



# SEMINOLE HEIGHTS OFFICE BUILDING

Offering Memorandum

4817- 4839 N Florida Ave, Tampa, FL 33603



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# CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

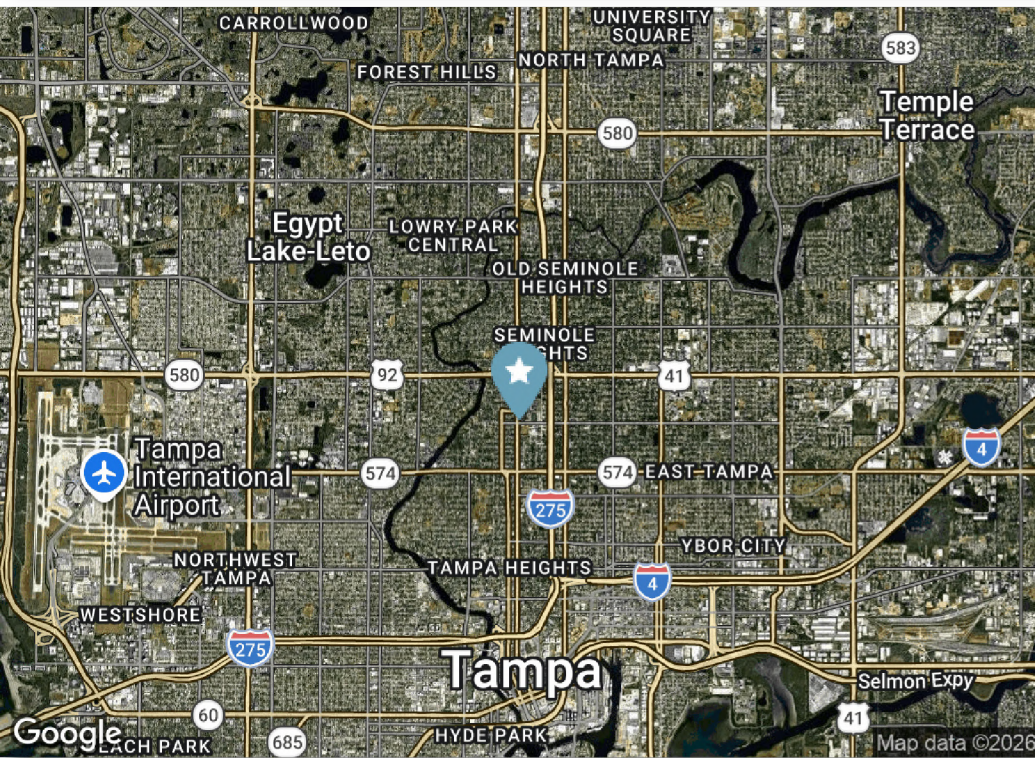
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## PROPERTY INFORMATION

*Seminole Heights Office Building | Tampa, FL*



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OFFERING MEMORANDUM

# SEMINOLE HEIGHTS OFFICE BUILDING

4817-4839 N Florida Ave, Tampa, FL 33603

1988 Year Built

12,852 sf - 1.06 ac

**Asking Price:**

**\$2,425,000**

**Price PSF:**

**\$188 PSF**



## OFFER SUMMARY

### Investment Highlights

- 4817 N Florida Ave consists of 5 buildings total - The main building which is 12,852 RSF, plus three portable classrooms (2,300 sf), and a freestanding 1,028 sf office
- Situated on 1.06 Acres, the property is well positioned for a multitude of uses under its current zoning (Seminole Heights Commercial Intensive)
- Previously occupied by the Walton Academy for the Performing Arts which is no longer operating due to contract expiration, but the Academy has recently undergone renovations
- Located in Seminole Heights providing easy access to Downtown Tampa, Carrollwood, Tampa Heights, Ybor City, and servicing a thriving neighborhood with growing amenities
- Great visibility along Florida Avenue with 350 feet of frontage and a dedicated electronic pylon sign
- Full perimeter gate, with two points of ingress and egress that allow for a strong flow of traffic through the property
- Excellent Demographics with an AHHI of \$127,000 within a 5 minute drive
- Florida has no state income tax

# PROPERTY DETAILS

## INVESTMENT DETAIL

Year Built/Renovated:	1988/2008
Rentable Area:	12,852 RSF
Occupancy:	Vacant
County:	Hillsborough

## CONSTRUCTION DETAIL

Roof:	Replaced 2017
Structure:	Concrete Block

## SITE DETAIL

Parcel ID:	A-01-29-18-4G8-000002-00016.0 A-01-29-18-4G8-000002-00021.0
Lot Size:	1.06 Acres
Zoning:	SH-CI (Seminole Heights Commercial Intensive)
Parking Spaces:	24 existing, plus over .3 acres of paved parking area with no parking stripes



## Property Description

Franklin Street is pleased to present The Walton Academy for the Performing Arts located at 4817 N Florida Ave. The property consists of 12,852 RSF and is situated on 1.06 acres in the heart of Seminole Heights. functional layout is suited for educational, office, medical, nonprofit, or adaptive-reuse concepts. The property is just minutes from Downtown and benefits from excellent frontage, strong daily traffic counts, and a growing Seminole heights commercial and residential district. Surrounded by residential density, local retailers, service businesses, and community-driven redevelopment, the site offers exceptional visibility and accessibility for a wide range of commercial users. The property offers owner users a move-in ready site or investors the opportunity to reposition the property in one of Tampa's most dynamic corridors.

# PARCEL VIEW



**12,852 SF**  
**1.06 AC**

**N Florida Ave**  
**AADT: 8,300**





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## MARKET OVERVIEW

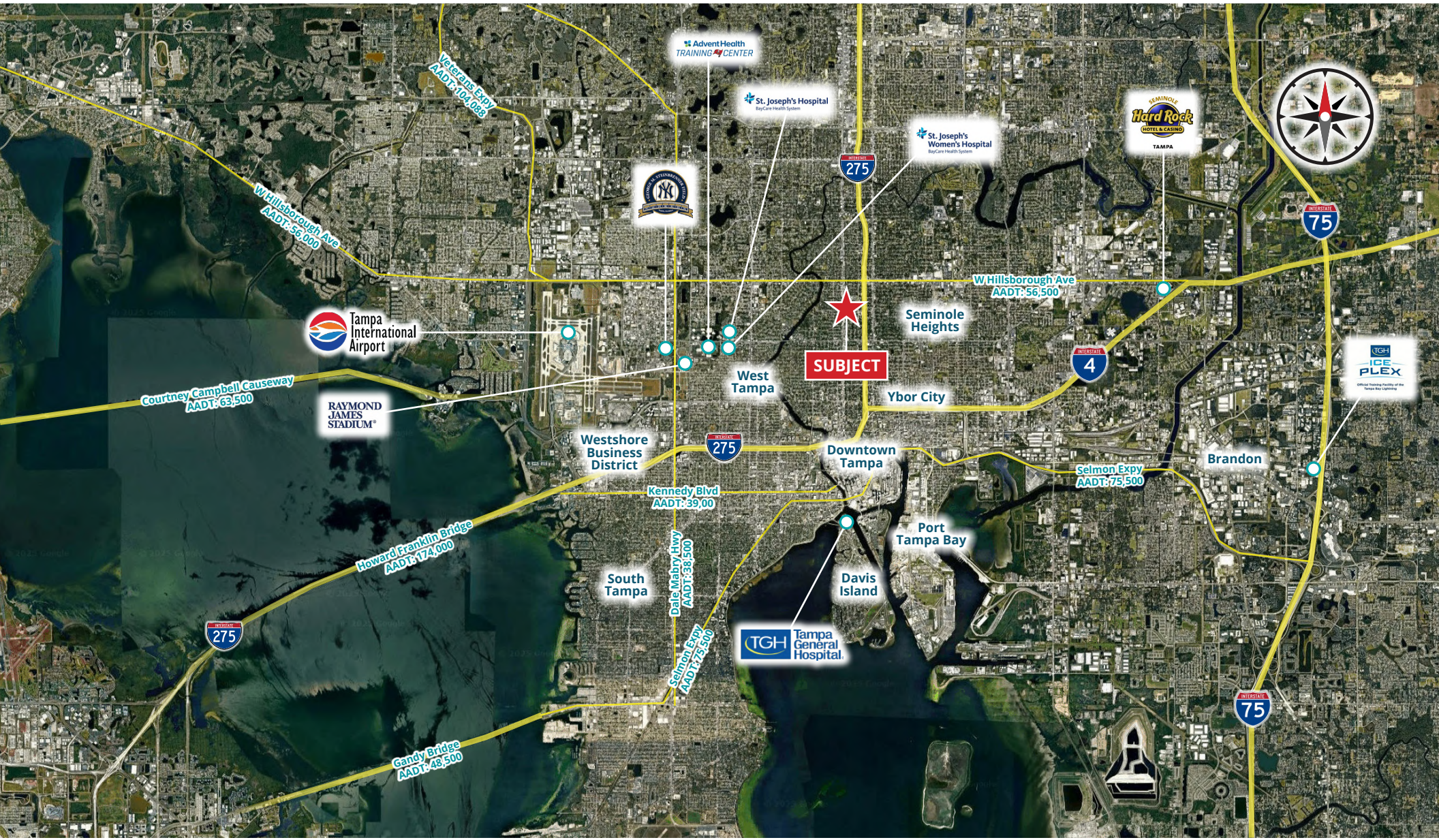
*Seminole Heights Office Building | Tampa, FL*



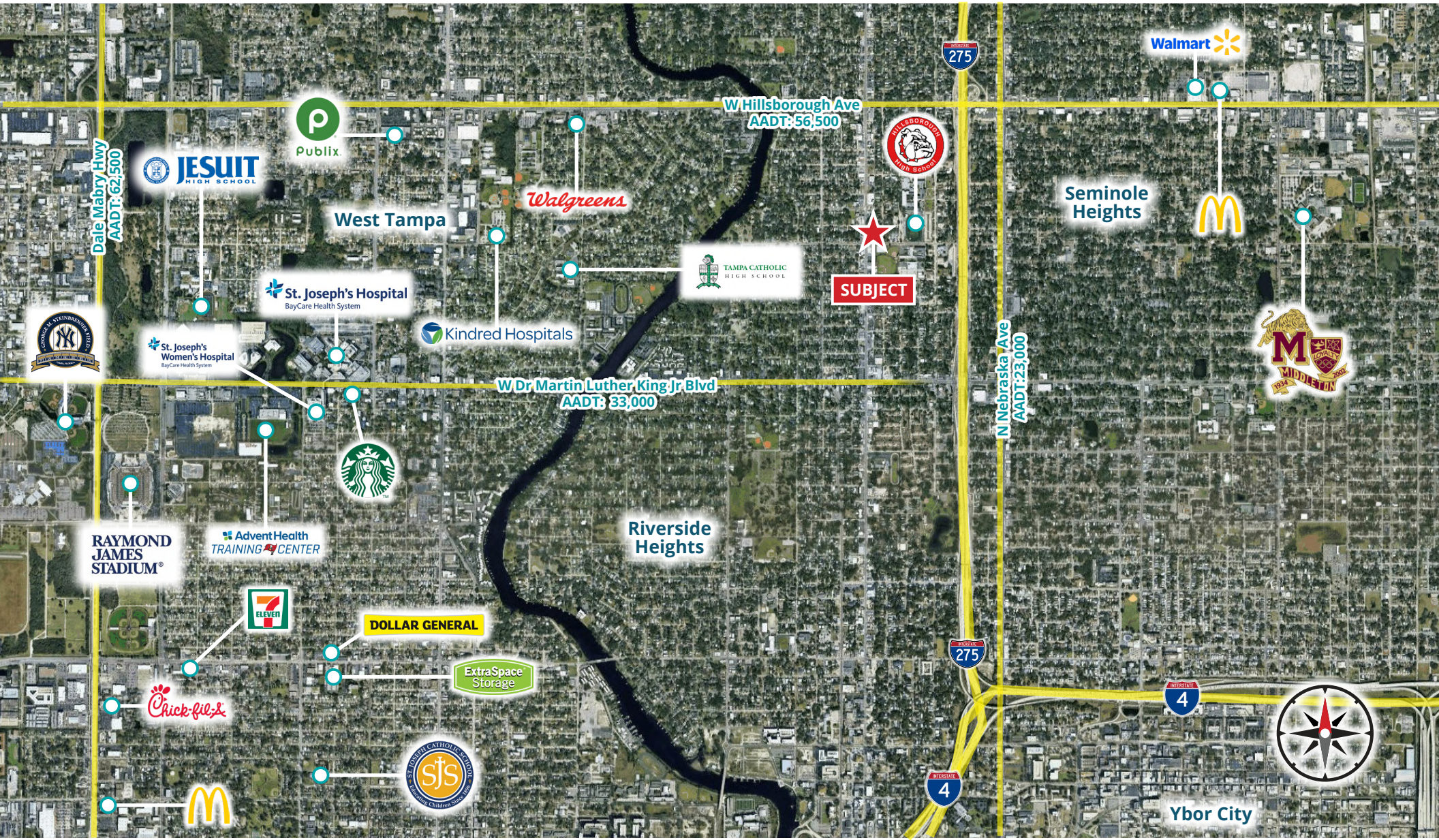
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OFFERING MEMORANDUM

# MARKET AERIAL



# LOCAL MAP



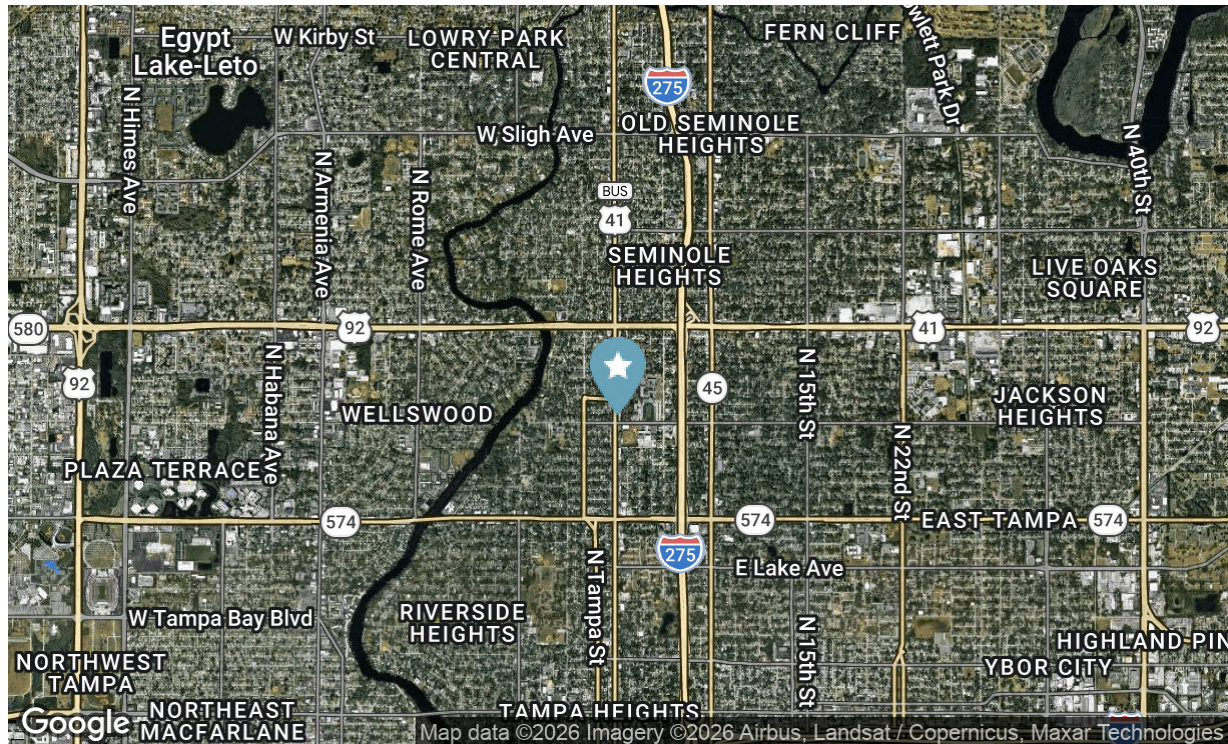
# LOCATION OVERVIEW

## ABOUT TAMPA

Seminole Heights is a historic neighborhood and district located in central Tampa, just three miles north of Downtown Tampa. Established in the early 1900's Seminole Heights is known for its historic craftsman style bungalows from the early 20th century. Many buildings in the neighborhood existed in the early 1900s, including the Seminole Heights Methodist Church, Seminole Heights Elementary School, Broward Elementary, Hillsborough High School, and St. Paul Lutheran Church. Seminole Heights is also home to the Seminole Heights Garden Center, a neighborhood park, used for community events such as art festivals and picnics, and Hillsborough High School, a gothic style scholl built in 1927. Seminole Heights has the longest stretch of Riverfront parkland in the city of Tampa. Rivercrest, Epps, and several pocket parks provide access to the Hillsborough River.

In recent years Seminole Heights has experienced rising property values and a resurgence with new restaurants, brew pubs and independent businesses opening up. The neighborhood's historic homes, eclectic shops and gourmet restaurants are an increasing draw. The area is popular among young professionals and their families who are seeking an alternative to master planned communities. The area contains two designated historical districts including Seminole Heights (local and national designation) and Hampton Terrace (national designation).

Currently, the district has a population of 26,567.

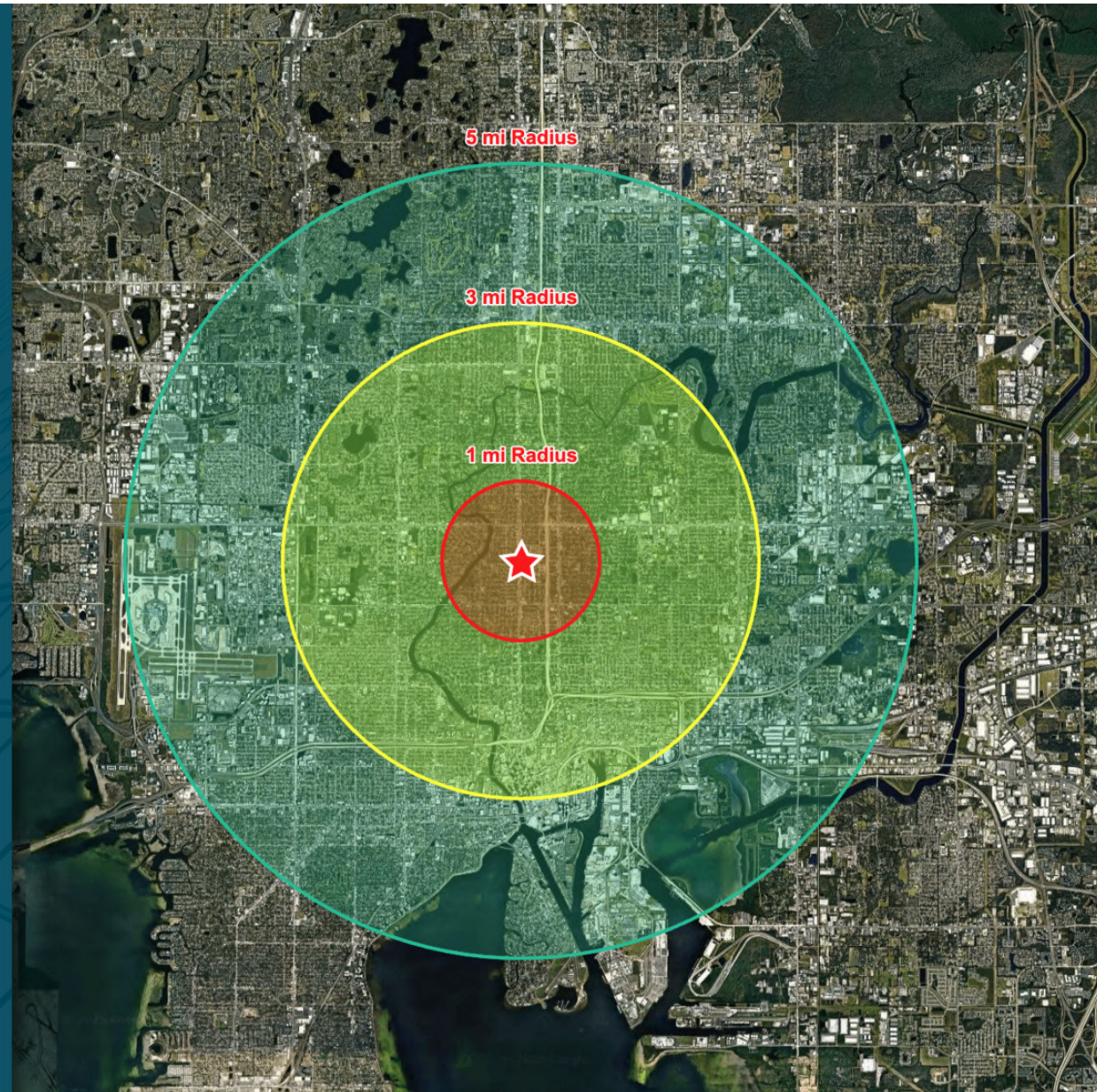


# AREA OVERVIEW

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	14,620	152,305	322,302
Median age	40	39	40
Median age (Male)	39	38	39
Median age (Female)	41	40	40
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	6,642	62,227	132,437
# of persons per HH	2.2	2.4	2.4
Average HH income	\$95,278	\$71,350	\$81,891
Average house value	\$434,881	\$361,158	\$392,771

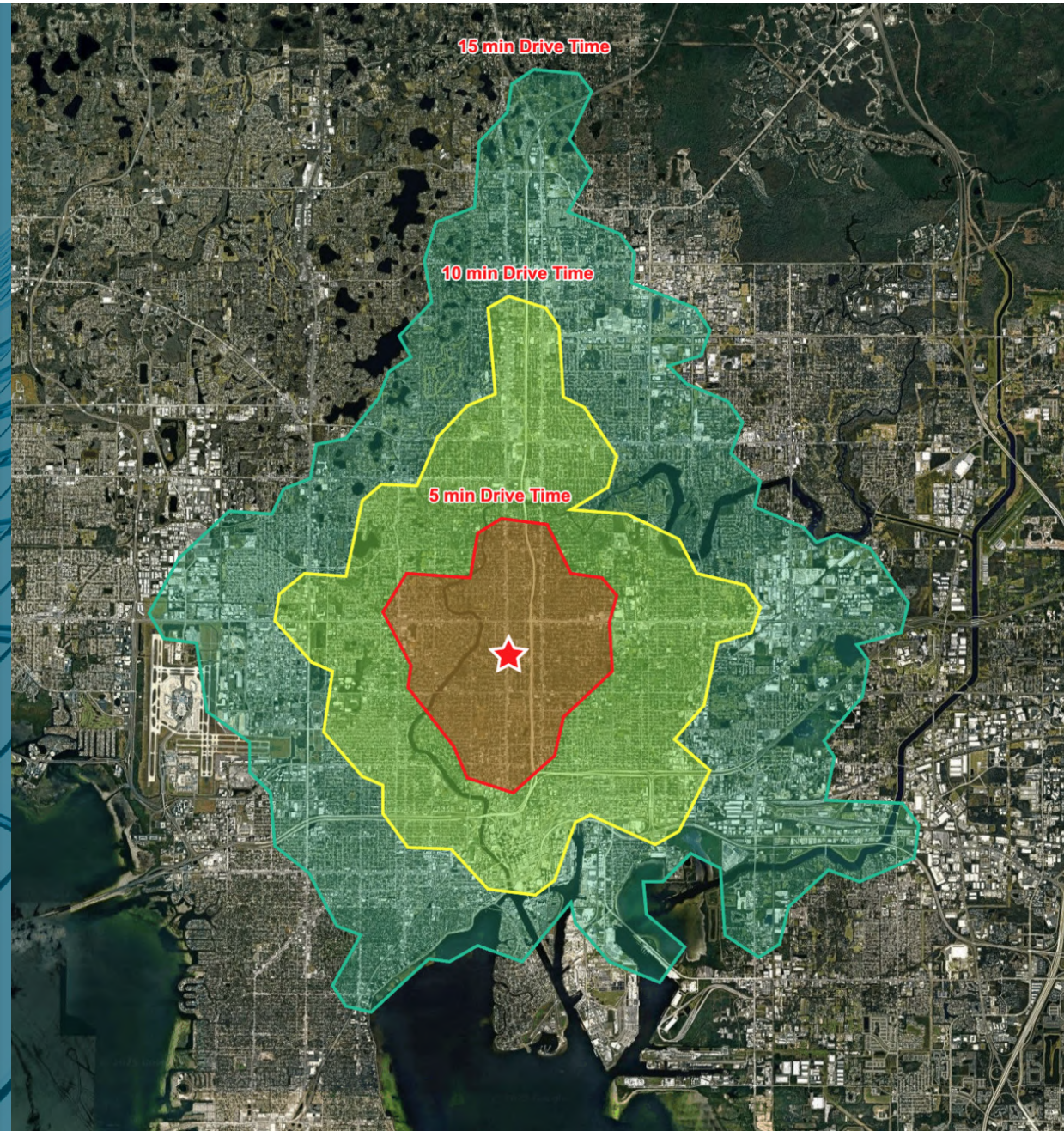
\* Demographic data derived from 2020 ACS - US Census



# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
<b>POPULATION</b>			
Estimated Population (2025)	40,084	171,491	332,188
Projected Population (2030)	39,013	174,295	328,886
Census Population (2020)	39,191	153,467	303,044
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	17,272	71,838	139,521
Projected Households (2030)	16,913	74,578	140,317
Census Households (2020)	15,868	60,344	122,096
<b>HOUSEHOLD INCOMES</b>			
Estimated Average Household Income (2025)	\$127,236	\$93,604	\$101,214
Estimated Median Household Income (2025)	\$79,443	\$67,308	\$71,282
Average Household Net Worth (2025)	\$974,129	\$689,967	\$740,684



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