



OFFERING SUMMARY

Sale Price:	\$2,499,000
Building Size:	8,370 SF
Floors:	2
Lot Size:	9,000 SF
Price / SF:	\$298.57
Year Built:	1948

PROPERTY OVERVIEW

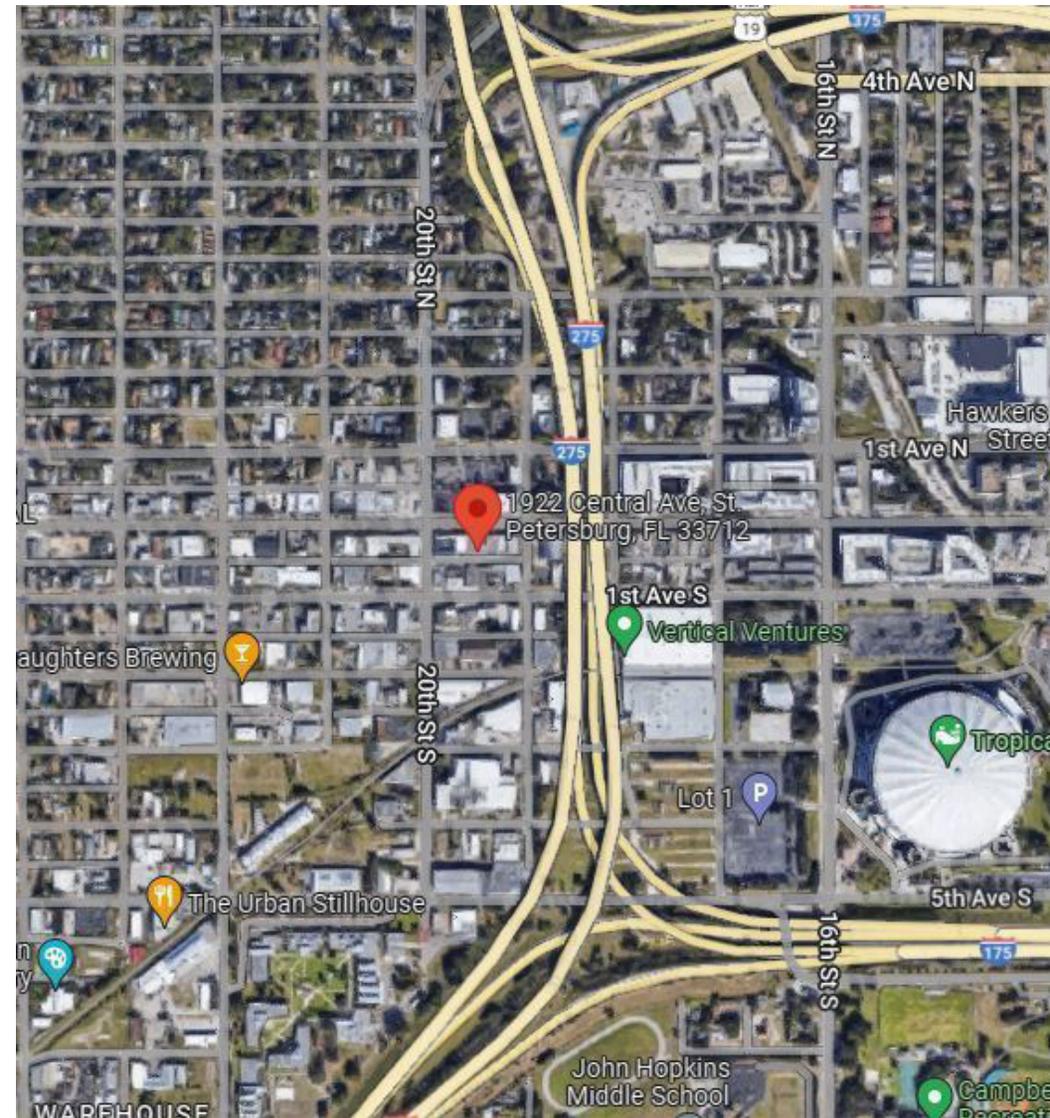
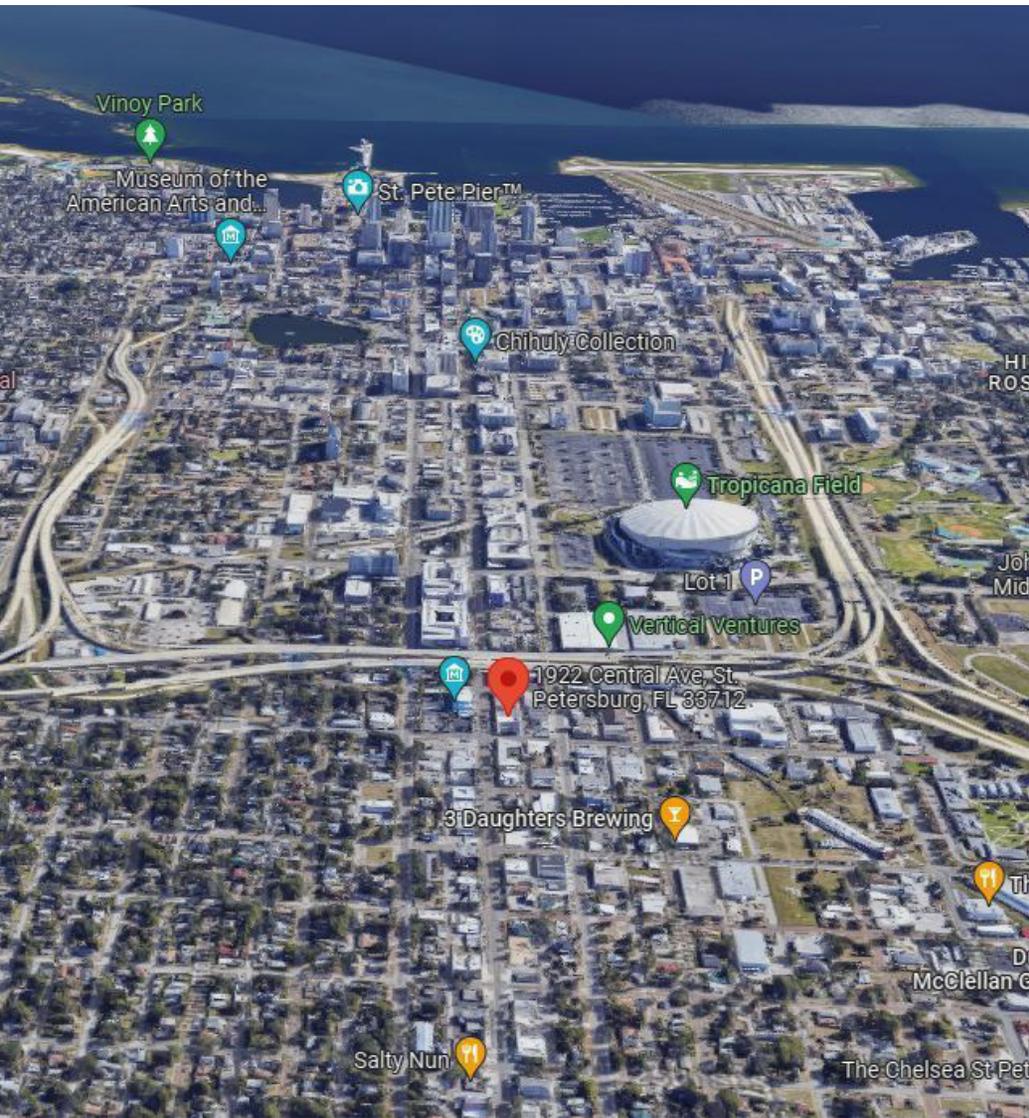
This building is located on the south side of Central Ave just west of 19th St. Built in 1948, this block building has a total of 8,370 SF of NRA. It is currently used as warehouse storage but the CCT-2 zoning allows for a variety of uses. There are storefronts on this 90' wide x 93' deep building. This building boasts high ceilings and some historic hex block flooring in a portion of the building.

LOCATION OVERVIEW

This building has the potential for six storefronts with 90' of frontage on Central Ave. The building has very high ceilings and is ready for the owner with vision. Originally, the property appears to have been two buildings. This property is located in the heart of everything happening in the city at the crossroads of The Grand Central District, Edge District and the Warehouse Arts district. The exciting Trails Crossing project taking place under I-275 is only a block away. There are nearly 2,000 new units built, under construction or planned two blocks away on the other side of I-275 overpass. Additionally, the proposed Transit Oriented Development Overlay would eliminate any parking requirements if passed. "16.030.060.3.1.F Parking requirements. A. All uses located within ¼ mile of a station location, and approved under the SunRunner BRT Overlay, are exempt from the minimum number of parking spaces required."



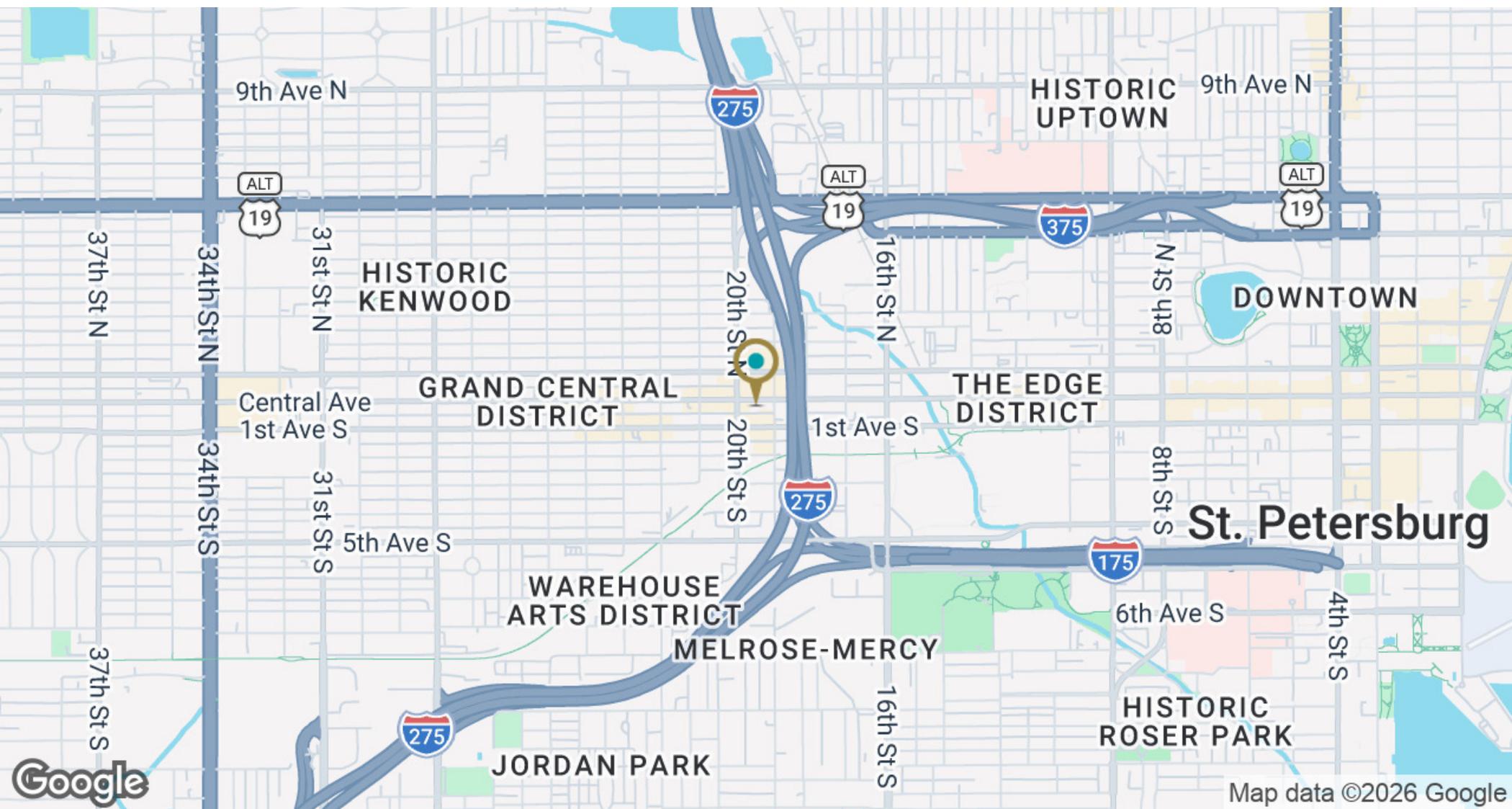
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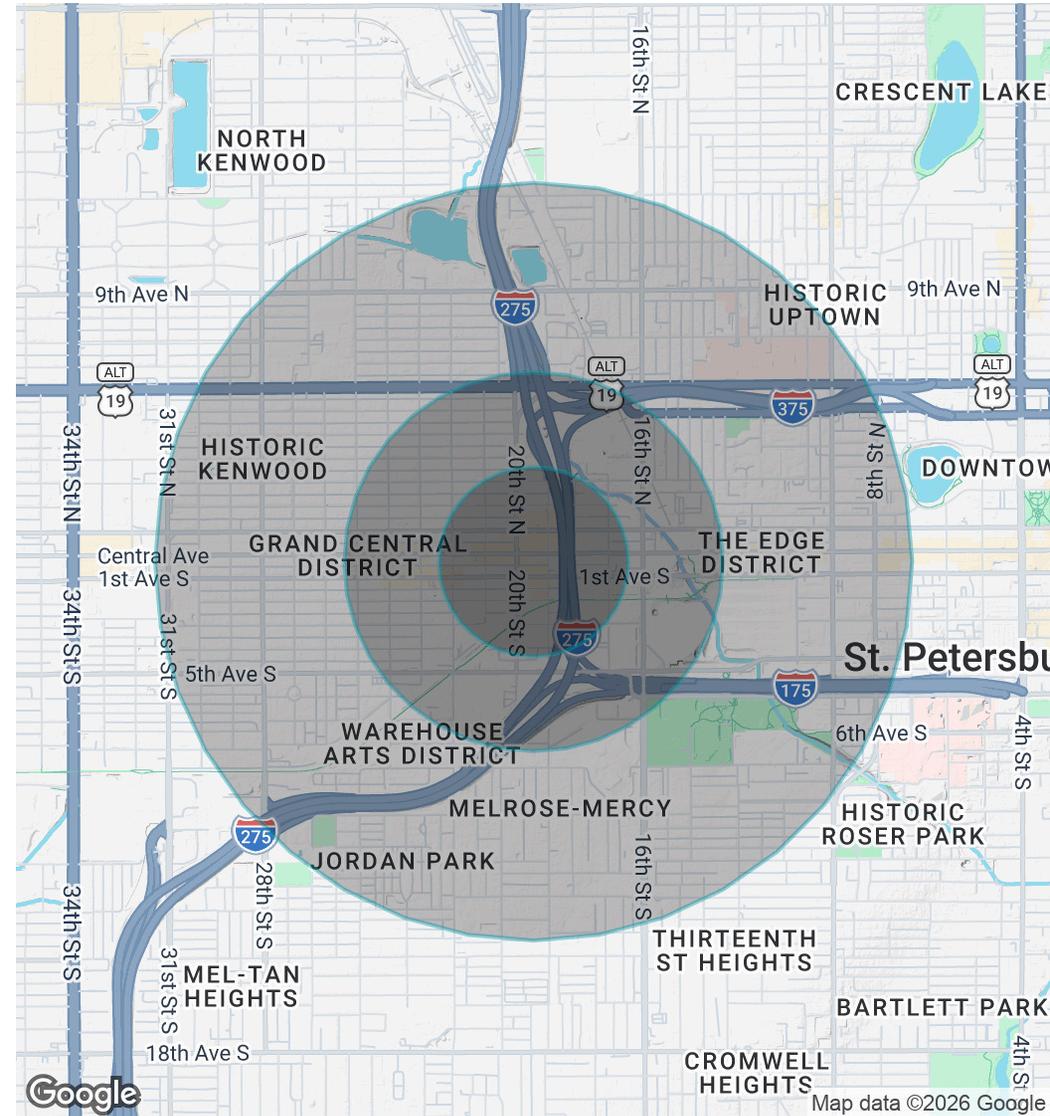
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	598	2,827	11,638
Average Age	46.1	42.7	41.0
Average Age (Male)	48.7	46.3	43.5
Average Age (Female)	43.7	40.0	39.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	400	1,710	7,241
# of Persons per HH	1.5	1.7	1.6
Average HH Income	\$50,531	\$51,631	\$46,703
Average House Value	\$262,538	\$225,880	\$212,589

* Demographic data derived from 2020 ACS - US Census



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JOHN BARKETT, MAI

Broker/Owner

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PROFESSIONAL BACKGROUND

As an established Tampa Bay area real estate specialist for nearly two decades, John Barkett, MAI has personally been involved in numerous transactions of office buildings, retail centers, warehouses, hotels/motels, apartment complexes and vacant land as well as a multitude of residential properties from bungalows to mansions. He assists Sellers and Buyers as well as Landlords and Tenants with real estate sales and leasing concerns from simple to complex by leveraging his three decades of both commercial and residential real estate experience (including 10 years in NYC) as well as by utilizing his vast connections and interpersonal skills. His passion for and extensive knowledge of local and surrounding real estate markets blends with his high regard for the basic principle of time and effort. Some things just require more of it and he is willing to do what it takes to make his clients successful. His analytical background and ongoing valuation business including expert testimony in both district and federal courts provides valuable information allowing the presentation of an extensive view of the current market. John's differentiator is his ability to assess commercial properties, understanding their current value, development potential and long term value. These skills afford John the opportunity to develop long-term relationships while growing and managing his clients' portfolios

EDUCATION

In addition to holding the Member of the Appraisal Institute (MAI) designation, John is also a Florida State Certified General Appraiser as well as a Florida State Licensed Real Estate Broker specializing in the sale, leasing and development of commercial real estate. John holds a Bachelor of Science Degree in Business Administration (Business Management) from Western New England University (WNEU) as well as a Masters Degree from New York University (NYU) in Real Estate Valuation and Analysis.

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TIM BUTLER

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PROFESSIONAL BACKGROUND

Tim Butler is our Senior Agent that brings his investment banking background to his real estate clients. He spent fifteen years in NYC and London working with institutional clients before moving to Florida in 2010. Tim's clients include buyers, sellers, landlords and tenants and cover the region from St Pete to Lakeland, and Sarasota to Spring Hill. He has his State Certified General Appraisal license for commercial properties and is currently pursuing his MAI designation which gives him insight and analytical skills few realtors have. Tim is also owns commercial real estate which adds another layer of real world understanding. Tim is a former 2-time President of the St Petersburg Lions Club and Vice Chair of the Treasure Island Planning and Zoning Board. He enjoys coaching his son's soccer and baseball teams.

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