



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.

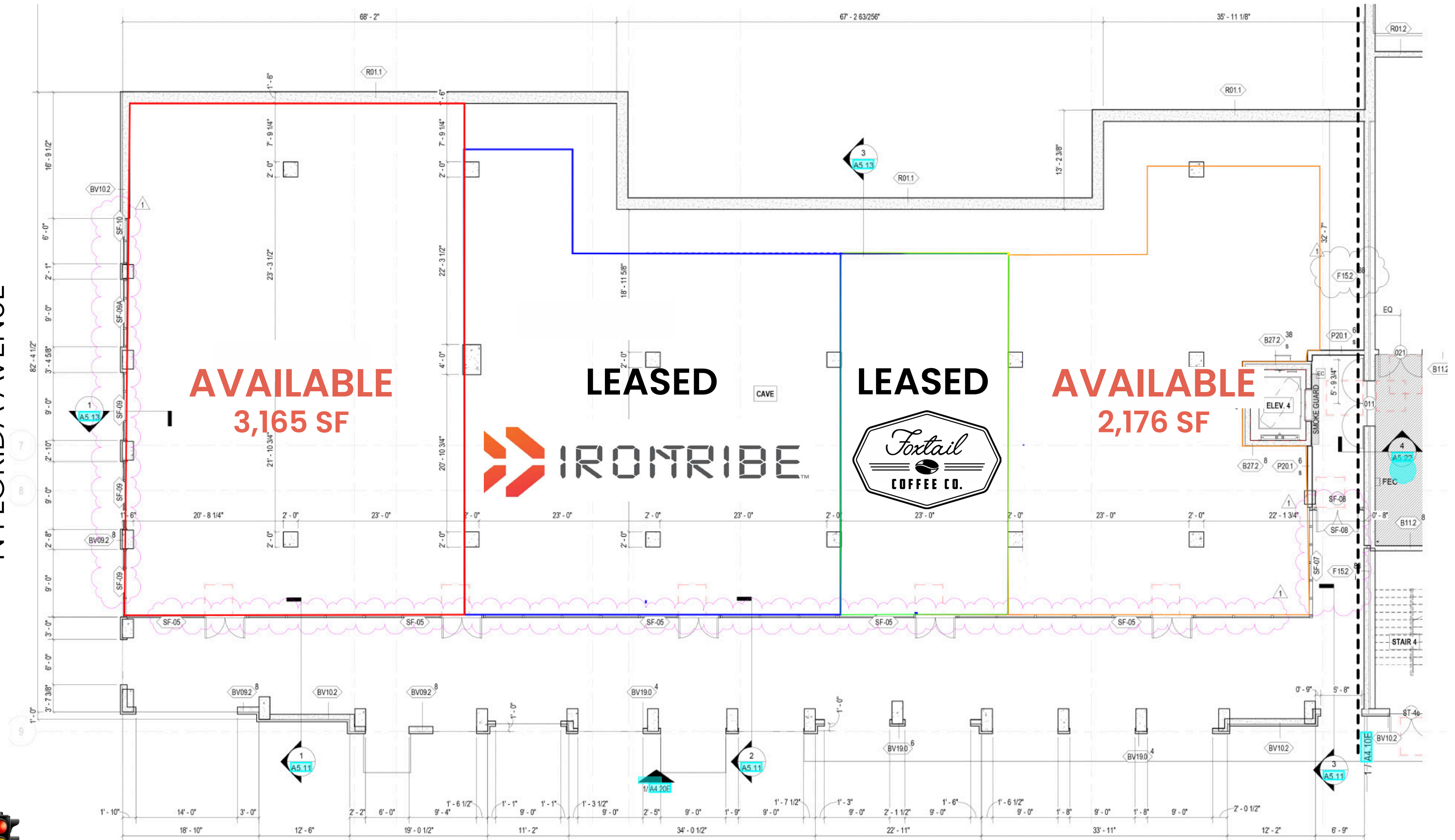
SPACE AVAILABLE	2,176 SF & 3,165 SF
UNIT COUNT	321 MF
DELIVERY CONDITION	COLD DARK SHELL
DELIVERY	NOW
PARKING	74 DEDICATED + STREET PARKING



SITE PLAN

N FLORIDA AVENUE

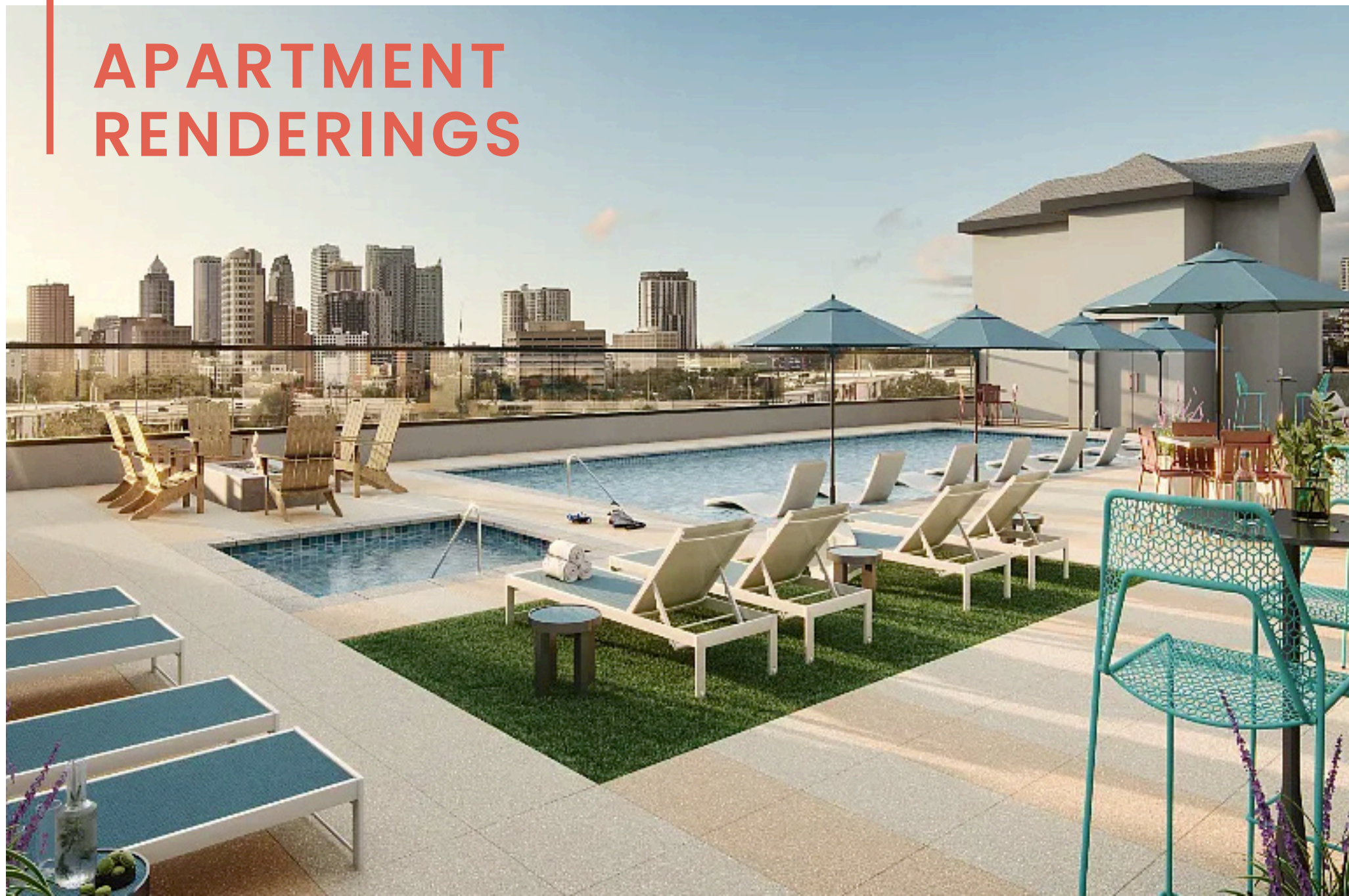
E 7TH AVENUE



N FLORIDA AVE
& E 7TH AVE



APARTMENT RENDERINGS



APARTMENT FLOOR PLANS

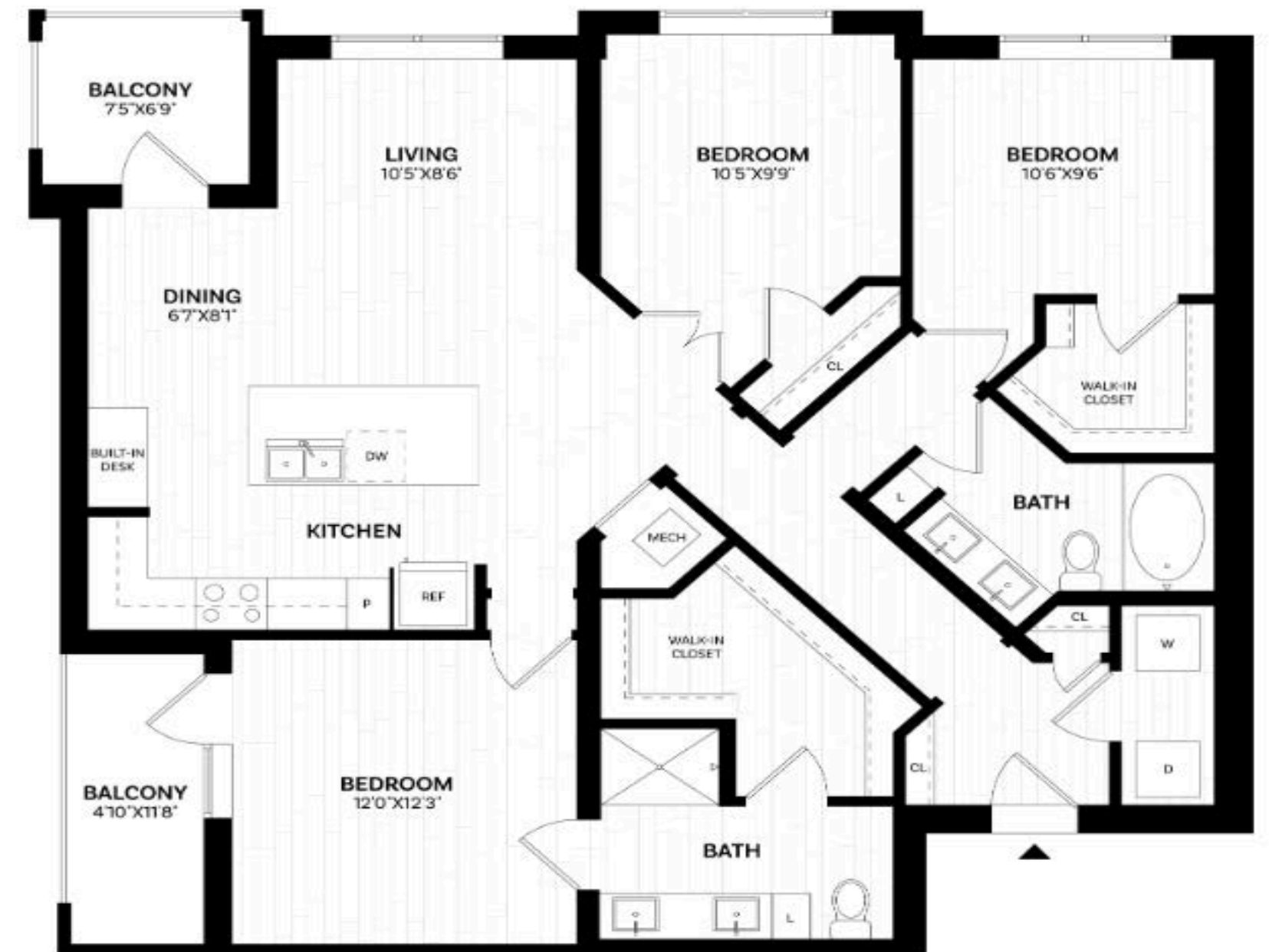
RENTAL RATES FOR 7TH & OAK RANGE FROM \$2,225 TO \$4,955+*



FROM
\$2,345

SQ. FT.
666

AVAILABLE
07.01.2025



FROM
\$4,785

SQ. FT.
1367

AVAILABLE
07.01.2025

*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

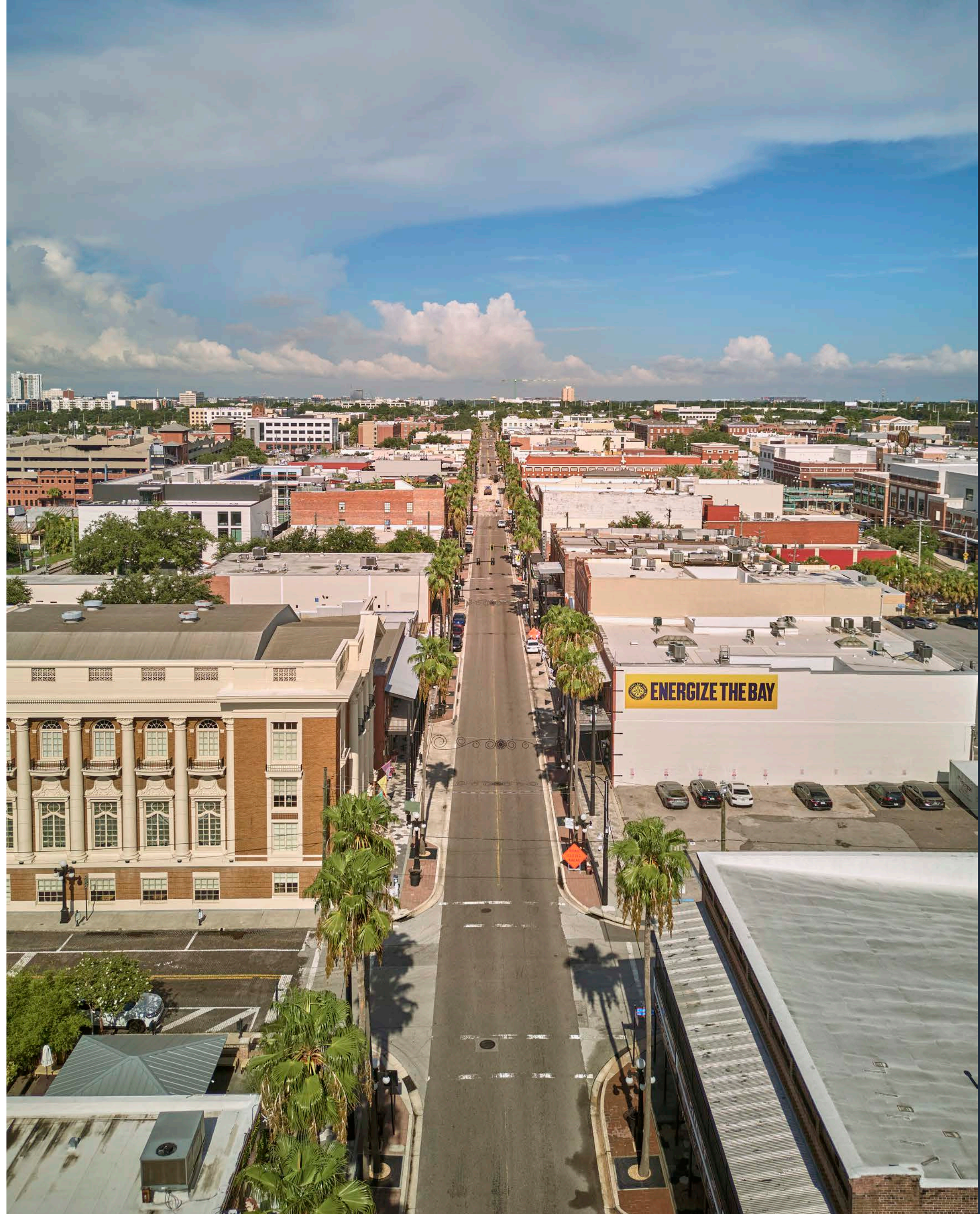
1 MILE- \$92,914
3 MILE- \$116,498
5 MILE- \$113,743

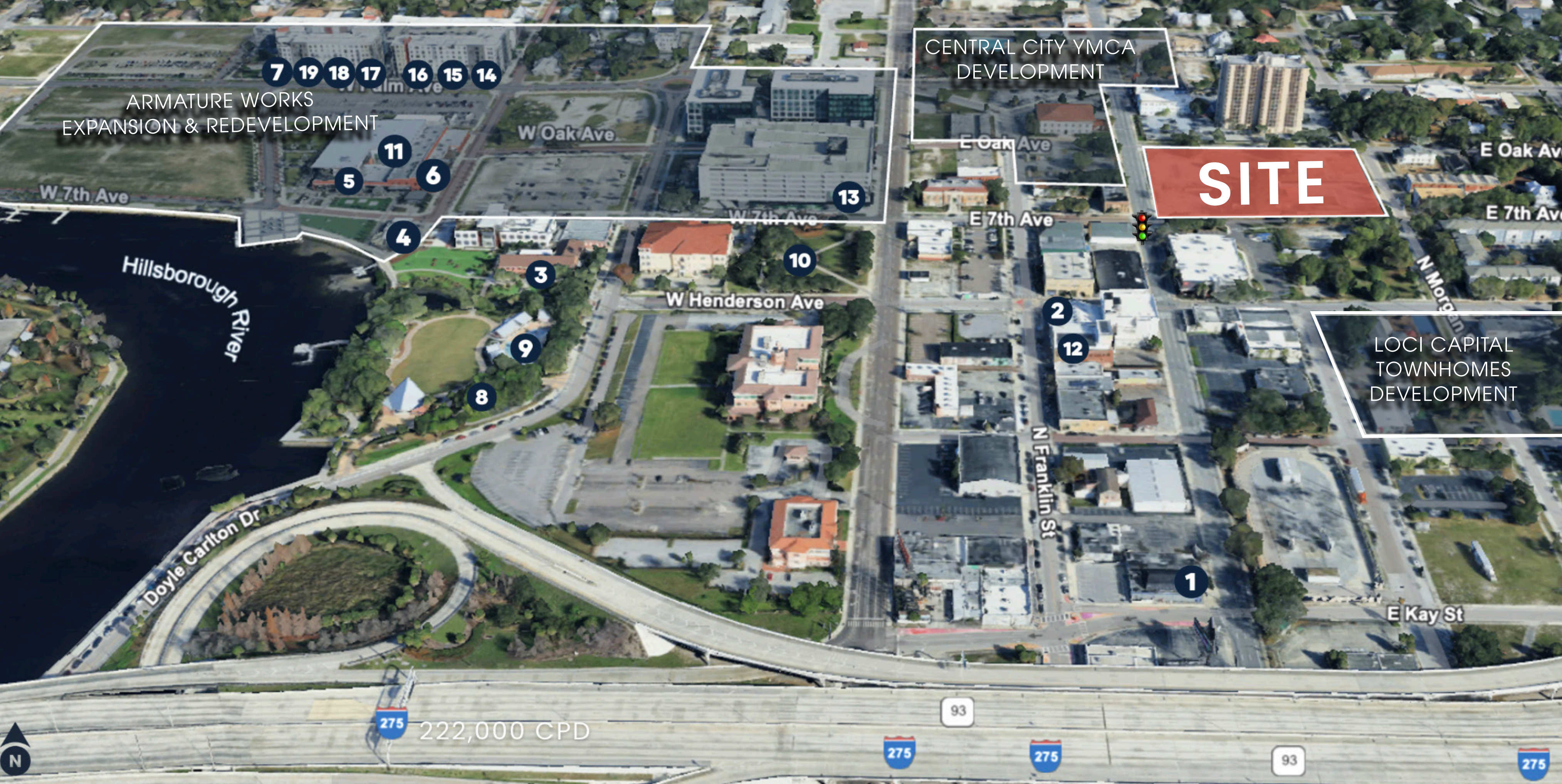
DAYTIME POPULATION

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





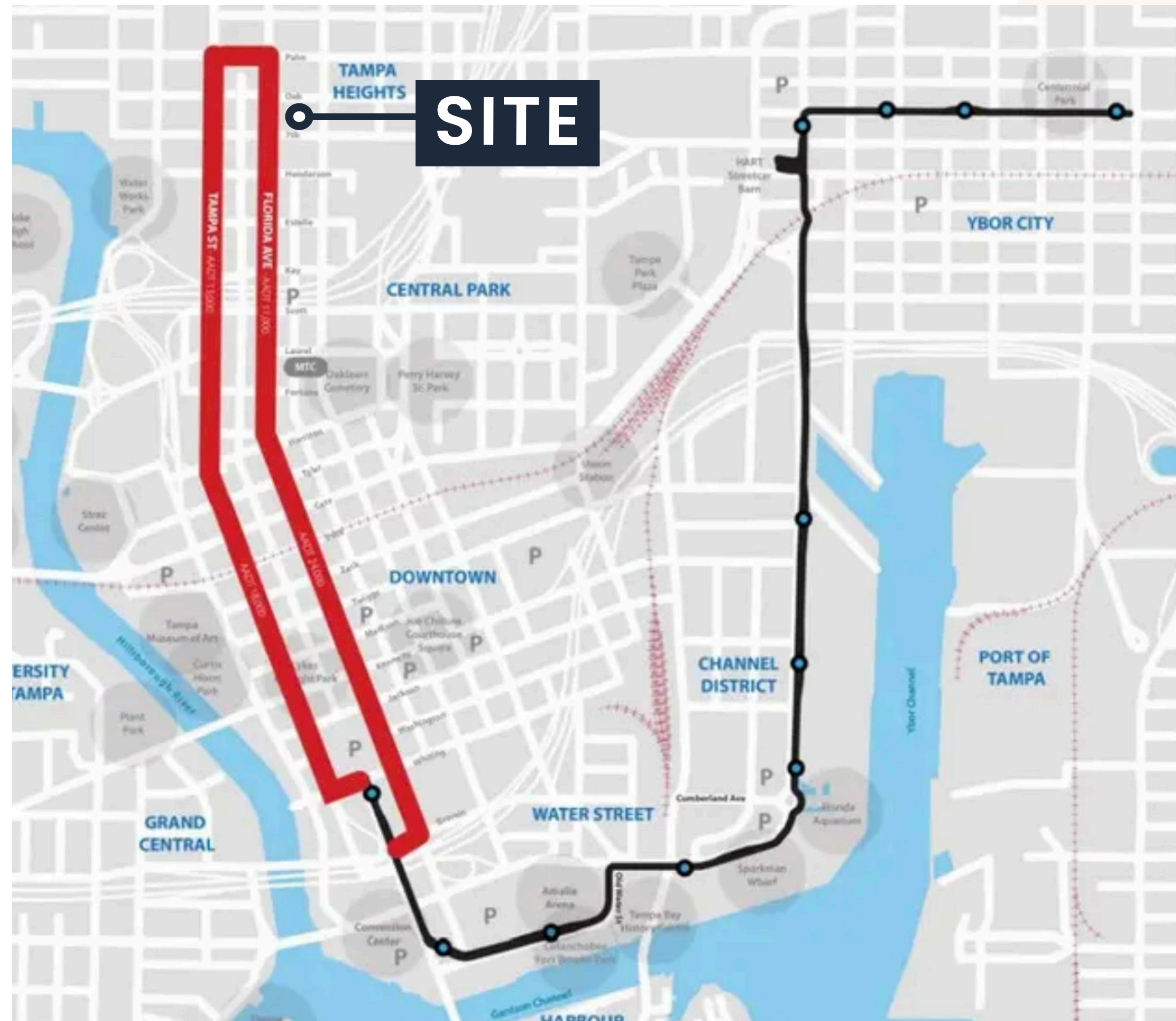
CENTRAL CITY YMCA DEVELOPMENT

“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



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.



HANNAH LYNN

SENIOR ASSOCIATE

813.399.1904

hannah@archergroupre.com

LAUREN CAMPBELL

FOUNDER + MANAGING BROKER

813.777.6258

lauren@archergroupre.com

ARCHERGROUPRE.COM | INFO@ARCHERGROUPRE.COM | 813.463.0163

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