

3642 West Cypress Street

3642 WEST CYPRESS STREET
TAMPA, FL 33607

Presented By:

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Boutique Firm | National Reach

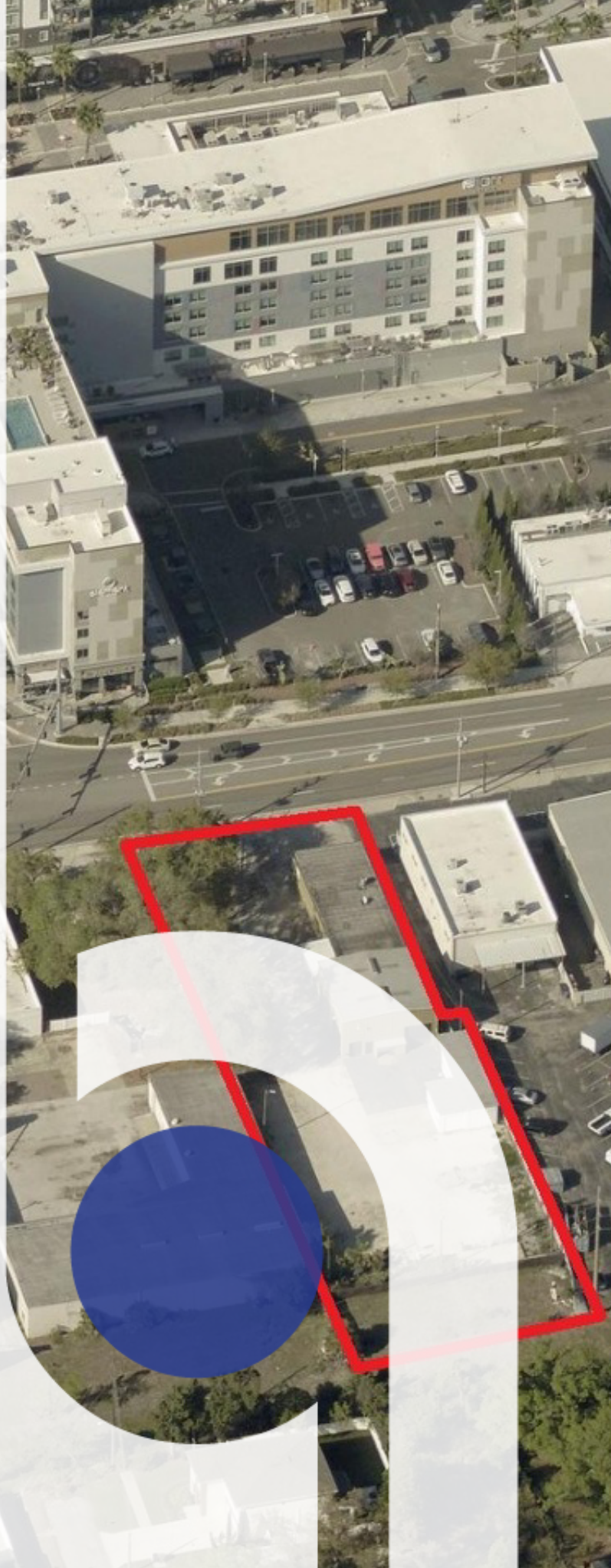




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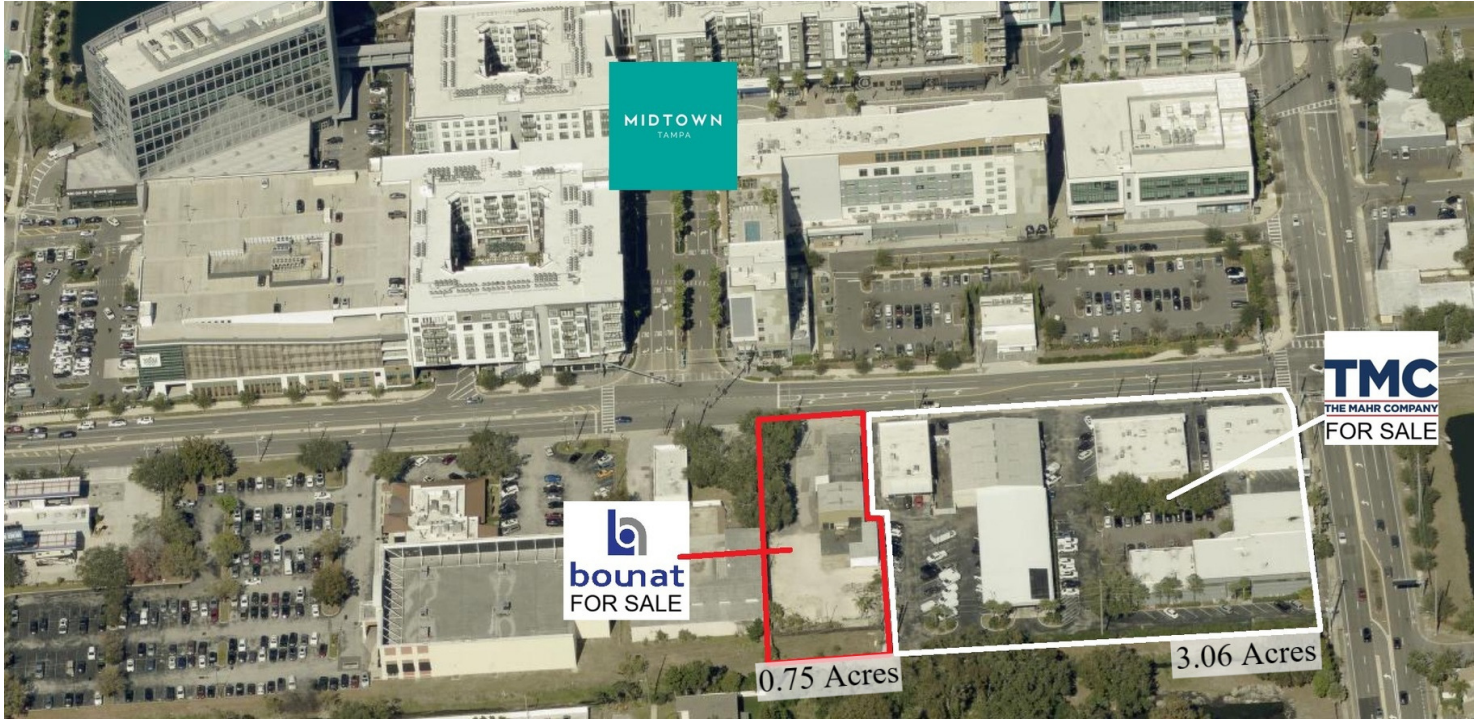
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Executive Summary



OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	4,300 SF
Lot Size:	0.75 Acres
Zoning:	CI

PROPERTY OVERVIEW

3642 W Cypress Street presents a rare infill redevelopment opportunity in one of Tampa’s most rapidly evolving corridors, directly across from Midtown Tampa—an award-winning 23 acre \$1 billion mixed-use destination. The property offers immediate functionality with a 4,300 SF building previously used for auto repair, while also delivering significant long-term upside through potential land expansion and redevelopment. Surrounded by dense office, retail, and residential demand drivers, this site is ideally positioned for investors or developers seeking a high-visibility, high-growth location in the urban core of Tampa.

PROPERTY HIGHLIGHTS

- ±0.66 acres (28,750 SF) with ability to expand to ±0.75 acres (32,750 SF) via vacated alley (±4,000 SF). Also AVAILABLE adjacent 3.06 acres on market For Sale.
- ±4,300 SF existing building suitable for interim use or redevelopment
- Clean Phase I Environmental (March 2024)
- Directly across from Midtown Tampa featuring 700,000 SF office, 240,000+ SF retail (Whole Foods, REI), Aloft hotel, and 390 luxury apartments
- Prime visibility and access along W Cypress St. in a high-growth corridor between Dale Mabry Hwy and Himes Ave. just south of I-275
- Ideal for mixed-use, retail, office, or residential redevelopment in a supply-constrained infill market



Location Map



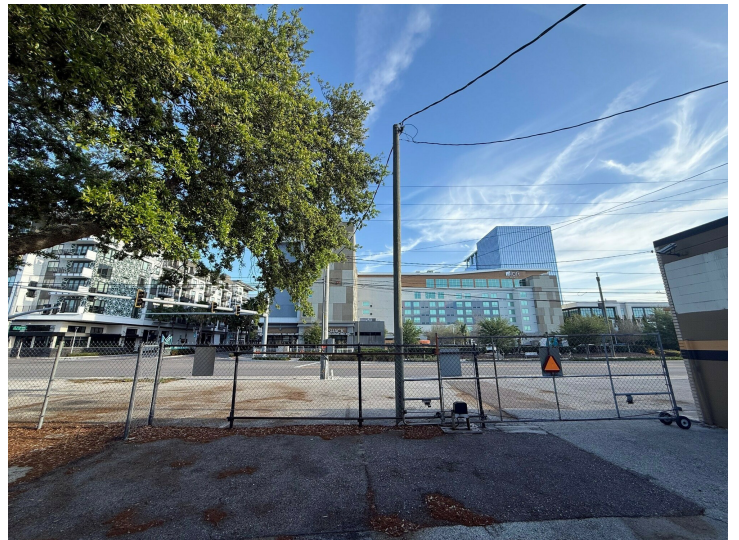


Parcel Aerial





Additional Photos



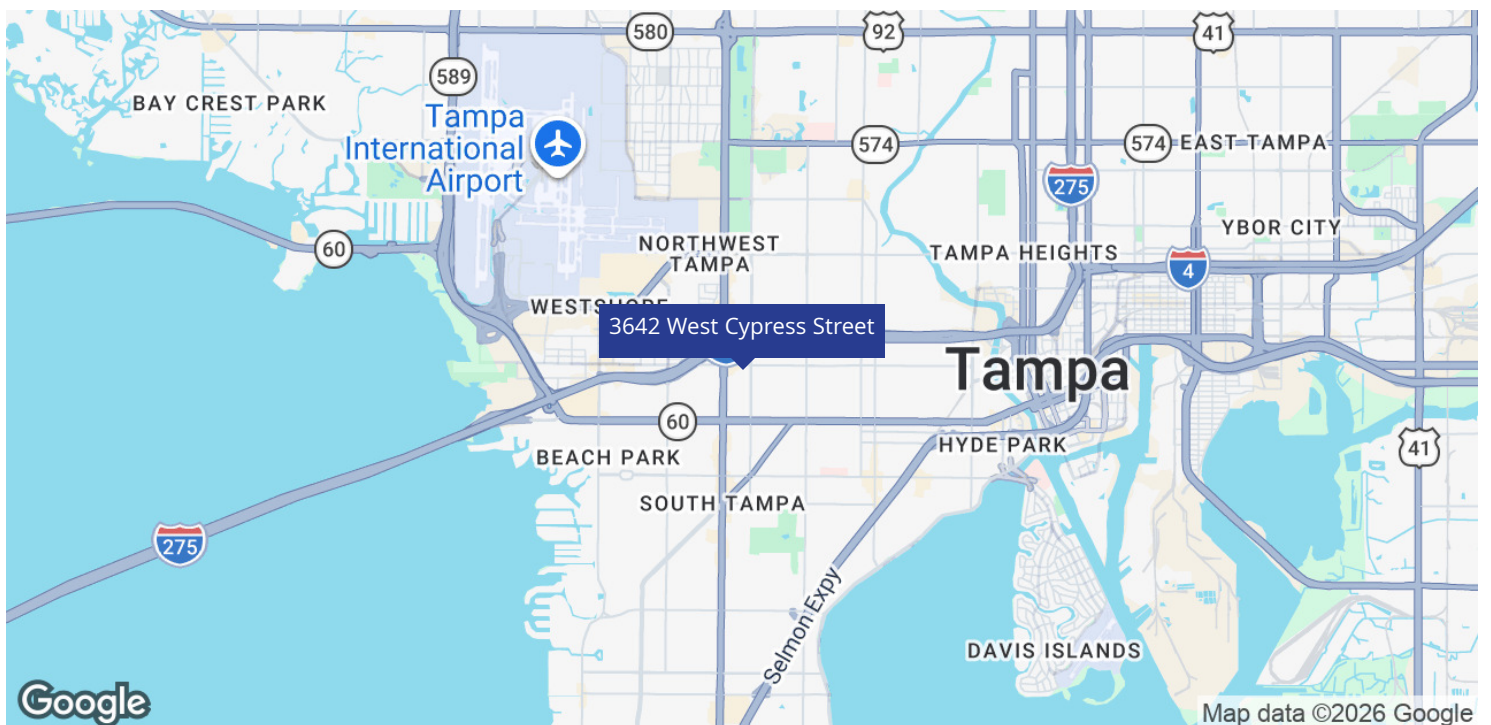
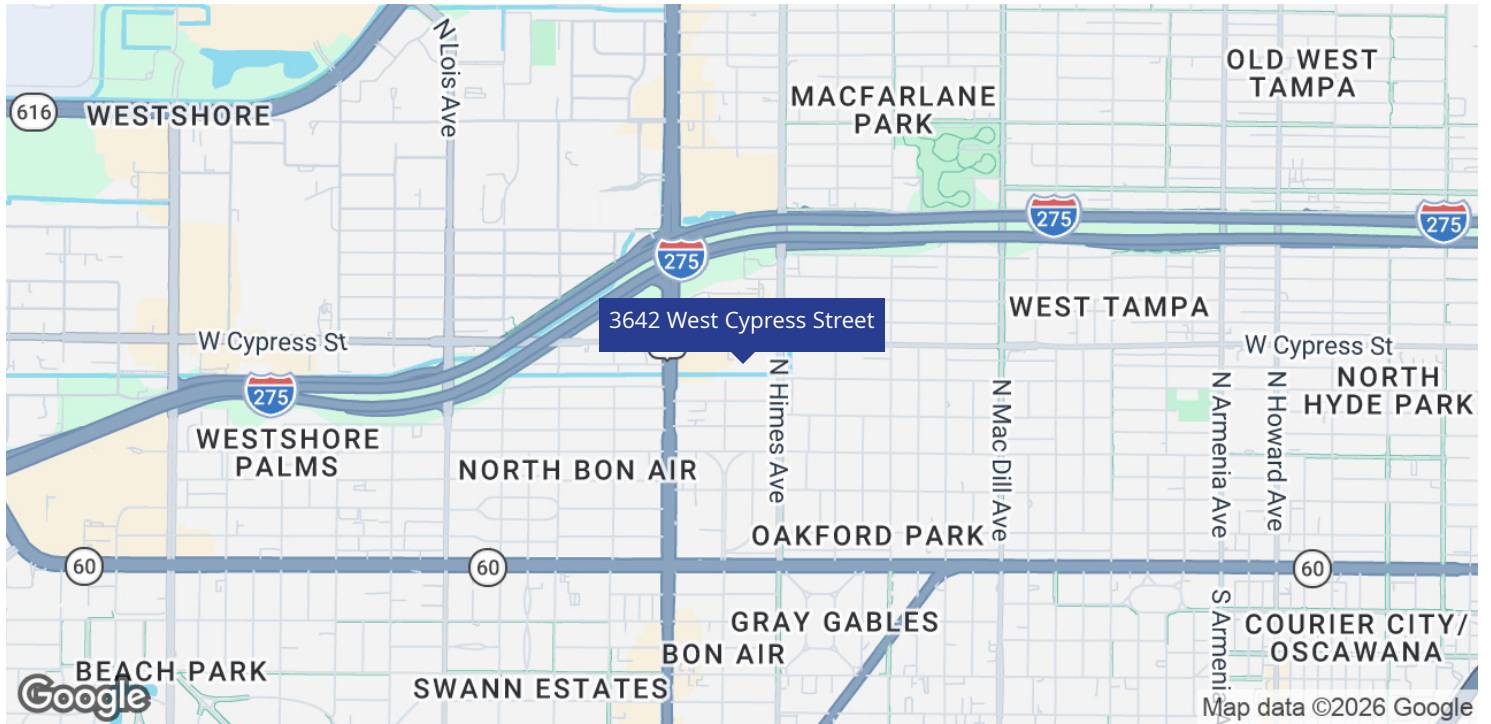


Additional Photos



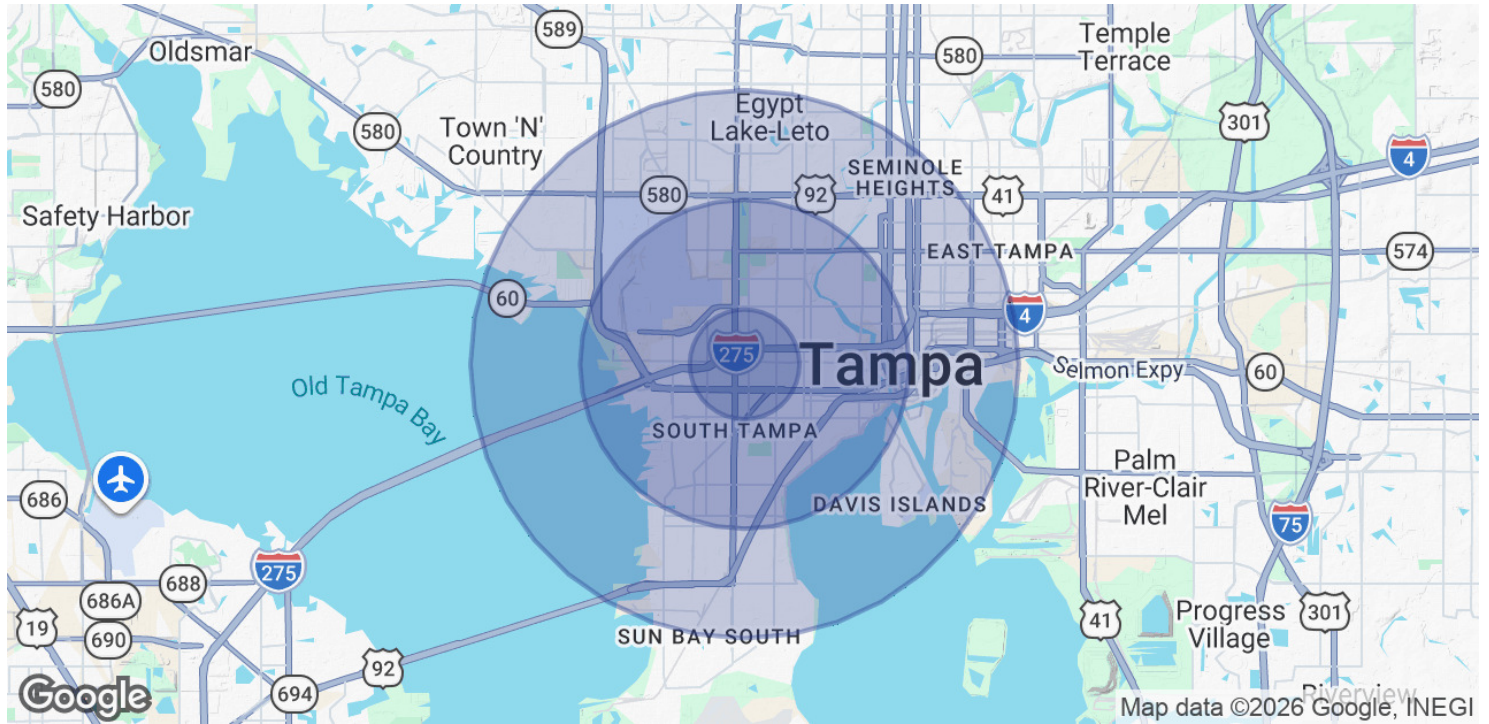


Regional Map





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,682	103,559	244,550
Average Age	39.5	39.1	39.4
Average Age (Male)	39.7	39.0	39.3
Average Age (Female)	39.8	39.5	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,943	44,559	106,032
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$127,474	\$154,601	\$129,766
Average House Value	\$456,697	\$646,601	\$568,671

2023 American Community Survey (ACS)