

**105 W. Dr. Martin
Luther King Jr. Blvd.**

1.25 Acre Hard Signalized Intersection | 1 Mile N. of Downtown and Just West of I-275



PROPERTY SNAPSHOT

USE

Commercial; Retail or Office or Mixed Use Development Parcel

ZONING

SH-CG (rear) SH-Cl (Front)

BLDG SF

8,683 SF (5 Large Areas+)

LOT SF

**54,590 SF 290' Frontage x
210' + Alley**

PARKING

100+ onsite

FORMERLY

Restaurant, Night Club, Church, Childcare and Retail

LEASE ENTIRE SITE

\$18,000/mos

Will Consider alt Uses/ Development

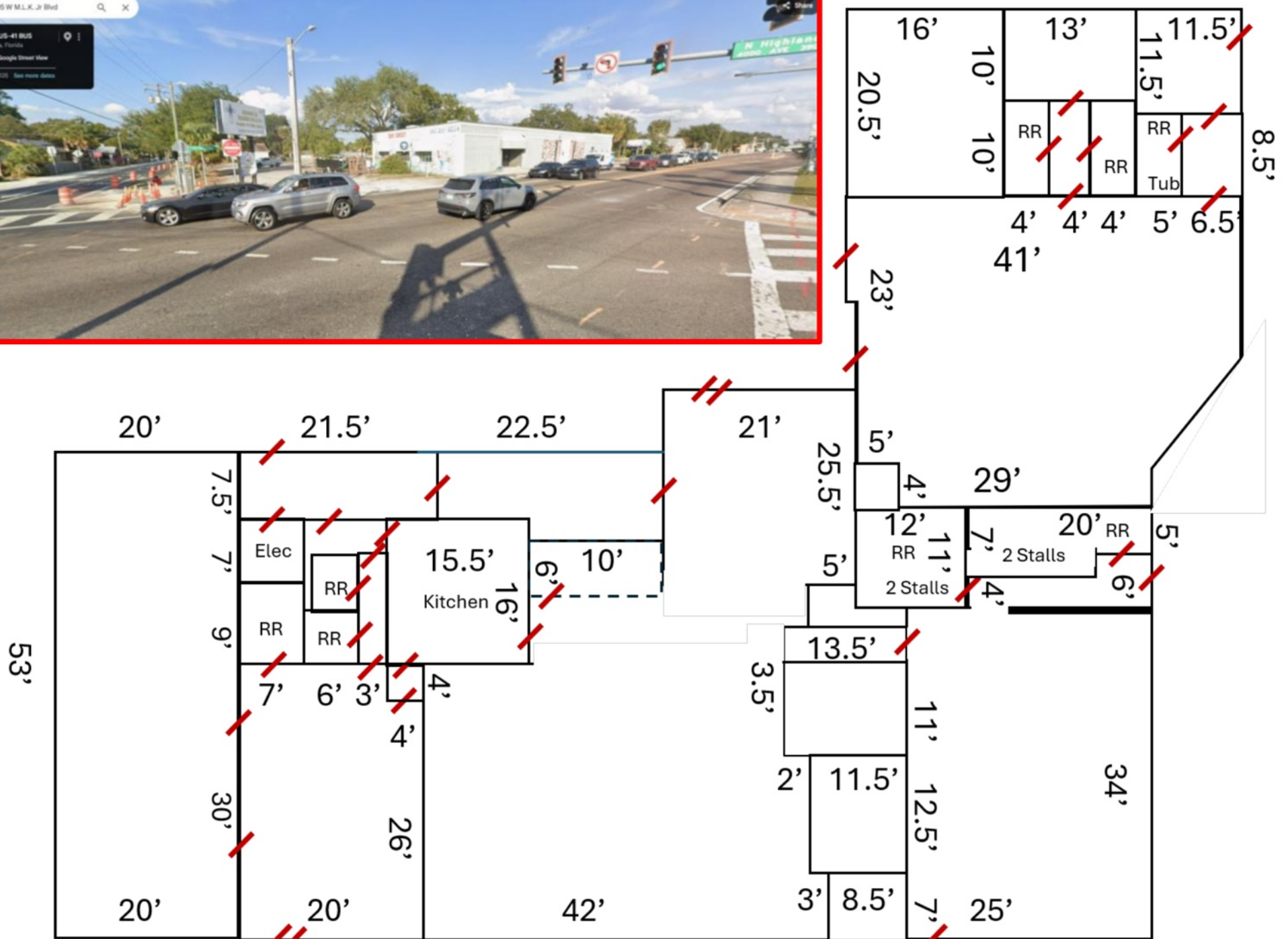
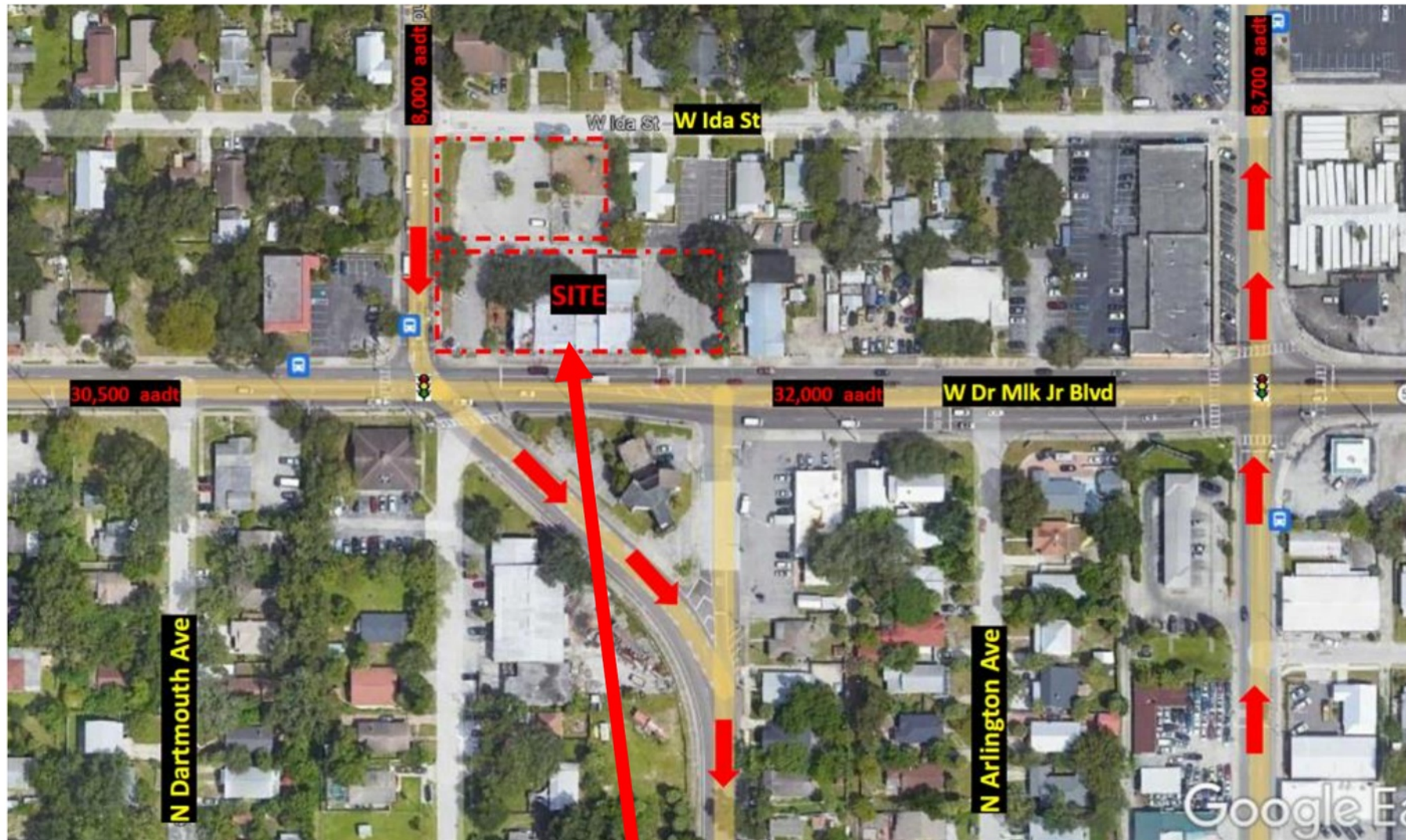
A HIGH-VISIBILITY TAMPA INFILL OPPORTUNITY

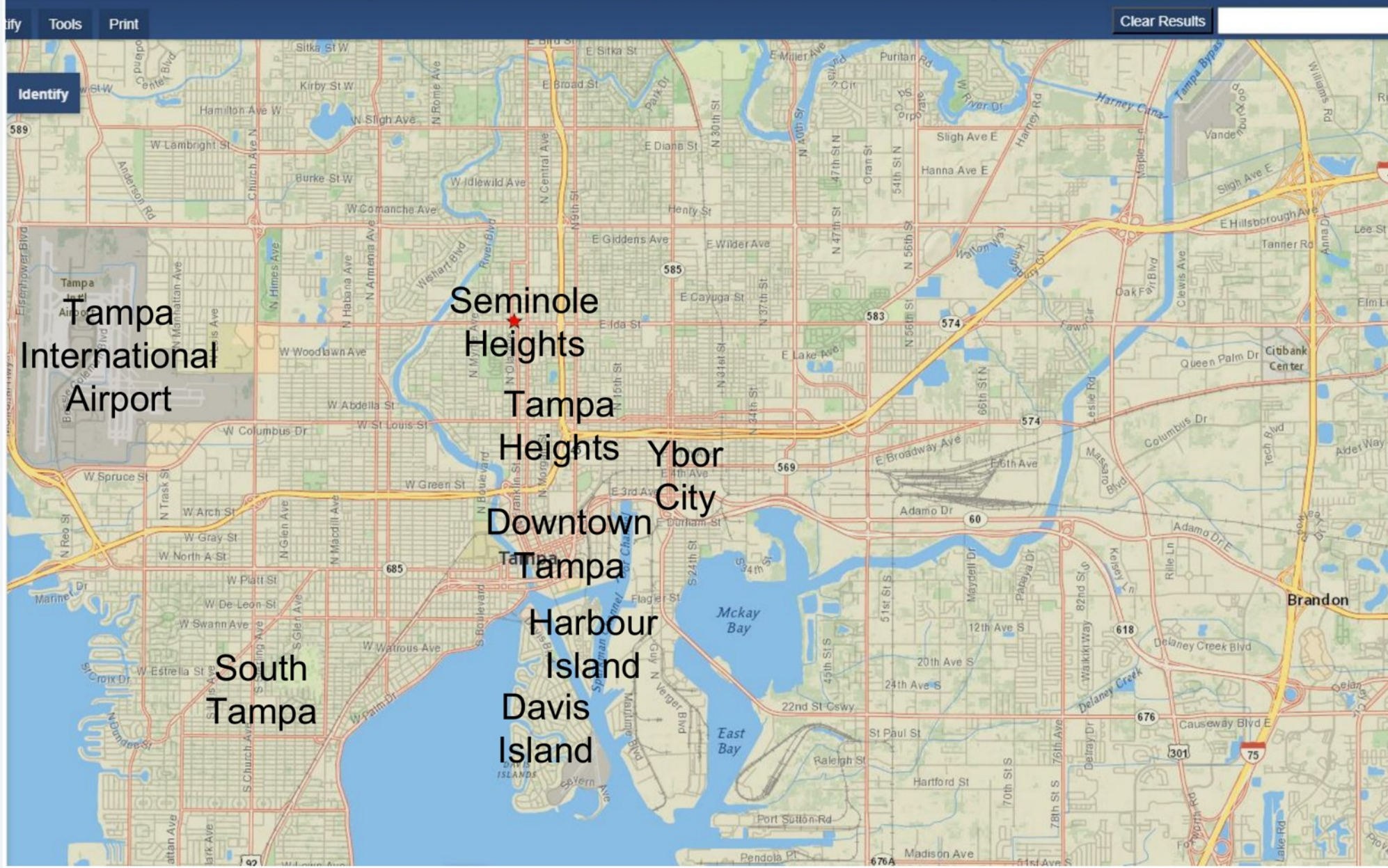
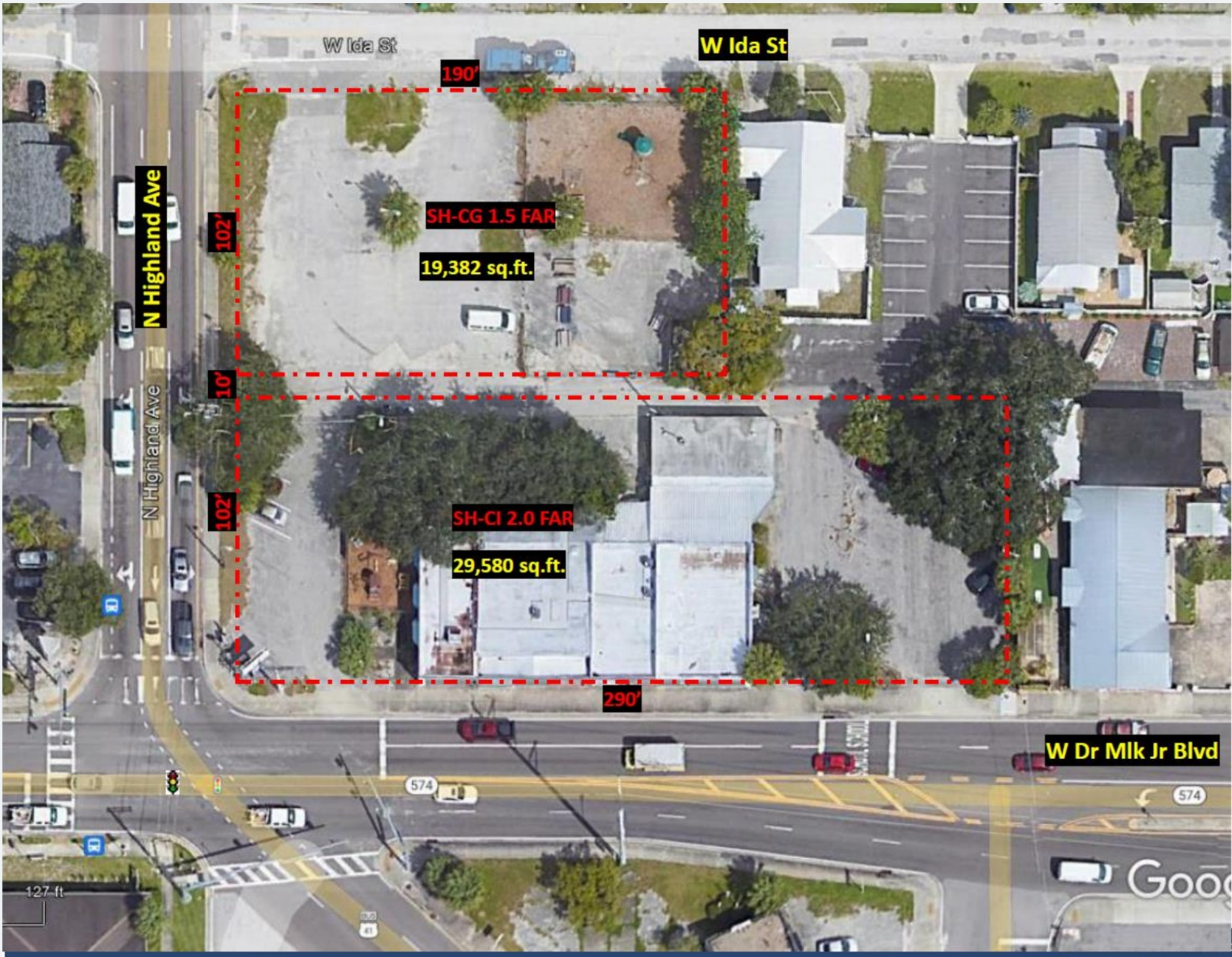
Situated in the heart of 3 highly desirable areas; St. Joes Medical & Legal District, S. Seminole Hts and N. Tampa Heights (home to Stetson Law School and Orlando's 2nd District Court of Appeals!) This retail building was most recently known as Iglesia De Dios and Baycrest Academy (child care licensed for 100+), prior to that 20 years before was Babylon (bar & club) and previously Matrix (same), Mr. C's and way back, Carmines (now in Ybor). This fantastic hi-visibility USER-FRIENDLY location would be ideal for another medical or law office, yet would more than suffice for food service or user / distributor as well as would facilitate most medical/ professional/ or retail/ office users.

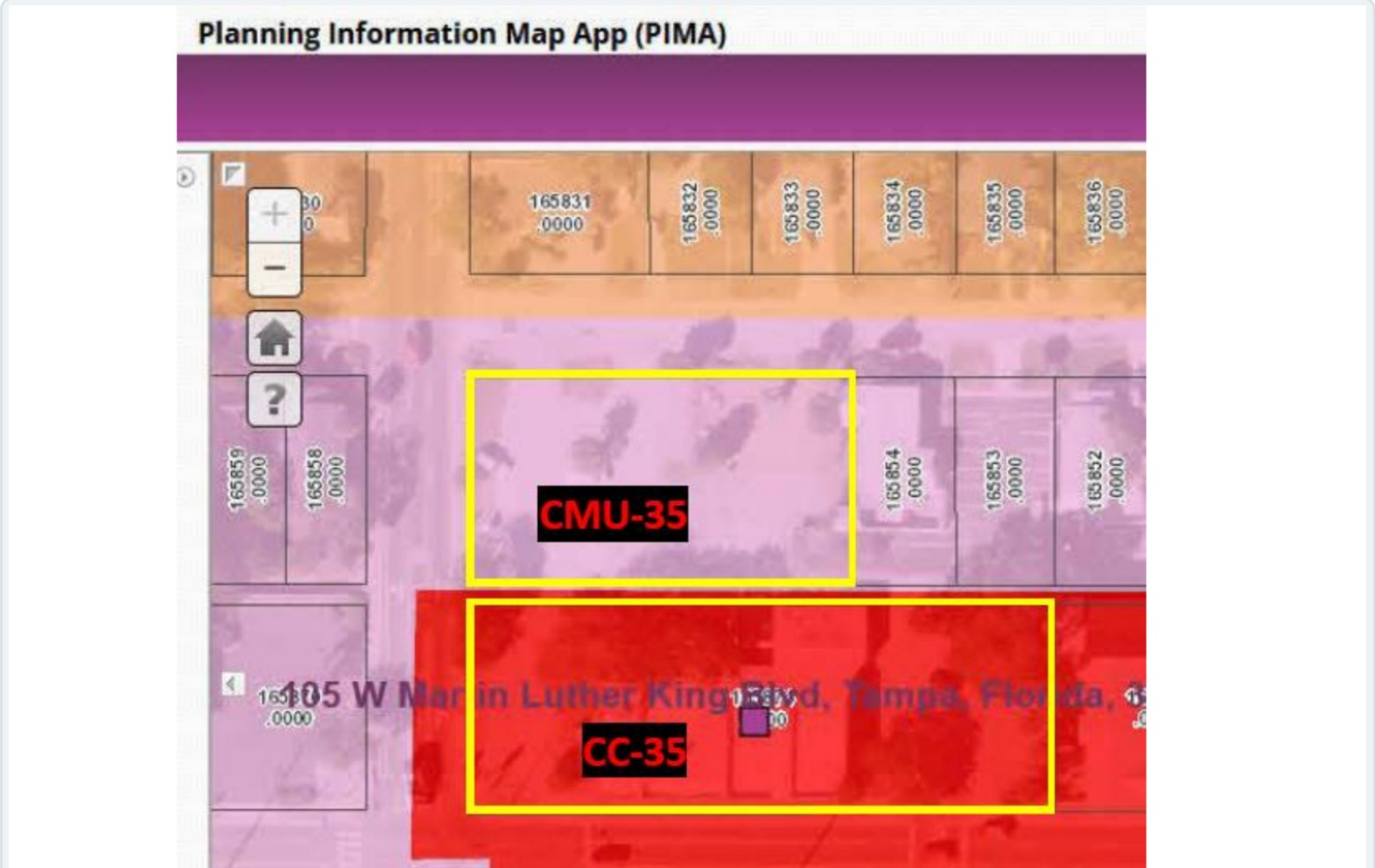
Boasting three-street frontage, NE signalized hard-corner orientation, commercial zoning with two highly visible large pylon signs (6x12 / 4x8), and almost 9 lots of parking. Take advantage of this highly visible arterial thoroughfare that flows from Dale Mabry and St. Joes Hospital Eastward past this site 4 blocks to I-275 and I-4 while at same time dumps (s. bound) traffic right into the heart of downtown just past the Stetson Law School and 2nd Dist. Court of Appeals (as Highland becomes Tampa st). The existing structure is not valued into a sale and is a single-story concrete block building that has been pieced together since the early 30's and added onto. While it is functional and dry the owner will lease the site as-is. The current parking configuration has access to not only MLK, but also Highland and Ida St. as well and can accommodate not only cars, but large semi-tractor trailers / trucks as well.

Contact Rick Noll in Tampa 813-477-4517

Lease / Sale / Option • Available September 1, 2026







Land Use Category Matrix (Continued)

Map Color	Category	FAR	Dwelling units/net acre	Other Considerations	Key Characteristics
CC-35	Community Commercial-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Intensive and general commercial, service, office, and residential uses	Standard Development: - Up to 1.0 >1.0 up to 2.0 with performance provisions met	Up to 30 du/acre Up to 35.0 du/acre with bonus provisions met	- Gathering places such as a plaza, courtyard, or park. - Compatible public, quasi-public, and special uses. - Development should include a mix of non-residential and residential uses with more intense development near major intersections. - Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment.	- A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall; - More intense mixed-use development at intersections with stepped down residential uses in between; - Building heights that are typically up to 5 stories (number of stories varies by location, special district, or overlay district); - Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection; - Building facades and entrances that directly address the street; - Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level; - Integrated (vertical and horizontal) residential and non-residential uses along the corridors; - Parking that is located to the side or behind buildings, or in parking structures; - Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions; - Attractive streetscape with sidewalks designed to accommodate pedestrian traffic that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; - Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes; and *Any proposed development, city-wide, may develop up to 1.5 FAR, if all of the following are met: - Subject site is greater than 0.35 acres; - Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and - Structure must have vertically integrated mix of at least 2 uses from 2 separate general use categories as outlined in City Code.
CMU-35	Community Mixed Use-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Retail, general commercial, service, office, and residential uses	Vertical Mixed-Use Development: - Up to 1.5* >1.5 up to 2.0 with performance provisions met			







Main Sanctuary from Stage



Main Sanctuary from Recept



Alt Sanctuary/ Mtg Rm



Party Room – Dining Hall



Party Room – Dining Hall



Food Service



1 of 4 Storage



Former Childcare – Thrift



Former Childcare – Thrift



Former Childcare – Thrift



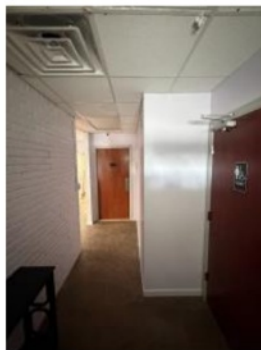
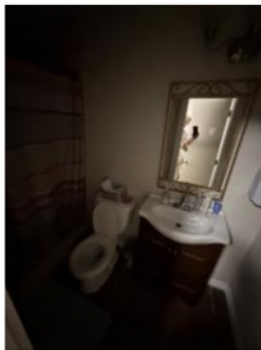
Office Area / Admin/ Storage



Former Childcare – Thrift



Kitchen Area



8 + Restrooms Around the Bldg.