

# FORMER BANK - VACANT

15302 AMBERLY DRIVE TAMPA, FL 33647



**FREESTANDING ±3,762 SF BUILDING WITH DRIVE-THRU**  
91,961 POPULATION WITH A 3-MILE RADIUS  
LESS THAN ONE MILE FROM USF'S NEW 27 ACRE DEVELOPMENT

AVAILABLE FOR SALE  
ASKING PRICE **\$2,700,000**

**RIPCO**  
INVESTMENT SALES



TABLE OF CONTENTS

SECTION 1	
Executive Summary	3
SECTION 2	
Property Information	6
SECTION 3	
Market Overview	14

EXCLUSIVE AGENTS

ARI RAVI	NATHAN TIMMONS	EDWARD KEMP	JOE SIMPSON	CHRIS LUKE	RACHEL ECKERT	ALEC KRENISKY	TONY PAVLI
aravi@ripcofl.com	ntimmons@ripcofl.com	Director	Director	Analyst	Marketing Coordinator	Marketing Manager	Managing Partner
727.452.6864	407.304.7119						

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or RIPCO Real Estate, LLC., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or RIPCO Real Estate, LLC. If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return it to RIPCO Real Estate, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither RIPCO Real Estate LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## SECTION 1

# EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

---

FINANCIAL SNAPSHOT

---

INVESTMENT HIGHLIGHTS

## INVESTMENT OVERVIEW

**RIPCO Real Estate** is pleased to offer for sale 15302 Amberly Drive, a 3,762 SF vacant commercial property located on the northeast corner of Amberly Drive and Bruce B Downs Boulevard in Tampa, FL. The property was previously occupied by CenterState Bank, prior to CenterState and SouthState's merger. 15302 Amberly Drive is located less than 1 mile from USF's former golf course, "The Claw". The former golf course is planning to be redeveloped into a 27-acre mixed-use district, including ±3,335 student housing units, ±150 multi-family units, a ±150 unit hotel, conference center, restaurants, and ±350,000 SF of academic research buildings. This intersection of Amberly Drive and Bruce B Downs Boulevard where the property is located has a combined AADT of 65,400. Within 3 miles of 15302 Amberly Drive, there is a population of 91,961 and an average household income of \$77,919.

The asset would be an attractive opportunity for investors seeking a drive-thru facility with a secure former bank vault, or for owner/users wanting a freestanding building with drive-thru access on Bruce B. Downs Boulevard, a primary north Tampa thoroughfare with over 53,000 AADT.

### PROPERTY SUMMARY

Address	15302 Amberly Drive, Tampa, FL 33647
Building Size	±3,762 SF
Land Area	±1.29 Acres
Year Built	1989
Traffic Count	65,400 AADT
Zoning	CU – Planned Development
Population <i>within a 3-mile radius</i>	91,161

### THE OFFERING



**LISTING PRICE**  
**\$2,700,000**



**BUILDING SIZE**  
**±3,762 SF**



**LAND AREA**  
**±1.29 AC**





## INVESTMENT HIGHLIGHTS

#1

### INVESTMENT OR OWNER/USER OPPORTUNITY

- The premises includes a drive-thru facility, ideal for businesses requiring quick customer service or pick-up options such as bank or medical and professional office
- The building contains a vault previously used for safe deposit boxes. The vault provides a valuable, secure space to contain products such as medication or inventory for tenants such as dentists, medical treatment clinics, or bank

#2

### STRATEGIC LOCATION IN NEW TAMPA

- The asset is located at the intersection of Amberly Dr and Bruce B Downs Blvd with a combined AADT of 65,400
- Over \$2 billion in active developments in the Uptown Tampa area including a \$1 billion redevelopment of University Mall, just 3-miles from the subject property
- The property is located less than 1 mile from USF's former golf course, "The Claw". The former golf course is planning to be redeveloped into a 27-acre mixed-use district, including student housing, multi-family, hotels, conference center, restaurants, academic research buildings, and more
- Located within 2 miles of University of South Florida (~50,000 students enrolled) and AdventHealth Tampa, one of the largest hospitals in Central Florida (620-bed hospital)
- Situated in New Tampa, this area serves as a thriving hub for education, research, and healthcare, with \$1.84 billion in active developments driving tenants to the immediate area
- Located within Tampa Palms, one of Tampa's largest master-planned residential communities with more than 3,900 homes

#3

### STRONG DEMOGRAPHICS

- 96,961 population within a 3-mile radius
- \$77,919 average household income within a 3-mile radius

## SECTION 2

# PROPERTY INFORMATION

REGIONAL MAP

---

PROPERTY DETAILS

---

RETAIL & RESIDENTIAL AERIALS

---

SITE PLAN



## REGIONAL MAP

 [Google Maps Click Here](#)



## PROPERTY DETAILS

### PROPERTY SUMMARY

Address	15302 Amberly Drive, Tampa, FL 33647
County	Hillsborough County
Parcel ID	A-33-27-19-1DK-000000-0M13B.0
Parking	22 Parking Spaces
Frontage	293' on Amberly Drive
Land Area	±1.29 Acres

### BUILDING SUMMARY

Gross Leasable Area	±3,762 SF
Year Built	1989
Signage	Pylon Sign

### ZONING INFORMATION

Zoning	CU – Planned Development
Flood Zone	X - Area of minimal flood hazard

### 2024 - HILLSBOROUGH COUNTY PROPERTY APPRAISER DETAIL

Parcel ID:	A-33-27-19-1DK-000000-0M13B.0
Total Assessed Value	\$1,608,200
Millage Rate:	19.0437
Ad-Valorem:	\$30,626.08
Non Ad-Valorem:	\$18,349.44
Total Taxes Due March	\$48,975.52
Less 4% Discount (November)	(\$1,959.02)
Total Taxes Due November	\$47,016.50



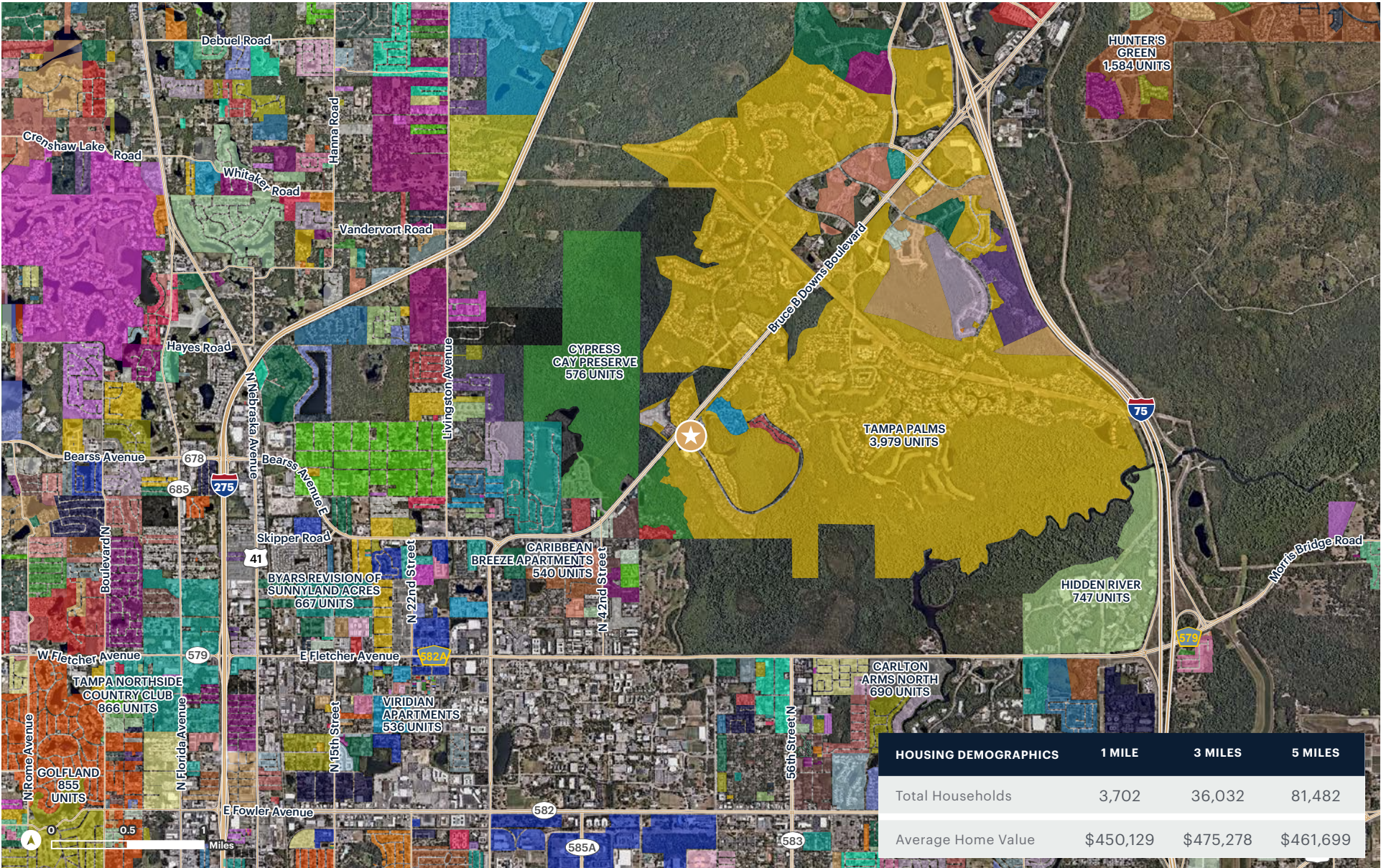


## MARKET AERIAL





## F





## NEW DEVELOPMENT THE FLETCHER DISTRICT

The University of South Florida has unveiled plans to redevelop its former 138-acre golf course (known as The Claw) into a mixed-use district dubbed the Fletcher District. The first phase will occupy about 27 acres and will include student housing, multifamily units, retail, restaurants, a hotel/conference center, an academic research building, and green/recreational space. The project will be executed via a public-private partnership, with USF retaining land ownership and entering ground leases with private developers. Pending regulatory approvals, construction could begin in spring 2026, with opening targeted for 2028. The district is envisioned as a hub where people can live, work, learn, and play, and is strategically located within walking distance of the planned on-campus stadium. USF anticipates that the development will help drive economic development in the Tampa Bay region while expanding the university's academic and residential footprint.

### PLANNED DEVELOPMENT DETAILS *subject to change as project is finalized*

#### STUDENT HOUSING

±700 beds, ±335,000 SF; boosts USF's residential capacity

#### MULTI-FAMILY HOUSING

±150 units, ±160,000 SF; geared to grad students, staff, and community

#### HOTEL & CONFERENCE

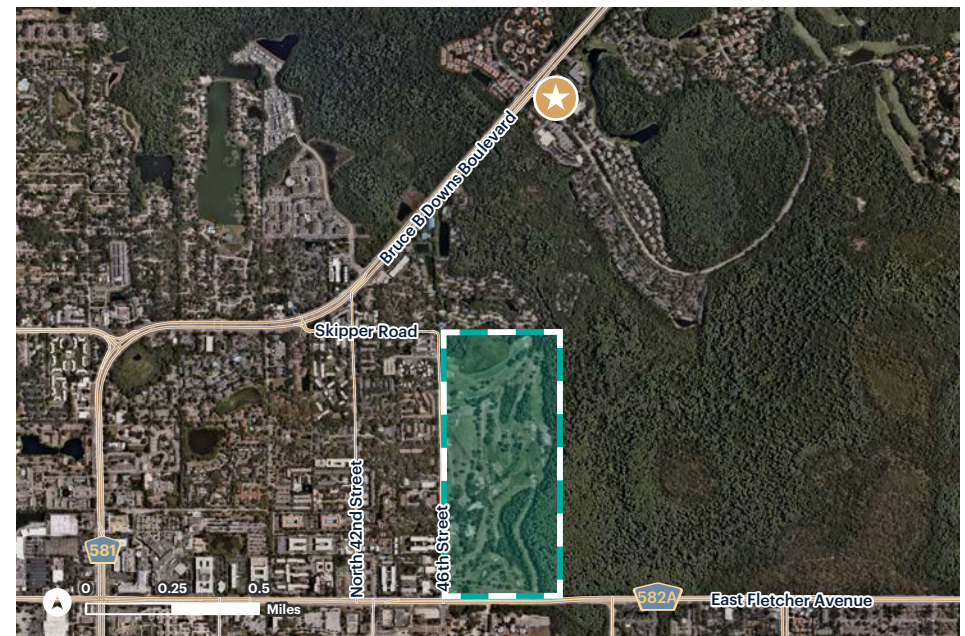
±150 rooms, ±78,000 SF; includes ±5,000 SF conference space plus fitness/lounge

#### RETAIL & DINING

±60,000 SF, 4-6 restaurants

#### ACADEMIC RESEARCH BUILDING

±350,000 SF, supports research/teaching, expands campus north of Fletcher; USF-funded under master lease



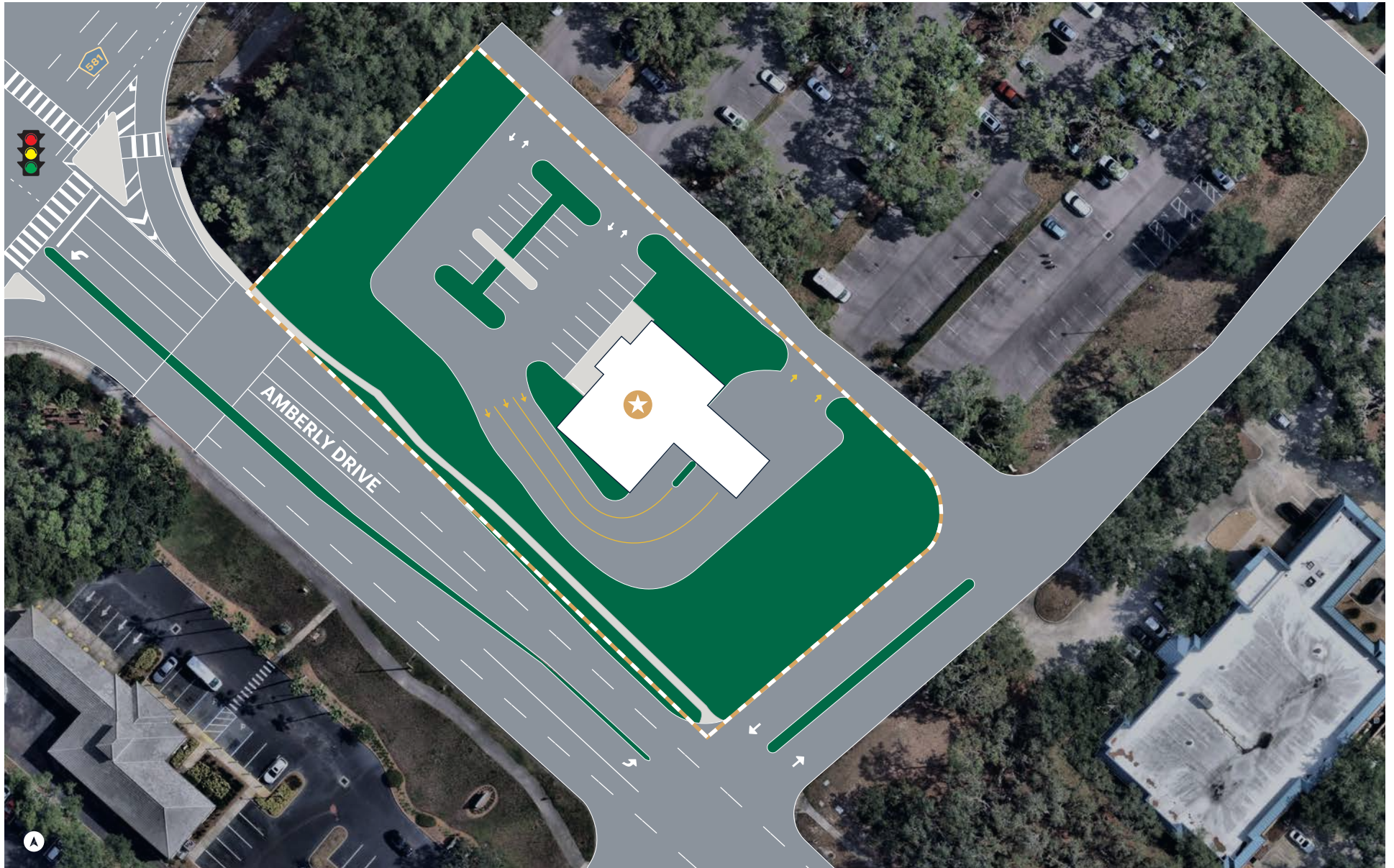


## RETAIL CORRIDOR





## SITE PLAN





## SECTION 3

# MARKET OVERVIEW

DRONE AERIALS

---

MARKET OVERVIEW

---

DEMOGRAPHICS



**DOWNTOWN  
TAMPA**  
(71,000+ JOBS)



AMBERLY DR.

BRUCE B DOWNS BLVD

53,500 AADT

SW





BRUCE B DOWNS BLVD | 53,500 AADT

AMBERLY DR.

NE

Bank of America





## MARKET OVERVIEW TAMPA BAY MSA

Tampa Bay refers both to a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with more than 385,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 258,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth is attracting new people to the metro, many of whom are living in higher-density redevelopment projects near city cores and large suburban master-planned communities.



### FAVORABLE BUSINESS CLIMATE

A relatively low cost of living and economic development bring a thriving business landscape to the Tampa Bay & St. Petersburg metro.



### PORT ACTIVITY

One of the largest seaports in the Southeast, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg is also in the metro.



### DIVERSE ECONOMY

High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy.





## MARKET OVERVIEW TAMPA BAY MSA

### MSA POPULATION

MSA RESIDENTS	MSA HOUSEHOLDS	PROJECTED GROWTH 2022-2027
3.26M	1.3M	4.29%
MEDIAN HH INCOME	FAMILY OWN VS RENT	MEDIAN HOME VALUE
\$64,687	67%	\$413,108

### COUNTY-BY-COUNTY POPULATION

Hillsborough:	1,505,870	Pasco:	591,048
Pinellas:	971,875	Hernando:	201,037

### MSA STATS

#1 TAMPA BAY MSA **RANKED HOTTEST HOUSING MARKET IN THE SOUTHEAST**

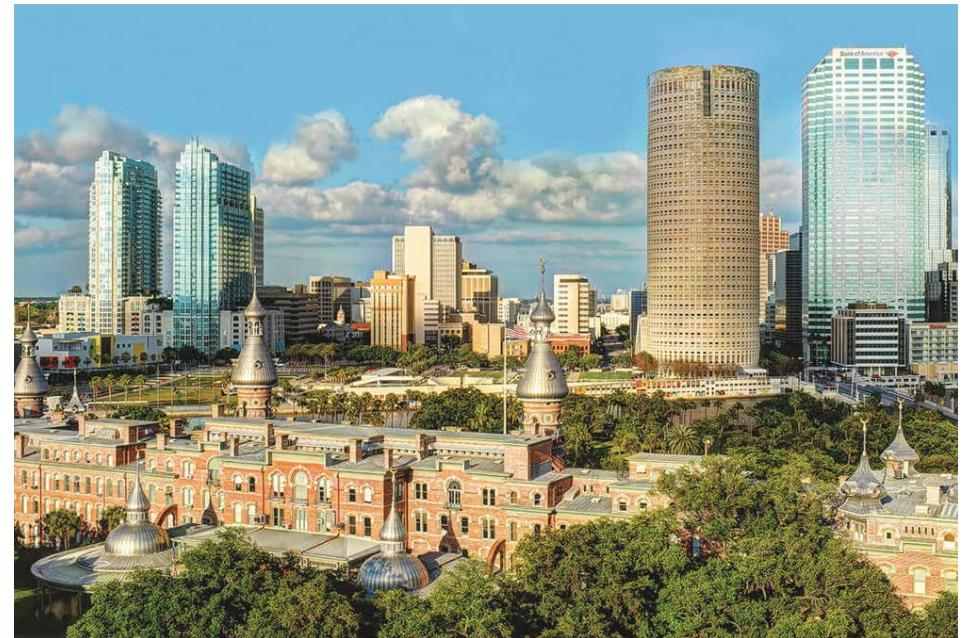
#15 FASTEST-GROWING LARGE **METRO AREAS, 2016-2021 IN THE NATION**

#2 TOP 10 BEST CITIES **FOR JOB GROWTH IN THE USA (5.4%)**

 TAMPA #2 **MOST PET FRIENDLY CITY IN AMERICA**

 TAMPA #8 **BEST FOODIE CITIES IN THE NATION**

 TAMPA #5 **BEST CITIES FOR VETERANS IN THE USA**



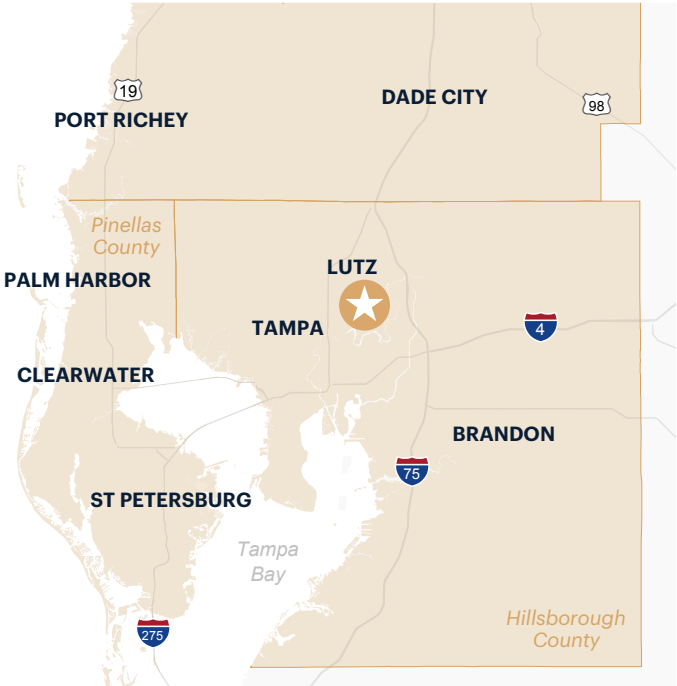
ECONOMY  
TAMPA BAY MSA

Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.

Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.

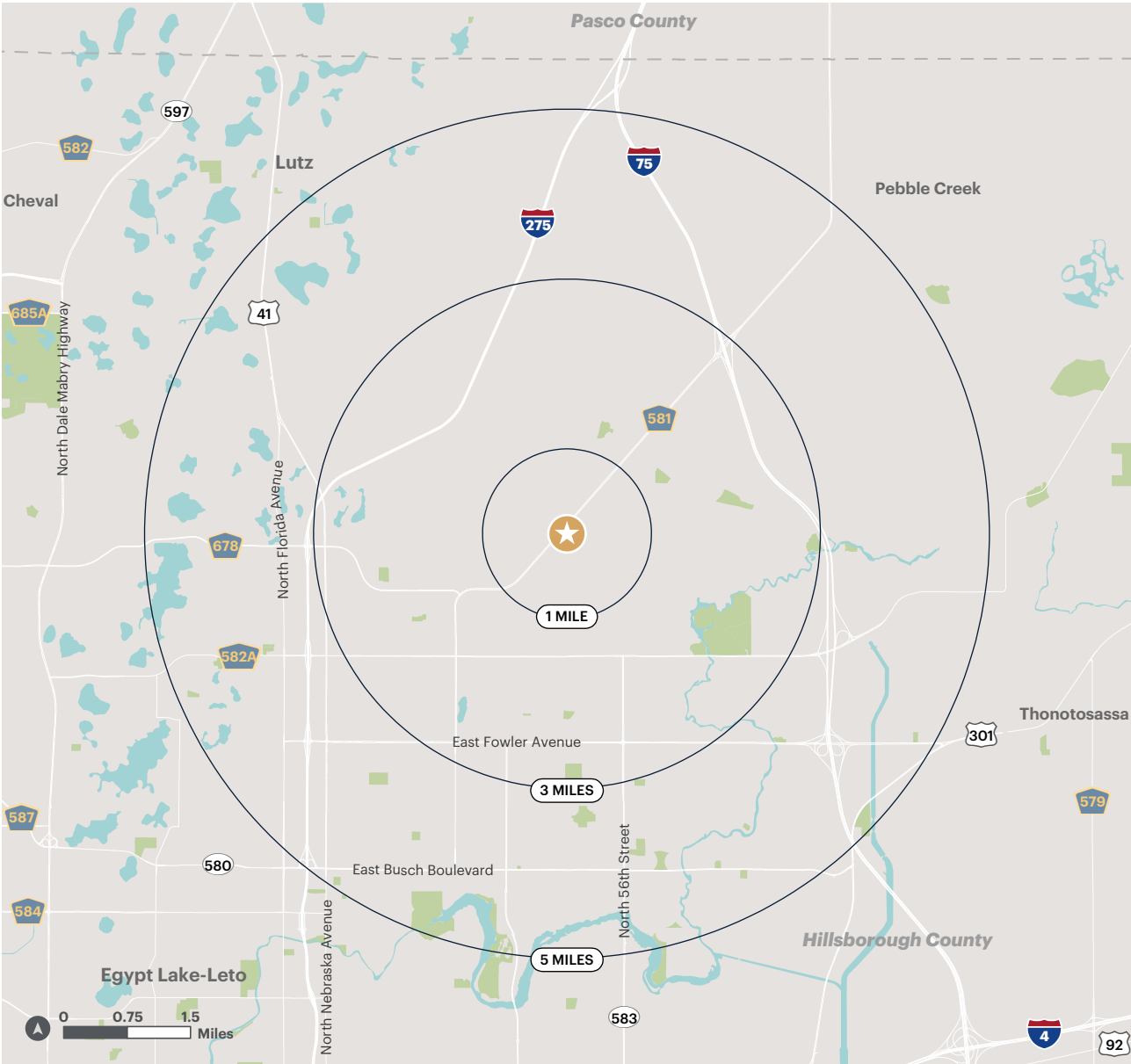
Tourism also plays a significant role in the local economy. Visitors can go to Busch Gardens, the Salvador Dalí Museum and the region’s many beaches, among other sites. Although hindered by the pandemic, this sector should continue improvement throughout 2024.

MAJOR EMPLOYERS	EMPLOYEES	INDUSTRY
STATE OF FLORIDA	34,100	Government
MACDILL AIR FORCE BASE	30,844	Military
BAYCARE HEALTH SYSTEM	27,739	Healthcare
PUBLIX SUPERMARKETS	27,000	Grocery
HILLSBOROUGH COUNTY SCHOOLS	24,866	Education
HCA WEST FLORIDA DIVISION	16,865	Healthcare
WALMART	16,000	Retail
UNIVERSITY OF SOUTH FLORIDA	15,678	Education
VERIZON COMMUNICATIONS	14,000	Internet/Cable
PINELLAS COUNTY PUBLIC SCHOOLS	13,384	Education
PASCO COUNTY PUBLIC SCHOOLS	12,725	Education





DEMOGRAPHICS 2025



POPULATION

1 Mile	8,728
3 Mile	91,961
5 Mile	210,028



POPULATION DENSITY  
(POPULATION PER SQ. MILE)

1 Mile	2,780
3 Mile	3,253
5 Mile	2,675



HOUSEHOLDS

1 Mile	3,702
3 Mile	36,032
5 Mile	81,482



AVERAGE HOUSEHOLD INCOME

1 Mile	\$80,905
3 Mile	\$77,919
5 Mile	\$86,673



AVERAGE HOME VALUE

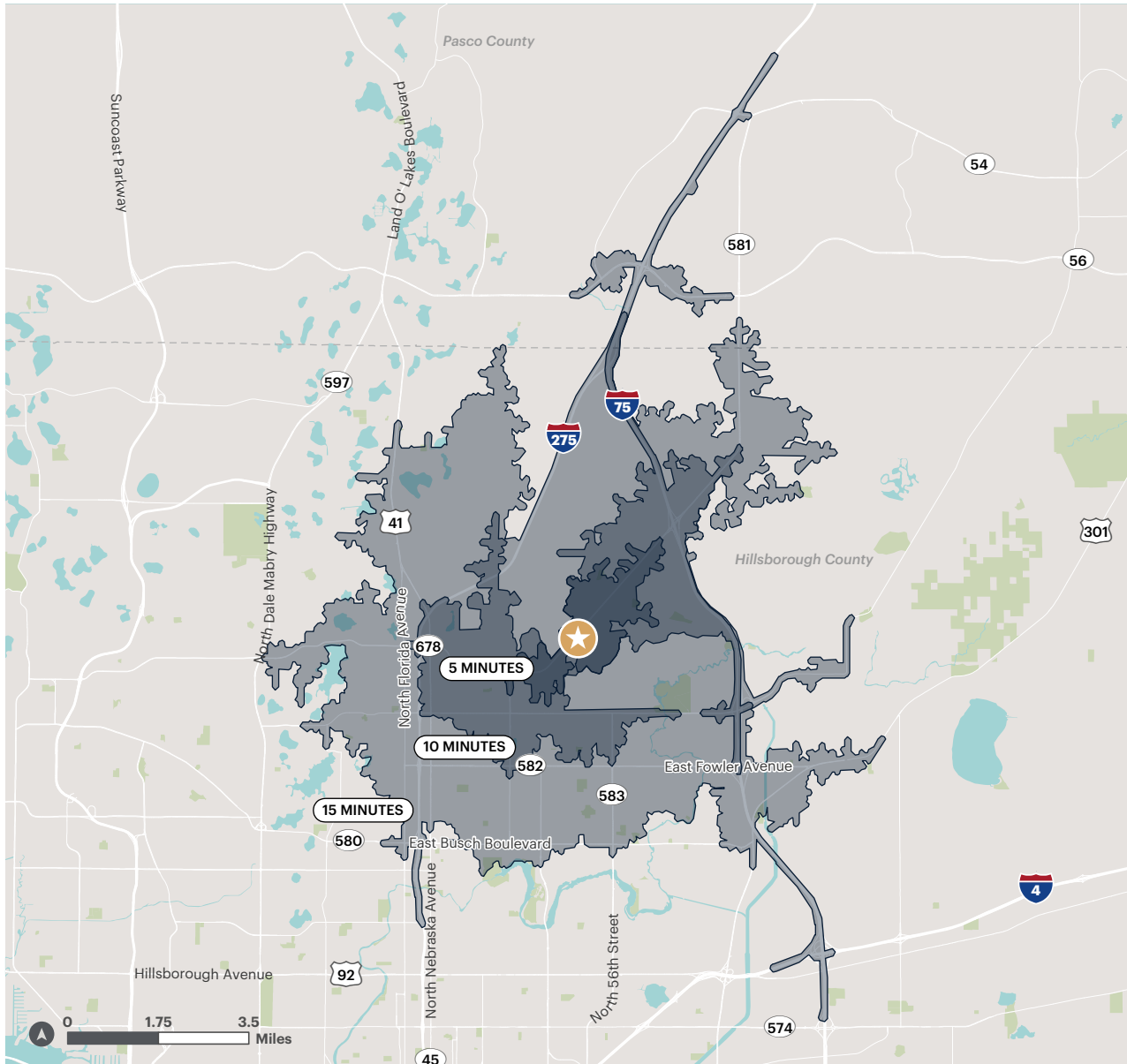
1 Mile	\$450,129
3 Mile	\$475,278
5 Mile	\$461,699



TOTAL BUSINESSES

1 Mile	256
3 Mile	1,693
5 Mile	5,359

## DRIVETIME DEMOGRAPHICS 2025



### POPULATION

5 minute	14,386
10 minute	75,700
15 minute	190,322



### POPULATION DENSITY (POPULATION PER SQ. MILE)

5 minute	4,210
10 minute	4,335
15 minute	2,783



### HOUSEHOLDS

5 minute	6,197
10 minute	29,306
15 minute	73,811



### AVERAGE HOUSEHOLD INCOME

5 minute	\$90,208
10 minute	\$78,697
15 minute	\$86,572



### AVERAGE HOME VALUE

5 minute	\$455,140
10 minute	\$473,255
15 minute	\$452,363



### TOTAL BUSINESSES

5 minute	425
10 minute	2,408
15 minute	7,057



# CONTACT EXCLUSIVE AGENTS

**ARI RAVI**

aravi@ripcofl.com  
727.452.6864

**NATHAN TIMMONS**

ntimmons@ripcofl.com  
407.304.7119

**EDWARD KEMP**

Director

**JOE SIMPSON**

Director

**CHRIS LUKE**

Analyst

**RACHEL ECKERT**

Marketing Coordinator

**ALEC KRENISKY**

Marketing Manager

**TONY PAVLI**

Managing Partner

## FOR FINANCING INQUIRIES

**ADAM HAKIM**

ahakim@ripcony.com  
646.290.2012

**JAMES MURAD**

jmurad@ripcony.com  
646.290.2012