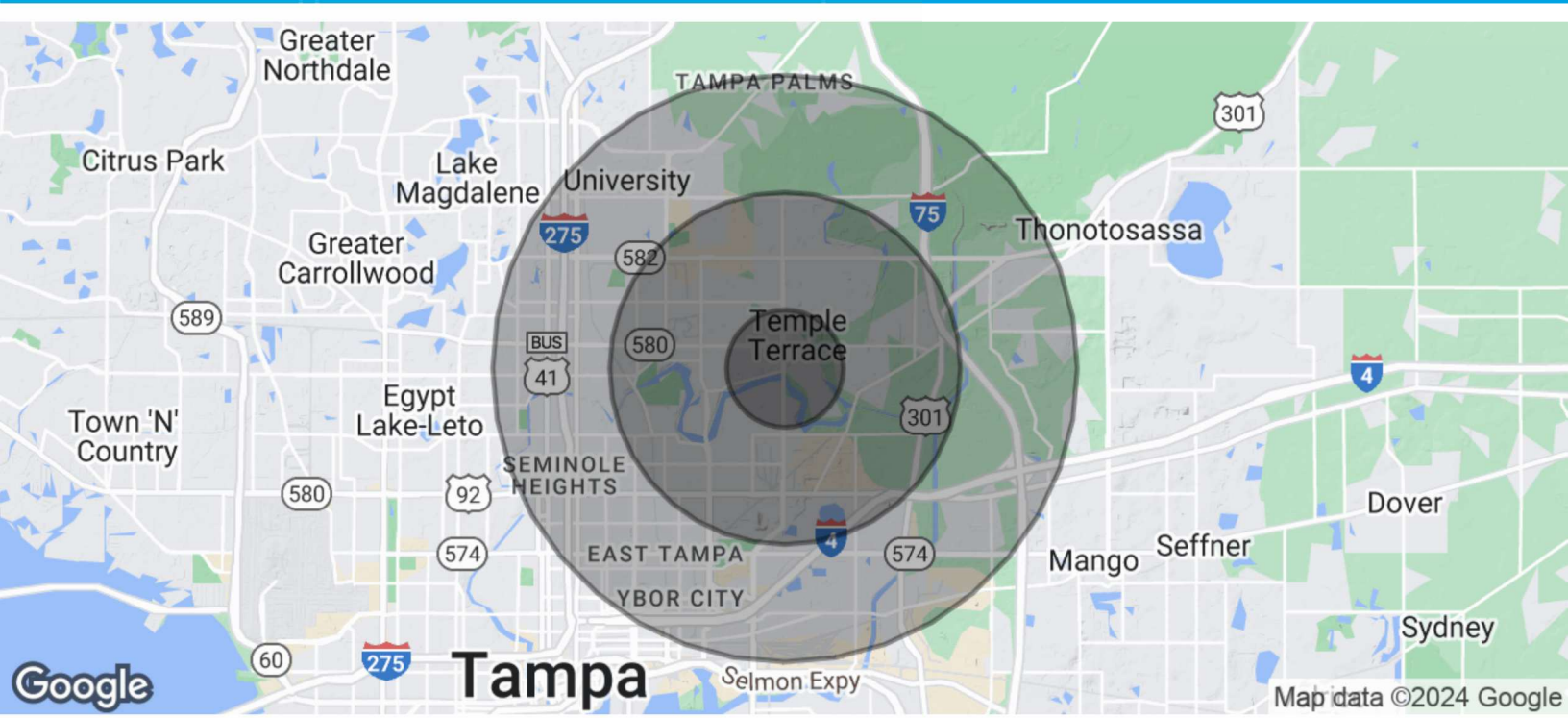
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,006	103,222	257,843
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,017	38,289	98,000
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$69,593	\$62,735	\$61,822
Average House Value	\$267,619	\$271,018	\$267,146

Demographics data derived from AlphaMap



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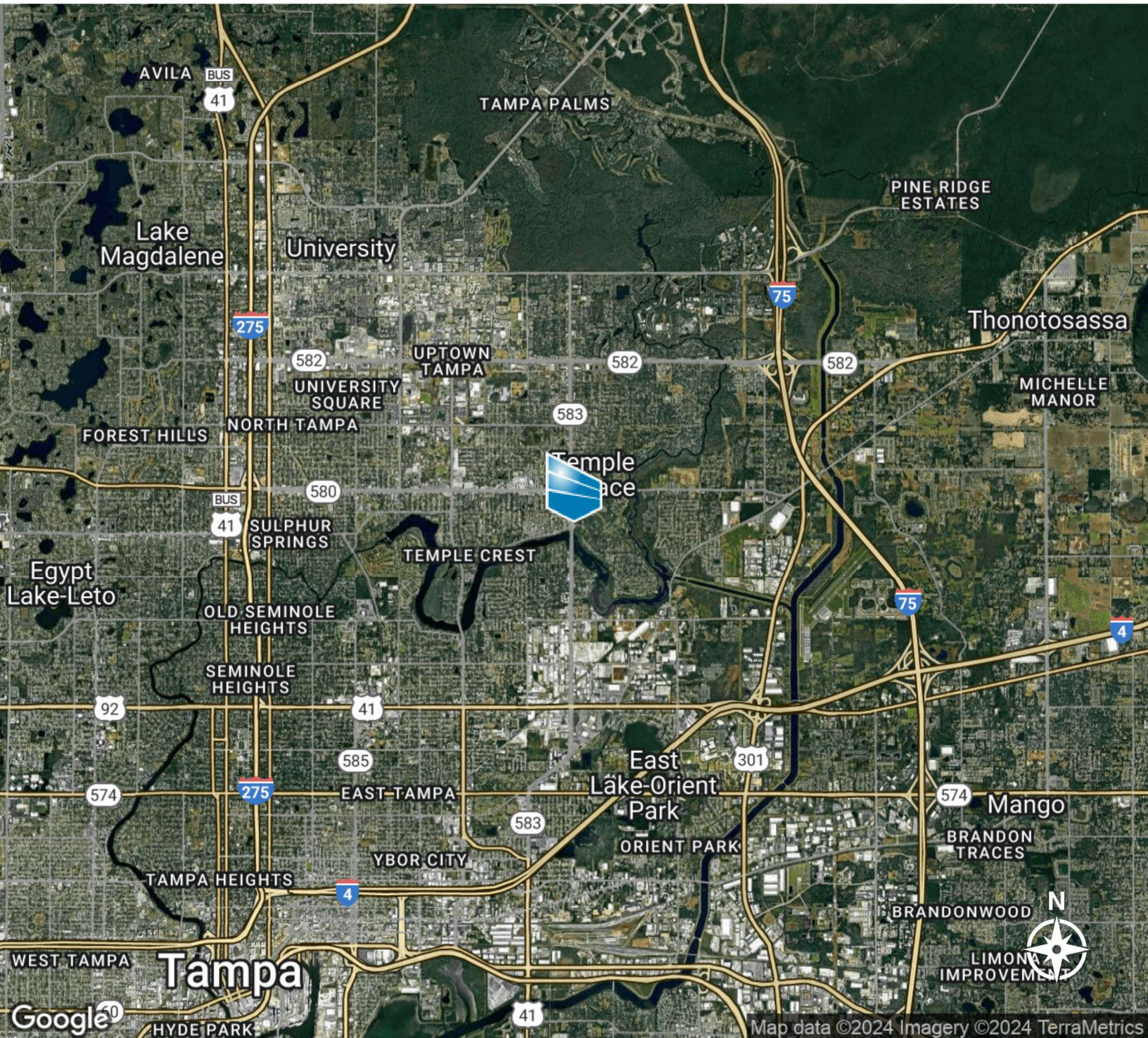
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