

For Sale | Retail Development Opportunity in Temple Terrace

8901 N 56TH STREET, TAMPA, FL 33617



OFFERING SUMMARY

Sale Price:	\$1,445,000
Lot Size:	1.75 Acres
Price / Acre:	\$825,714
Zoning:	Commercial General
Market:	Tampa
Submarket:	Temple Terrace

PROPERTY OVERVIEW

Uncover an exceptional retail opportunity in the heart of Temple Terrace, FL, at this prime property zoned Commercial General. Boasting 350' frontage along the high-traffic N 56th Street, this site offers unparalleled exposure with a daily average traffic volume of 40K. Positioned to draw from the nearby USF, Busch Gardens, and Moffitt medical markets, it presents a compelling prospect for retail or restaurant development. With the City of Temple Terrace planning for multimodal mobility and pedestrian connectivity, this property aligns with the area's future growth. Take advantage of this outstanding location and the potential for retail success, zoned CG with future land use designated as Downtown Mixed Use (DMU-35).

PROPERTY HIGHLIGHTS

- Zoned Commercial General for versatile development opportunities
- 350' frontage with direct exposure to N 56th Street
- High traffic volume of 40K daily average for maximum visibility
- Ideal for restaurant or retail targeting USF, Busch Gardens, and Moffitt markets
- Positioned for future growth with City of Temple Terrace plans
- Future land use designated as Downtown Mixed Use (DMU-35)



Eric Odum

813.514.1070
eodum@floridatriplenet.com



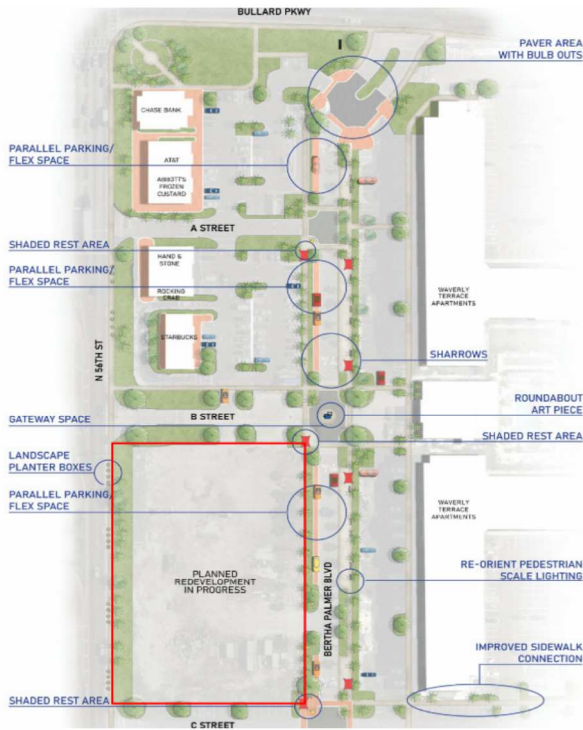
John Lochner

360.901.9329
jlochner@roireal.estate



For Sale | Retail Development Opportunity in Temple Terrace

8901 N 56TH STREET, TAMPA, FL 33617



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 or upscale retail. The plan does not allow storage, car wash or QSR developments on this parcel.



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

360.901.9329
jlochner@roireal.estate



For Sale | Retail Development Opportunity in Temple Terrace

8901 N 56TH STREET, TAMPA, FL 33617



LOCATION INFORMATION

Street Address	8901 N 56th Street
City, State, Zip	Tampa, FL 33617
County	Hillsborough
Market	Tampa
Sub-market	Temple Terrace
Cross-Streets	N 56th St & Chicago Ave



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

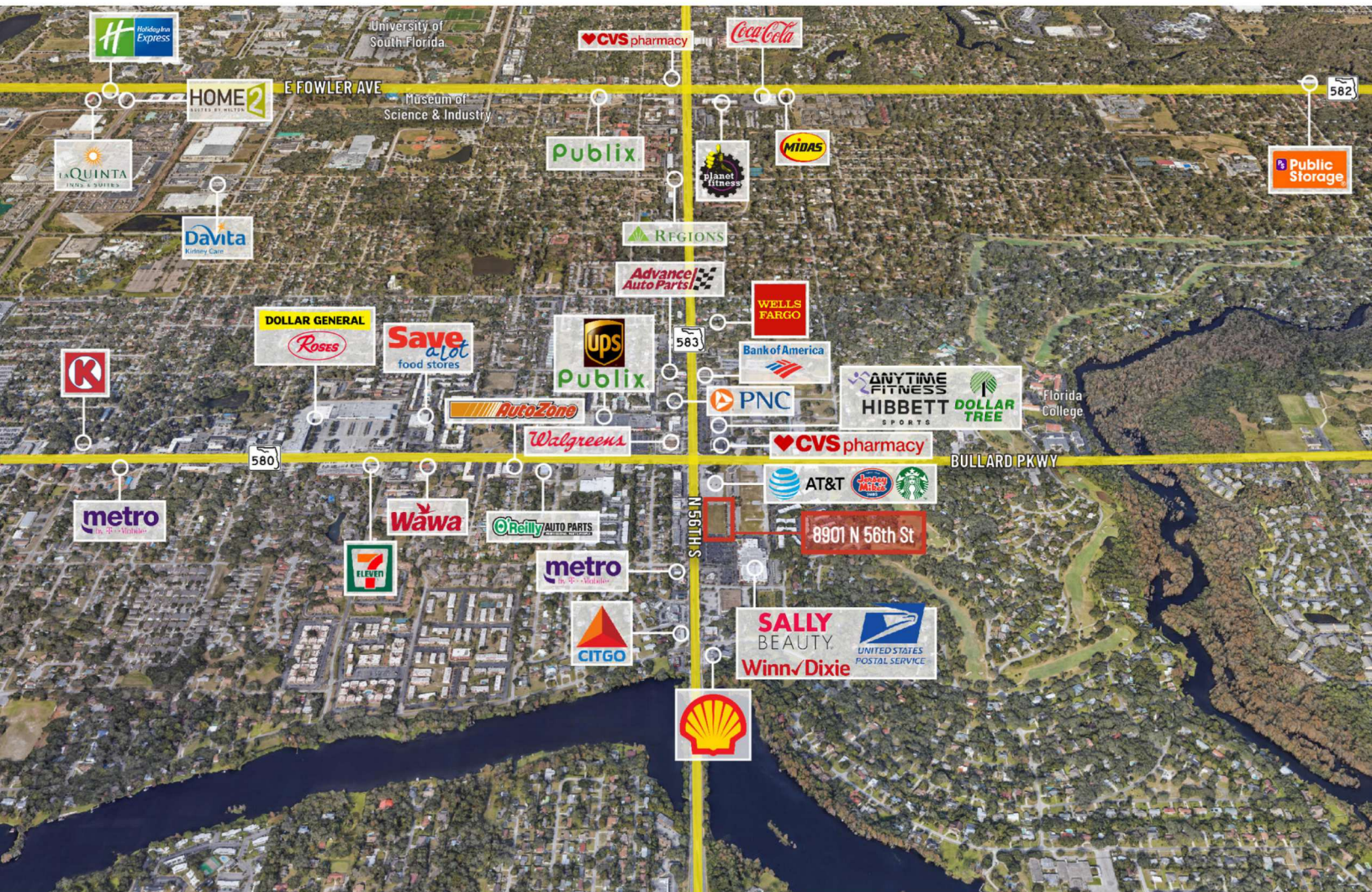
360.901.9329
jlochner@roireal.estate



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale | Retail Development Opportunity in Temple Terrace

8901 N 56TH STREET, TAMPA, FL 33617



Retail Map



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

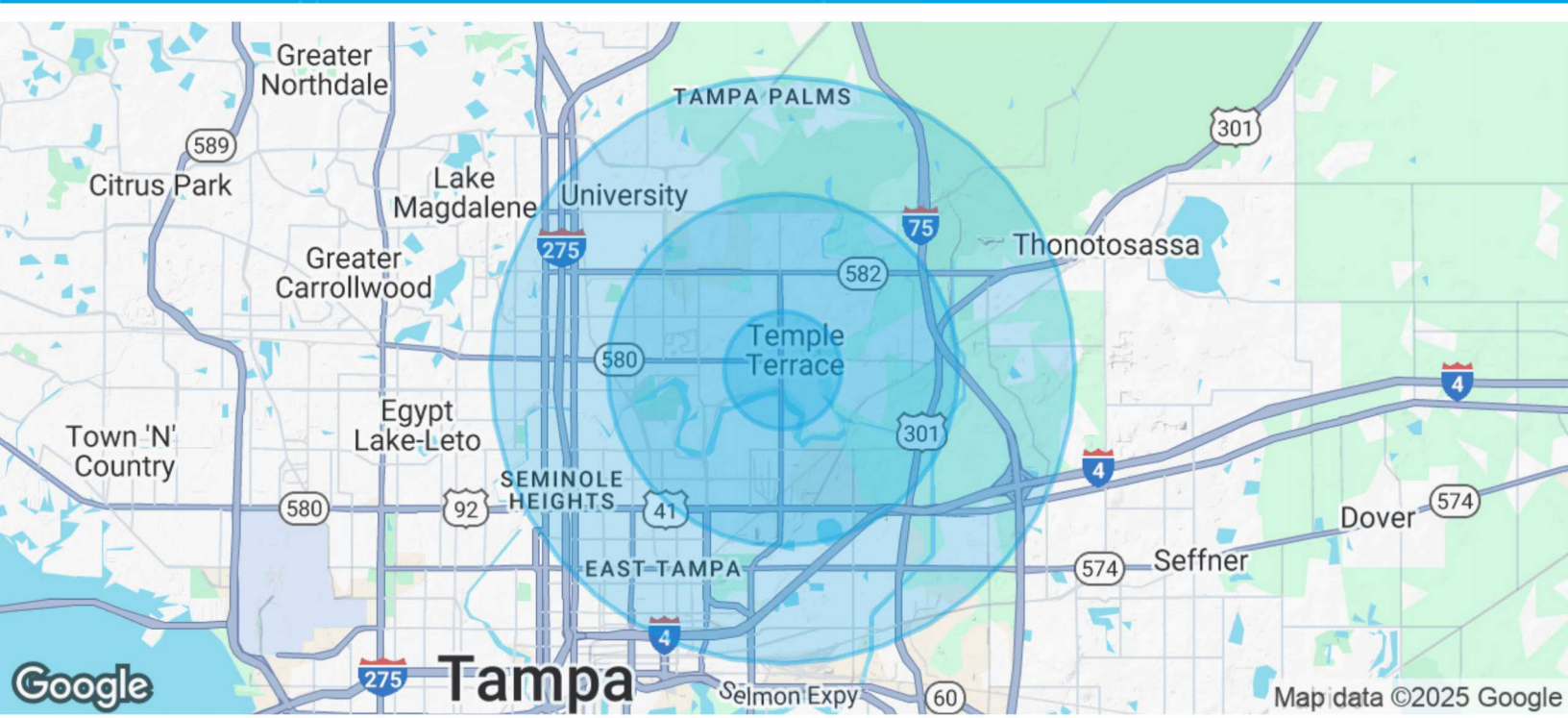
360.901.9329
jlochner@roireal.estate



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale | Retail Development Opportunity in Temple Terrace

8901 N 56TH STREET, TAMPA, FL 33617



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,692	93,390	229,908
Average Age	34.0	32.2	31.8
Average Age (Male)	32.0	30.7	30.5
Average Age (Female)	36.5	33.8	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,762	35,223	86,778
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$48,217	\$47,138	\$44,907
Average House Value	\$165,590	\$164,950	\$168,044

2020 American Community Survey (ACS)



Eric Odum
813.514.1070
eodum@floridatriplenet.com



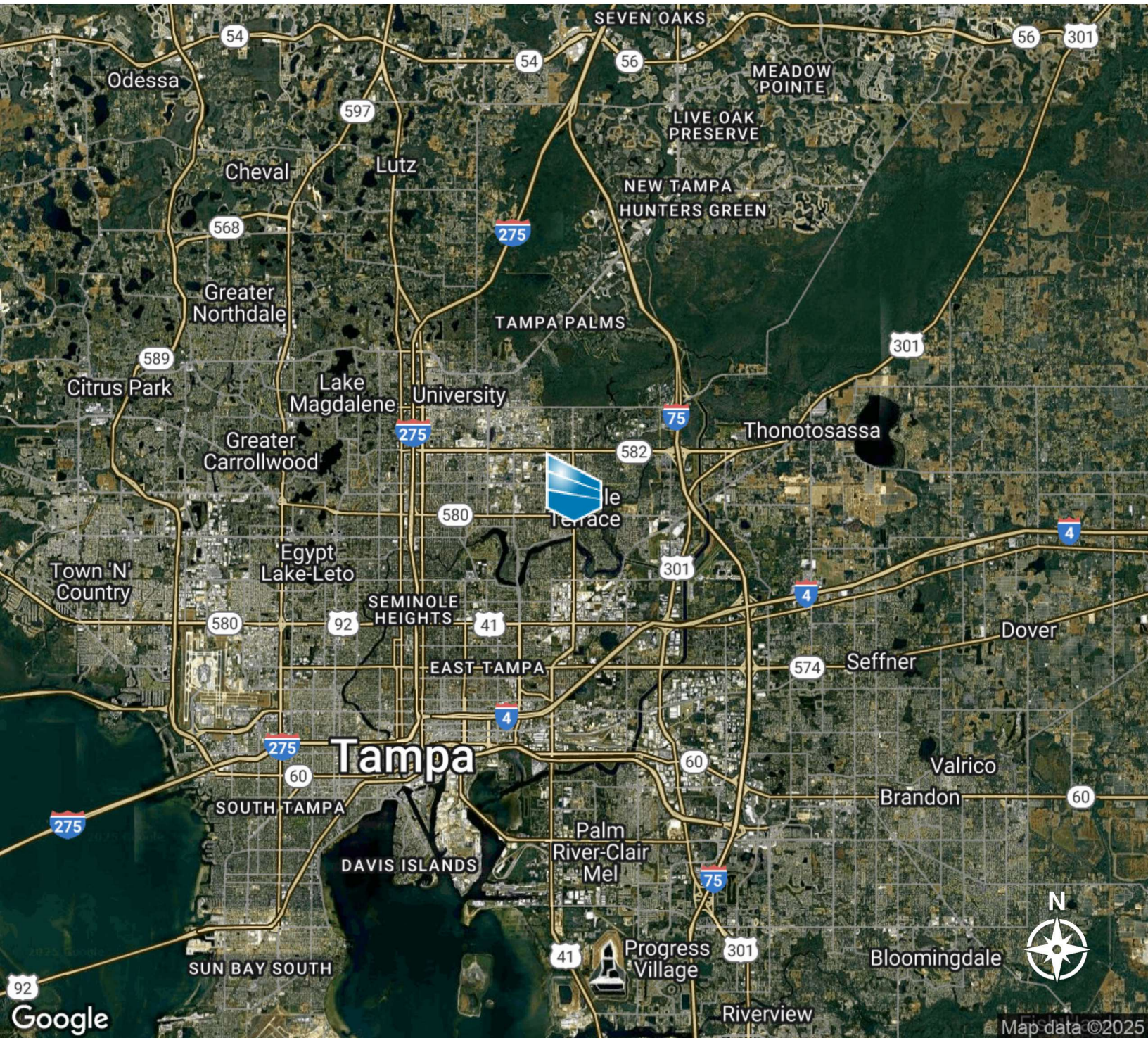
John Lochner
360.901.9329
jlochner@roireal.estate



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale | Retail Development Opportunity in Temple Terrace

8901 N 56TH STREET, TAMPA, FL 33617



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

360.901.9329
jlochner@roireal.estate



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.