



RETAIL SPACE AVAILABLE

1701 N FLORIDA AVENUE | TAMPA, FL 33602

7TH & OAK

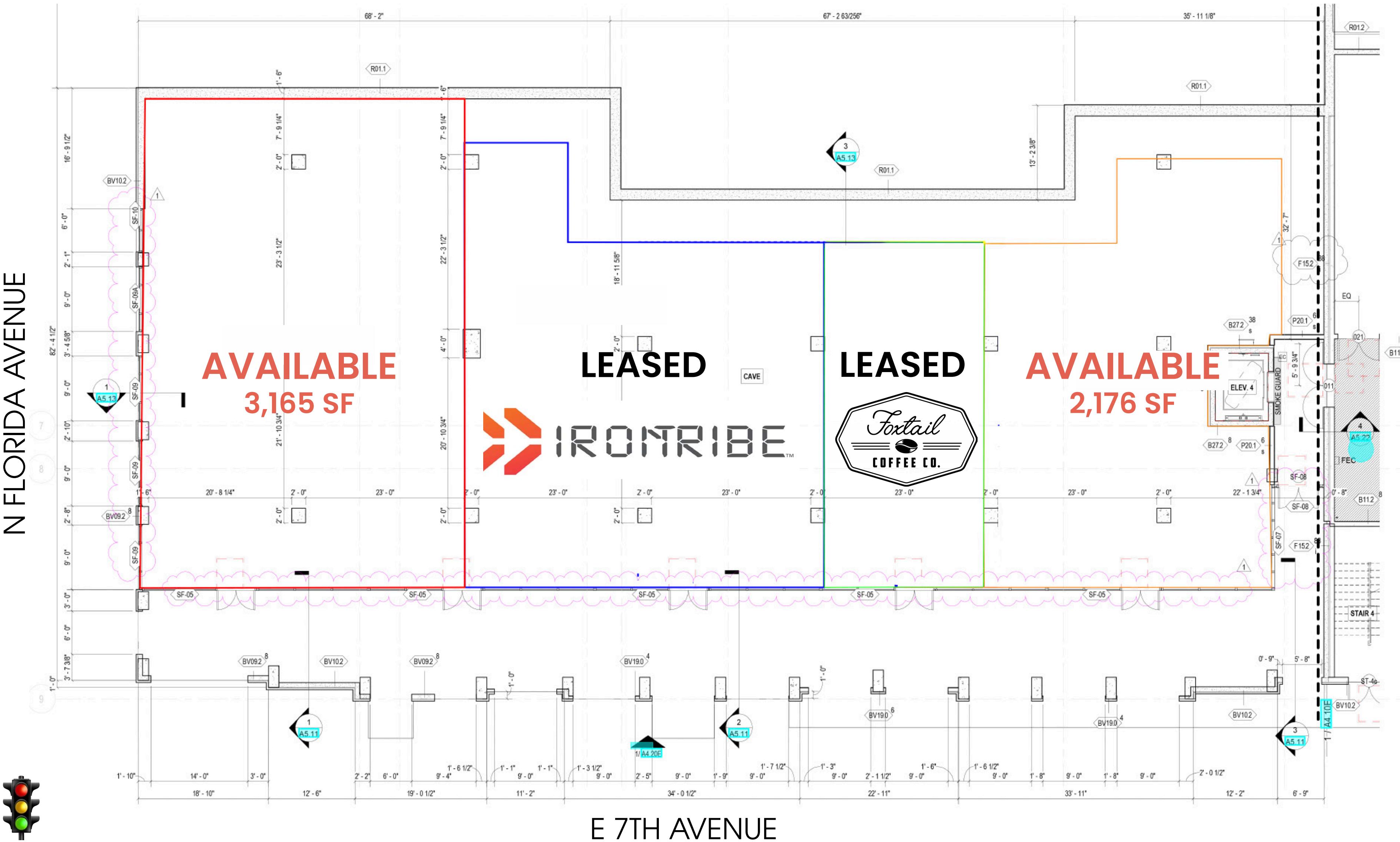
ROAD  
CLOSED

Located in the heart of Tampa's booming Heights district, 7th & Oak features 321 residential units above 11,000 SF of divisible retail space with covered outdoor patio seating. Positioned on a prime corner near Armature Works, Downtown, Ybor City, and Seminole Heights, it offers excellent visibility and access. Surrounded by vibrant neighborhoods and popular dining spots, the area enjoys strong weekday foot traffic and high weekend activity.

SPACE AVAILABLE	2,176 SF & 3,165 SF
UNIT COUNT	321 MF
DELIVERY CONDITION	COLD DARK SHELL
DELIVERY	NOW
PARKING	74 DEDICATED + STREET PARKING

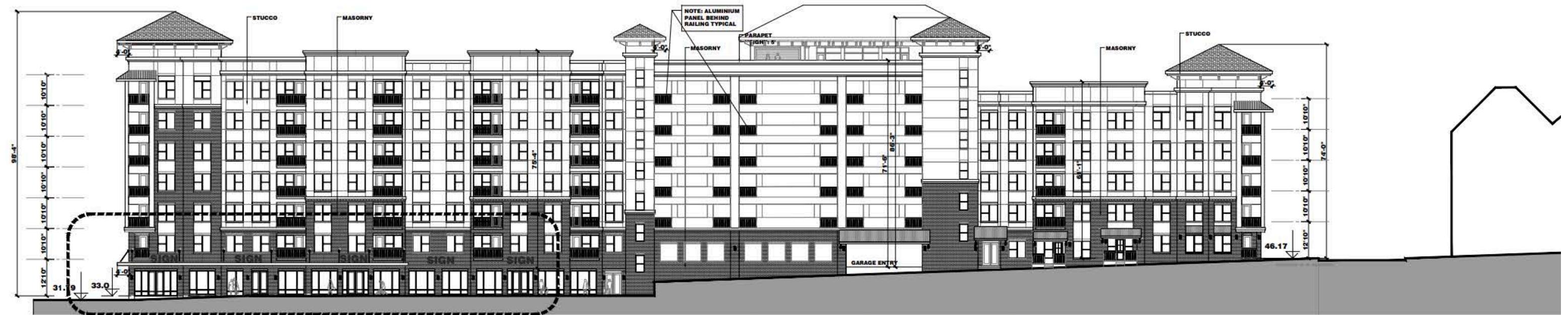


# SITE PLAN



N FLORIDA AVE  
& E 7TH AVE





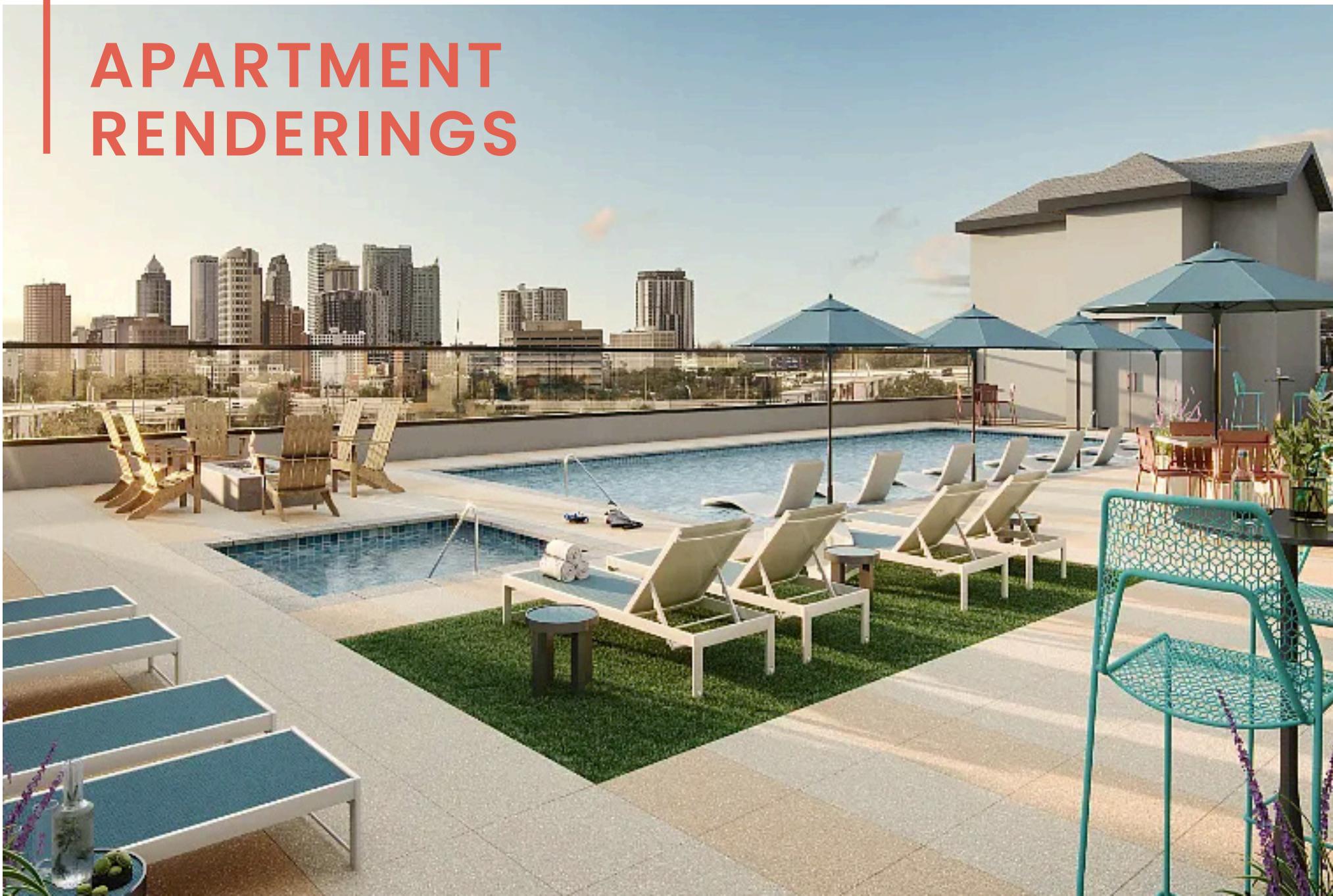
VINE AV. / SEVENTH AV. - SOUTH ELEVATION



ELEVATION DETAIL



# APARTMENT RENDERINGS



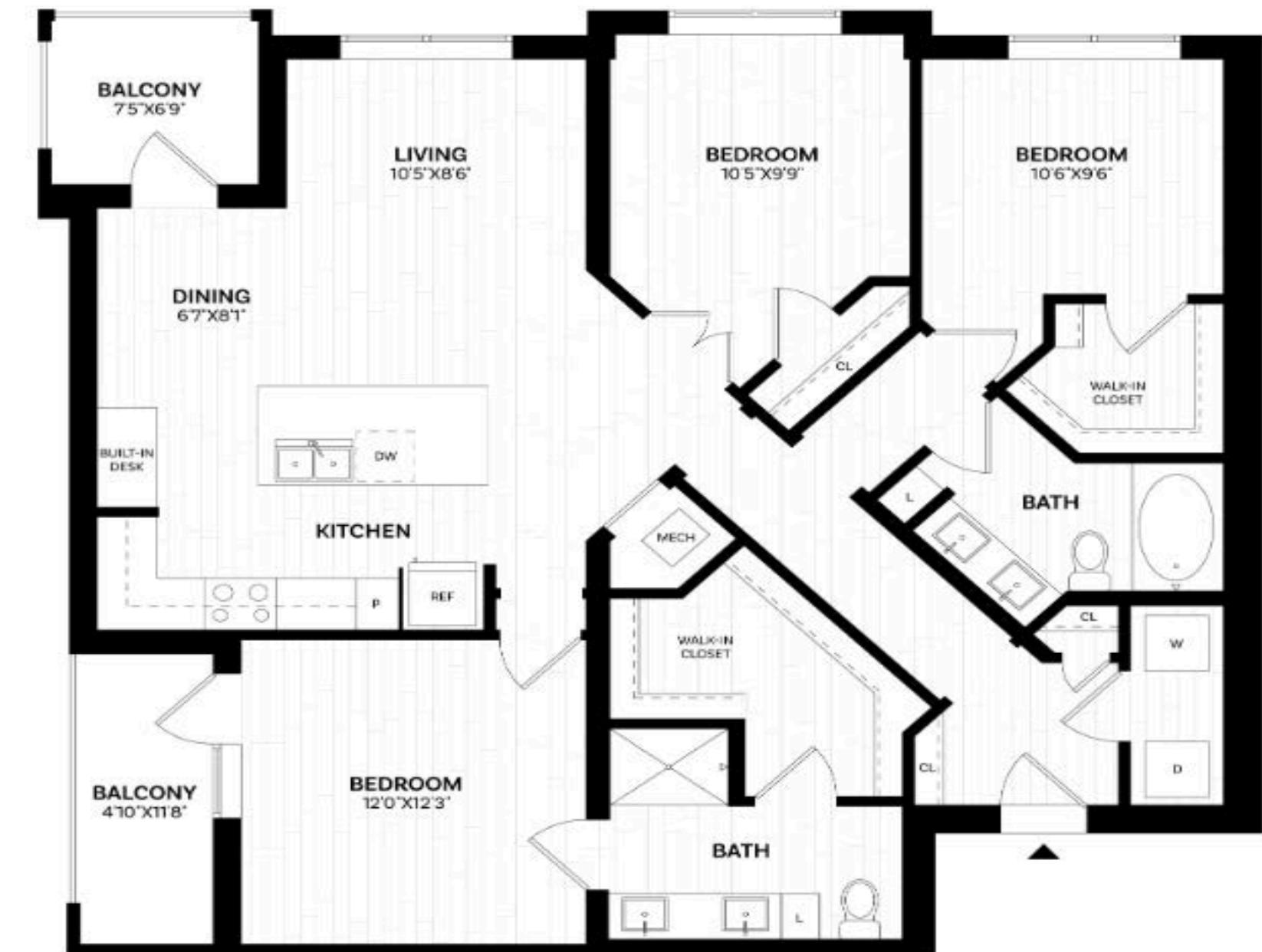
7TH & OAK

# APARTMENT FLOOR PLANS

RENTAL RATES FOR 7TH & OAK RANGE FROM \$2,225 TO \$4,955+\*



FROM	SQ. FT.	AVAILABLE
<b>\$2,345</b>	<b>666</b>	<b>07.01.2025</b>



FROM	SQ. FT.	AVAILABLE
<b>\$4,785</b>	<b>1367</b>	<b>07.01.2025</b>

\*CURRENT PRICING, MAY 2025.

## ECONOMY

Tampa Heights is witnessing a vibrant economic revival, fueled by redevelopment projects such as The Heights, and new residential and commercial developments. This revitalization has attracted a diverse community and fostered the growth of trendy eateries and retail spaces. The area appeals to both businesses and residents. With its blend of historic charm and modern conveniences, Tampa Heights is becoming an increasingly dynamic district.

## LIFESTYLE

Tampa Heights offers a lifestyle that merges historic charm with contemporary amenities. Residents enjoy access to nearby cultural attractions like the Tampa Museum of Art and the Straz Center for Performing Arts, and easy access to the scenic Riverwalk and Waterworks Park for outdoor activities. With its diverse housing options and burgeoning food scene, Tampa Heights appeals to a wide range of lifestyles, making it a sought-after destination.

# TAMPA HEIGHTS

## DESIRABILITY

Tampa Heights is a prime location for businesses, thanks to its central position near downtown Tampa and thriving urban community. With a diverse customer base drawn to its cultural attractions and vibrant dining scene, businesses here enjoy ample growth and success. Its historic charm and accessibility to transportation hubs make Tampa Heights an ideal destination for entrepreneurs looking to establish and expand their ventures.



# DEMOGRAPHICS

## POPULATION

1 MILE- 23,488  
3 MILE- 130,125  
5 MILE- 264,881

## HOUSEHOLD INCOME

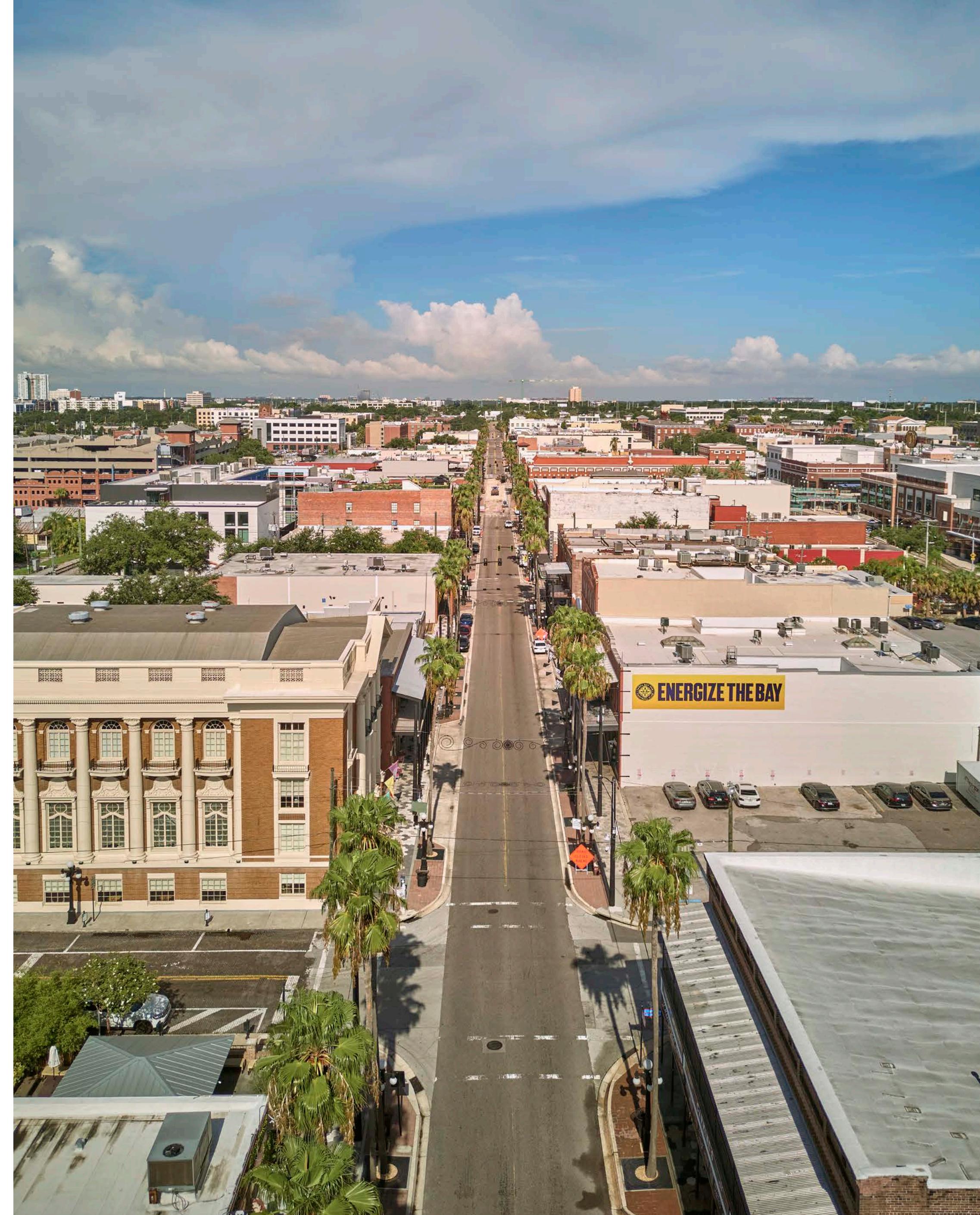
1 MILE- \$92,914  
3 MILE- \$116,498  
5 MILE- \$113,743

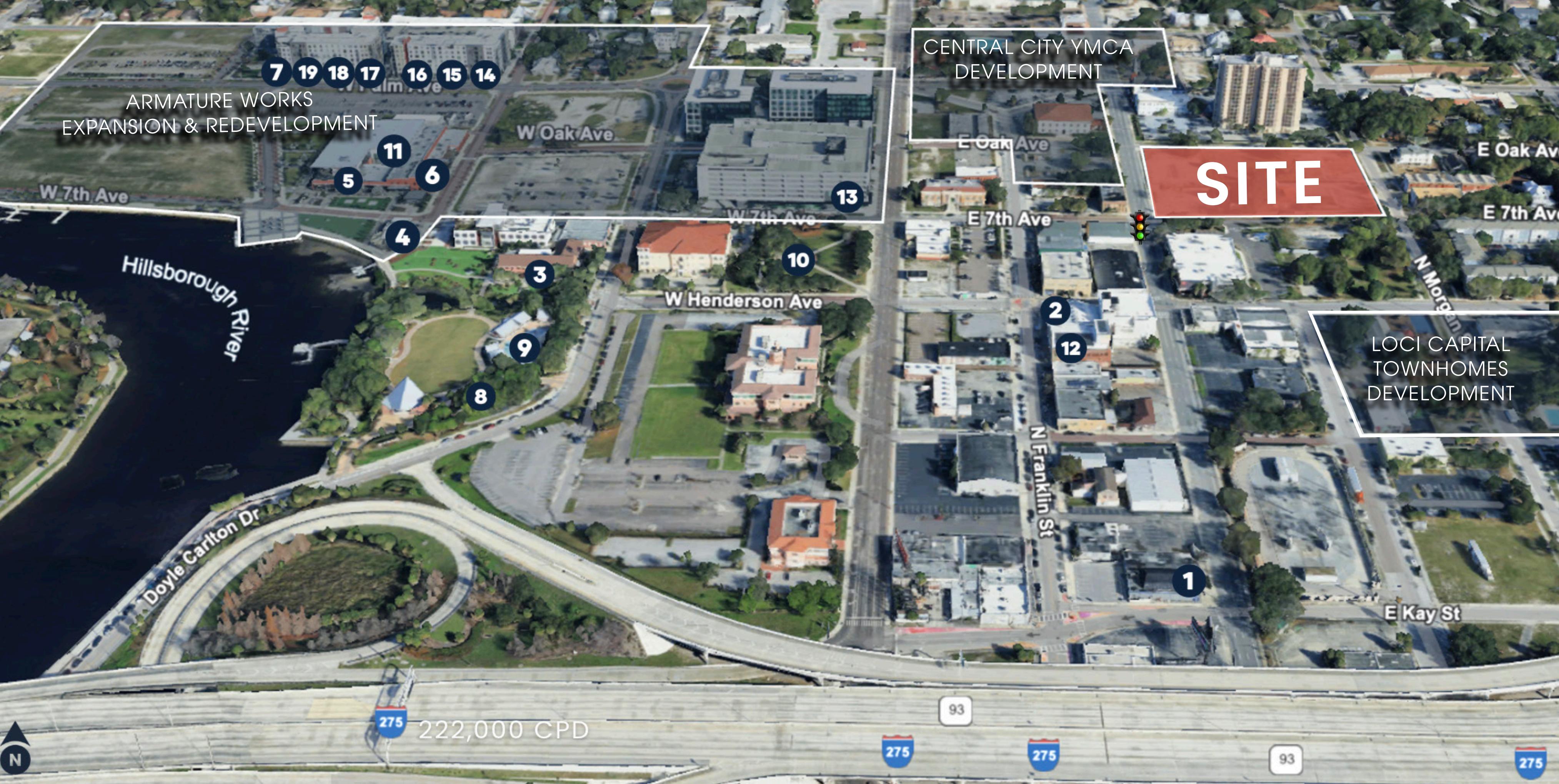
## DAYTIME POPULATION

1 MILE- 41,477  
3 MILE- 132,460  
5 MILE- 236,093

## MEDIAN AGE

1 MILE- 30.6  
3 MILE- 36.2  
5 MILE- 37.5





# SURROUNDING AREA

- 1. Magnanimous Brewing
- 2. Hidden Springs Ale Works
- 3. Ulele
- 4. Stones Throw
- 5. Oak & Ola
- 6. Steelbach
- 7. Rocca
- 8. Queenie's Dog Park
- 9. Water Works Park
- 10. Phil Bourquardez Park
- 11. Armature Works
- 12. Rialto Theatre
- 13. Sprout's Farmers Market
- 14. Sweet Green
- 15. Jeni's Ice Cream
- 16. Strandhill Public
- 17. Rejuv Aveda Salon
- 18. Frenchies Modern Nail Care
- 19. Laser Away

# AROUND TAMPA





## CENTRAL CITY YMCA DEVELOPMENT

“A DYNAMIC HUB FOR LIVING, WORKING, AND WELLNESS”

- 6.2 ACRE MIXED-USED DEVELOPMENT
- 110,000 SF YMCA OFFERING BEFORE AND AFTER-SCHOOL CARE, TEEN PROGRAMS, SUMMER DAY CAMPS, WELLNESS INITIATIVES, A ROOFTOP POOL FOR SWIMMING LESSONS AND DROWNING PREVENTION, PICKLEBALL COURTS, AND A SKYBRIDGE CONNECTING TO PARKING AND CORPORATE OFFICES
- 20,000 SF OF CURATED GREEN SPACE
- 200-ROOM LIFESTYLE HOTEL
- 184,000 SF OF OFFICE SPACE
- 100,000 SF OF RETAIL SPACE
- 477 MULTI-FAMILY UNITS, 10% AFFORDABLE HOUSING
- PRESERVATION OF THE STANDARD OIL BUILDING AT 8TH 110 E OAK AVENUE

# CENTRAL CITY YMCA DEVELOPMENT

# SITE

1701 N FLORIDA AVE

E 7th Ave

41

N Tampa St

41

E Ross Ave

E Palm Ave

E Palm Ave

N Florida Ave

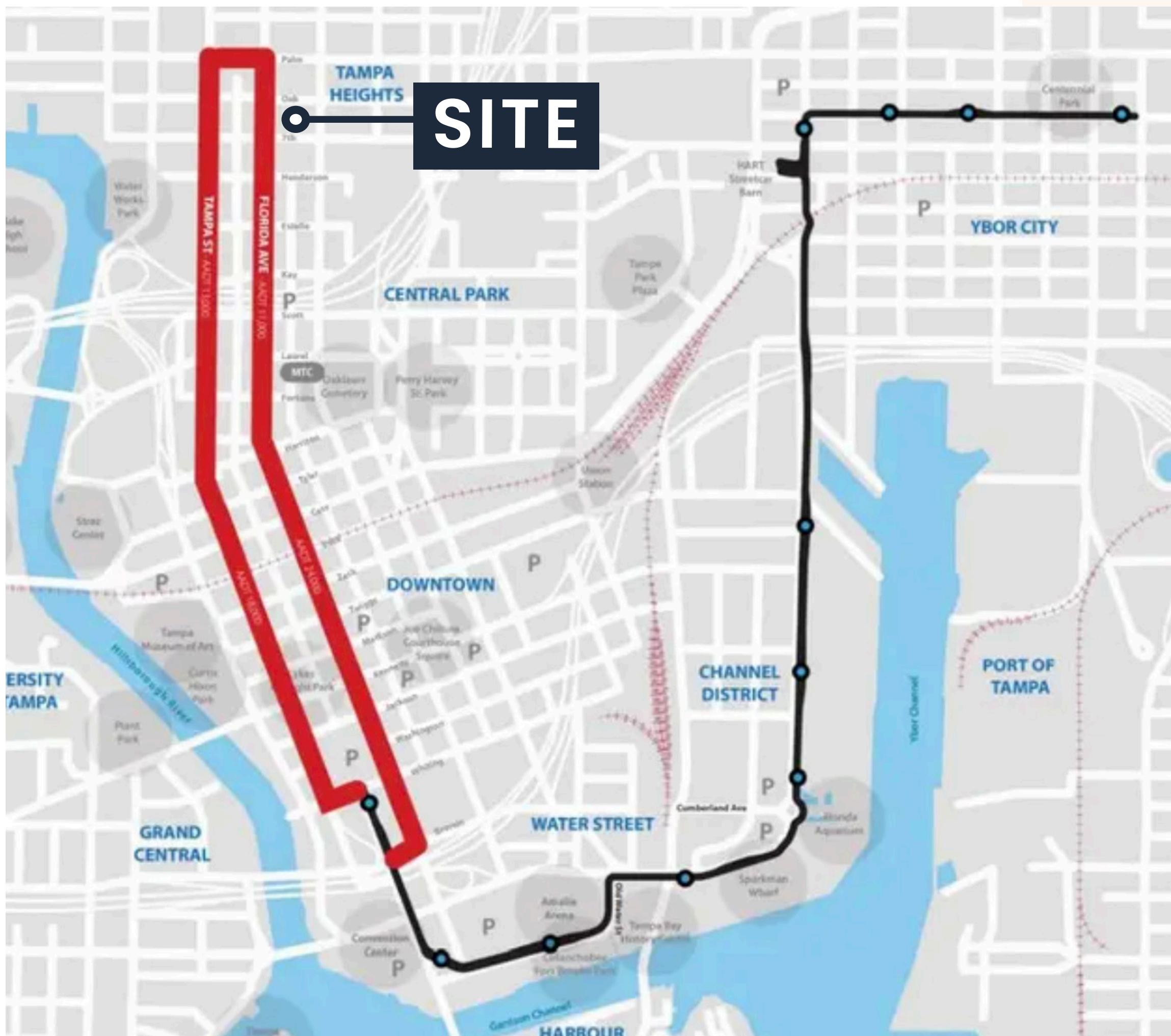
E Oak Ave

41

E 7th Ave



# TECO STREETCAR EXPANSION



The project, known as InVision: Tampa Streetcar, was designed to modernize current service and build a 1.3-mile extension north from downtown into Tampa Heights, using modern vehicles and overhead electrification.

Proposed stops in Tampa Heights (directly in front of 7th & Oak) would make the area a transit-connected hub, ideal for walkable living and working.

The project will upgrade to modern, faster streetcars with level boarding and more frequent service, connecting neighborhoods with smoother, more accessible transit.

While construction hasn't started, planning and funding efforts are still active, with strong city support and a clear path forward once funding is secured.



# ARCHER

REAL ESTATE

## HANNAH LYNN

SENIOR ASSOCIATE

813.399.1904

[hannah@archergroupre.com](mailto:hannah@archergroupre.com)

## LAUREN CAMPBELL

FOUNDER + MANAGING BROKER

813.777.6258

[lauren@archergroupre.com](mailto:lauren@archergroupre.com)

**[ARCHERGROUPRE.COM](http://ARCHERGROUPRE.COM) | [INFO@ARCHERGROUPRE.COM](mailto:INFO@ARCHERGROUPRE.COM) | 813.463.0163**

This marketing material is intended for informational purposes only and does not constitute an offer or solicitation for the purchase or lease of real estate. All properties, prices, and availability are subject to change without notice. The information provided is believed to be accurate but is not guaranteed. Commercial real estate services are provided by Archer Real Estate, a licensed real estate brokerage.