



ARCHER  
REAL ESTATE

# RETAIL SPACE FOR LEASE

1601 N FRANKLIN ST | TAMPA, FL 33602



# DISCOVER 1601 N FRANKLIN ST



Located at 1601 N Franklin St, in the historic Tampa Heights neighborhood, this versatile building offers options perfect for retail, office, or restaurant use. Built in 1920 as the Coarsey & Bower Auto Dealers Building, it stands at the corner of North Franklin and East Estelle Streets. This iconic retail property is perfectly positioned along the Franklin Street corridor in vibrant Tampa Heights—a neighborhood celebrated for its edgy, cool vibe and growing appeal among local and national retailers and restaurateurs.



**ADDRESS |** 1601 N FRANKLIN ST, TAMPA, FL 33602

**SUITES AVAILABLE |** 1,575 GROUND FLOOR AND  
ROUGHLY 229 SF MEZZANINE + 1,376 SF PATIO /  
1,435 SF INLINE SPACE



## POPULATION

1 MILE-23,488  
3 MILE-130,125  
5 MILE-264,881



## HOUSEHOLD INCOME

1 MILE-\$92,914  
3 MILE-\$116,498  
5 MILE-\$113,743



## DAYTIME POPULATION

1 MILE-41,477  
3 MILE-132,460  
5 MILE-236,093



# FLOOR PLAN



**SUITE 1607**  
AVAILABLE

1,575 SF INTERIOR,  
ROUGHLY 229 SF  
MEZZANINE  
+ 1,376 SF PATIO

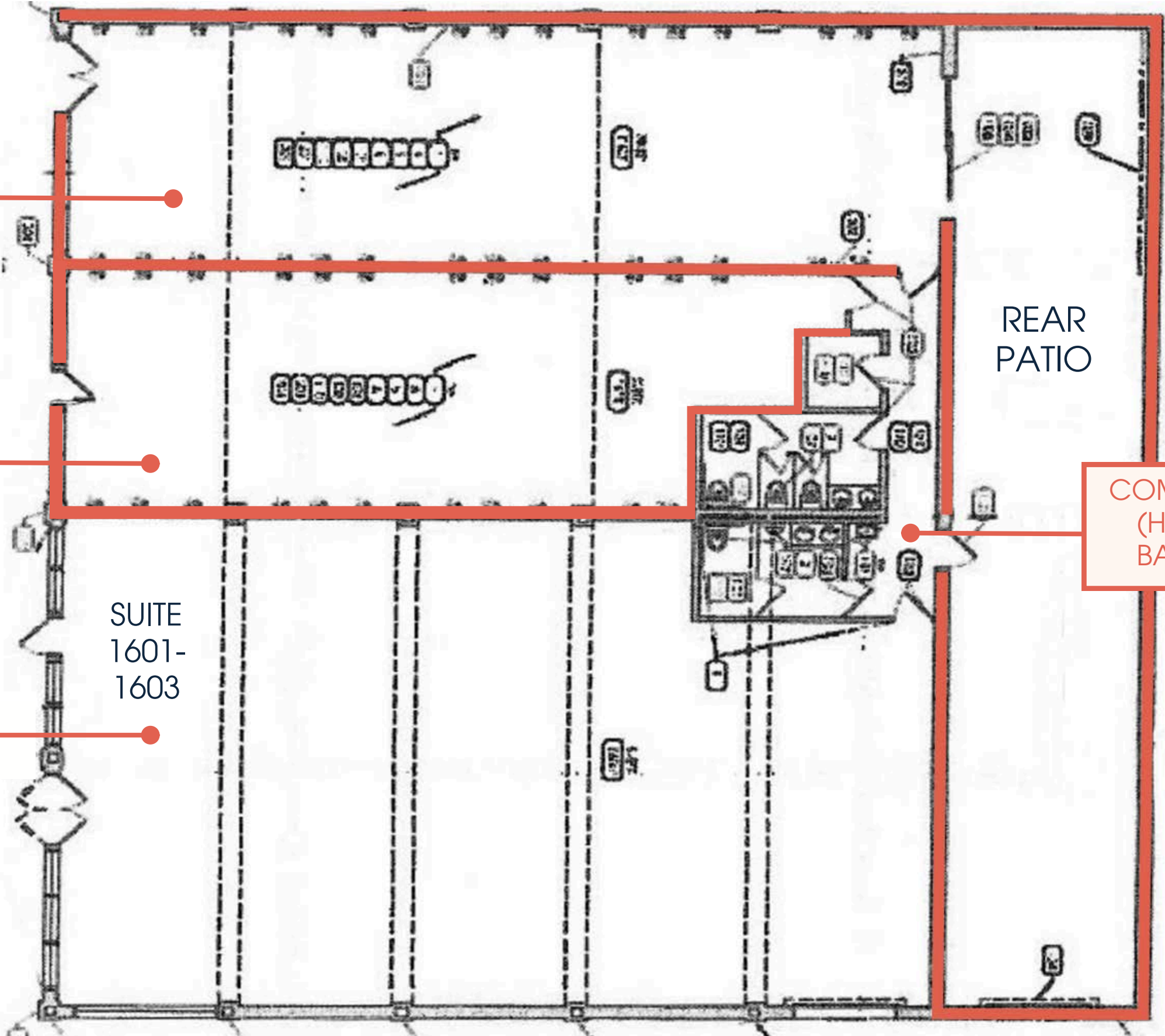
**SUITE 1605**  
AVAILABLE

1,435 SF INLINE  
SPACE



THE WHITE MAGNOLIA  
BRIDAL COLLECTION

N FRANKLIN ST



COMMON AREA  
(HALLWAY &  
BATHROOM)

REAR  
PATIO

SUITE  
1601-  
1603

E ESTELLE ST

N FLORIDA AVE

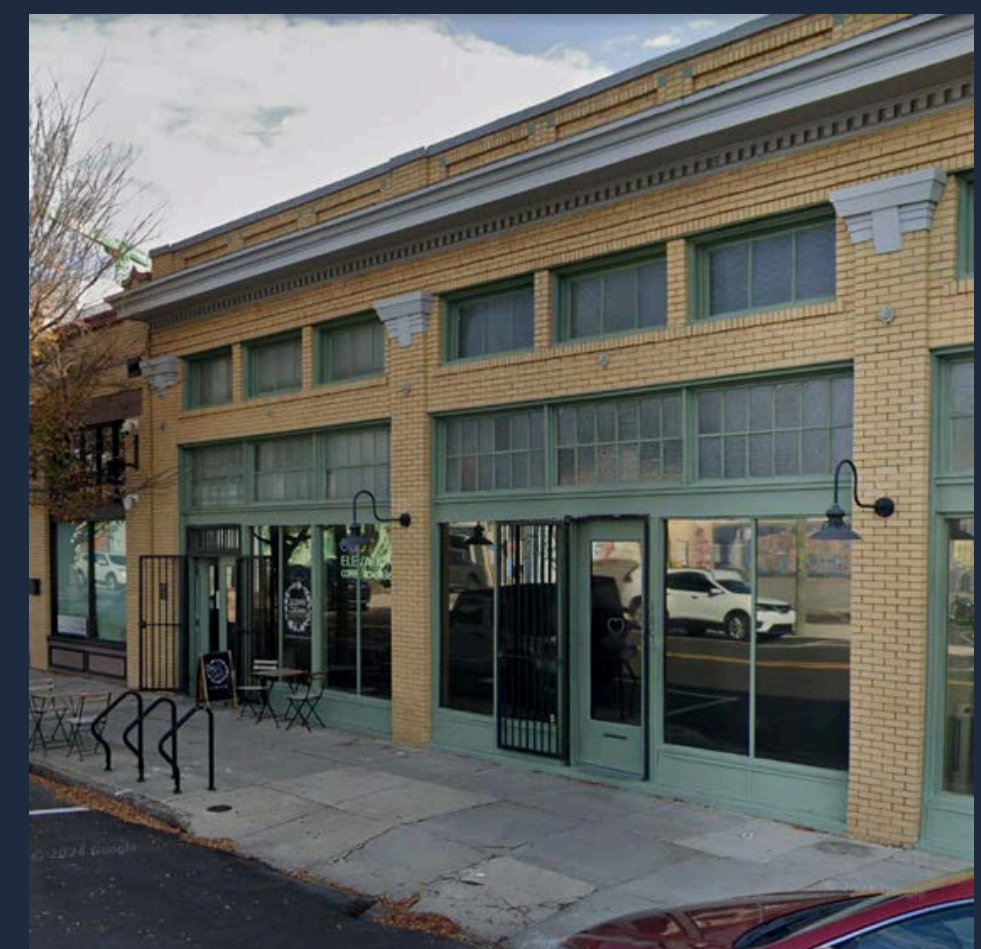




**PATIO OF SUITE 1607**



**SUITE 1607**



**SUITES 1605 & 1607**



# PARKING



1

PAID SURFACE LEVEL  
PARKING LOTS

2

1,200 GARAGE PARKING  
SPACES ABOVE SPROUTS

3

PAID STREET PARKING



# NEIGHBORING PROJECTS



## CENTRAL CITY Y DEVELOPMENT

The YMCA development is slated to break ground in 2025 and complete construction in 2029. The one billion dollar project will include: a 110,000 sq. ft.

YMCA, 447 multi-family units, one hotel, 1,444 parking spaces, 20,000 sq. ft. of green space, 100,000 sq. ft. of retail space and 184,000 sq. ft. of office space.



## LOCI CAPITAL MIXED-USE DEVELOPMENT

Located on a prominent corner, 1701 N Florida Ave- a mixed-use project featuring 321 multi-family units above 11,000 square feet of divisible retail space.

The space includes cover patio seating and is centrally located between Armature Work, Downtown Tampa, Ybor City and Seminole Heights.



## ARMATURE WORKS EXPANSION & DEVELOPMENT

Known as 'The Heights', this significant redevelopment spans over 40 acres and is a true mixed-use urban neighborhood. The building area alone will cover 2.5

million square feet- 200,000 sq. ft. of retail space, 300,000 sq. ft. of office space, two hotels and 1,500 multi-family units. There will also be a variety of public space including parks and plazas.



## THE PEARL

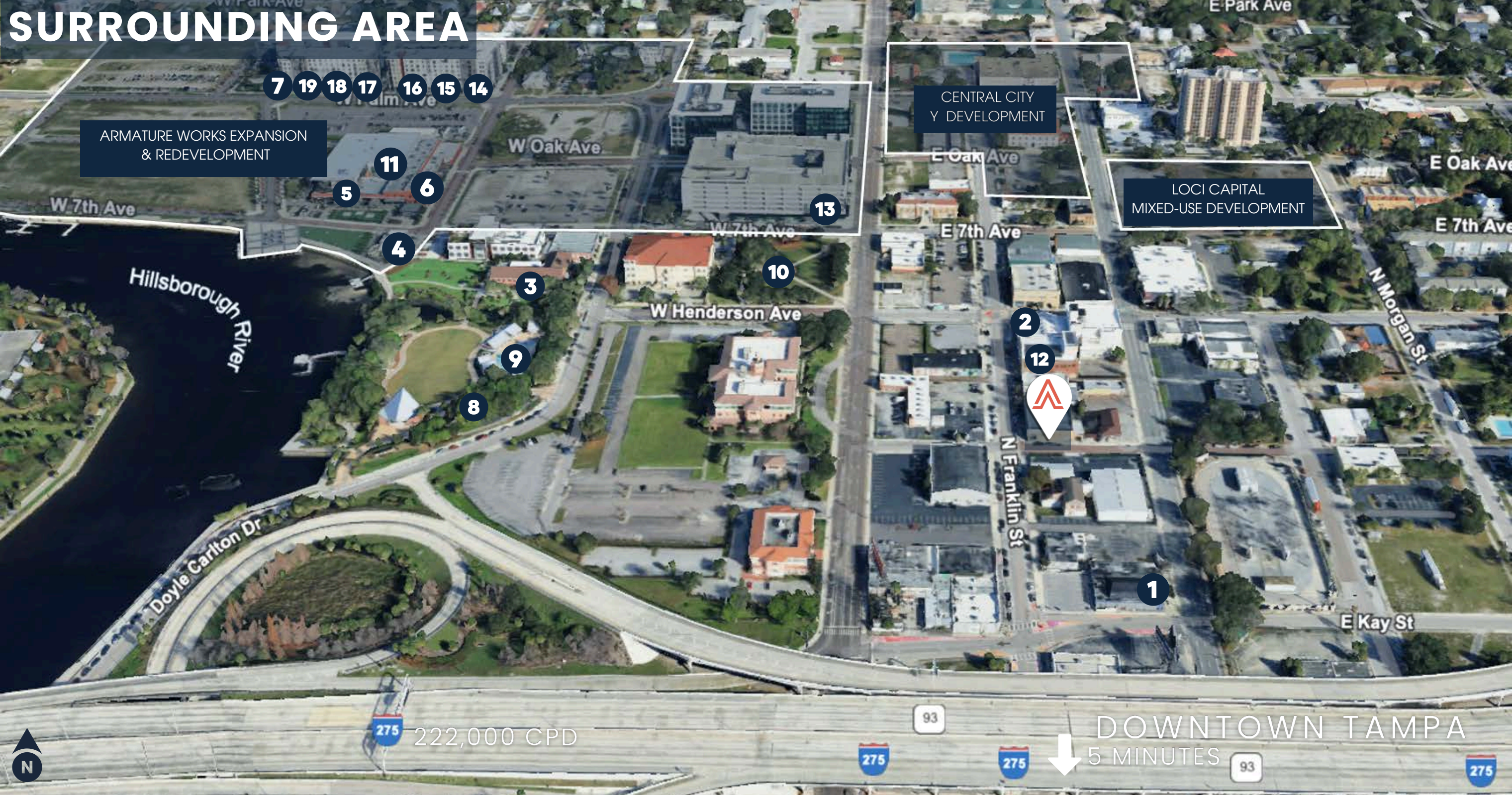
The Pearl is a mixed-use development built in 2017. It features 314 multi-family units and over 28,000 square feet of retail space. Popular tenants include Jenni's Ice Cream, Rocca, Strandhill

Public and Sweetgreen. The Pearl is located at 2110 N Ola Avenue and offers residents close proximity to Armature Works, the Tampa Riverwalk and more.





# SURROUNDING AREA



## RESTAURANTS

- 1. Magnanimous Brewing
- 2. Hidden Springs Ale Works
- 3. Ulele
- 4. Stones Throw
- 5. Oak & Ola
- 6. Steelbach
- 7. Rocca

- 14. Sweet Green
- 16. Strandhill Public

## ATTRACTIONS

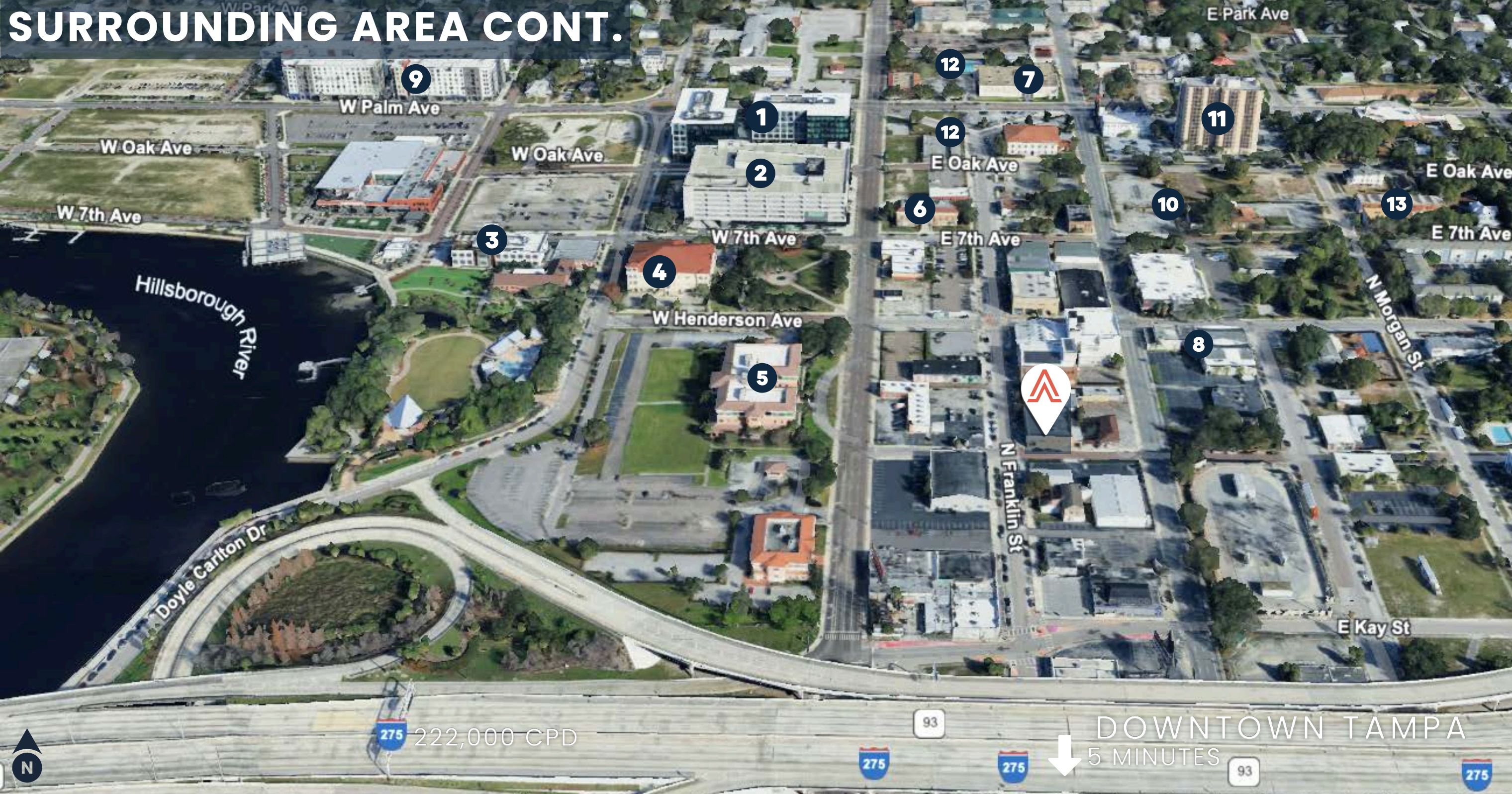
- 8. Queenie's Dog Park
- 9. Water Works Park
- 10. Phil Bourquardez Park
- 11. Armature Works
- 12. Rialto Theatre
- 13. Sprouts Farmers Market
- 15. Jeni's Ice Cream

- 17. Rejuv Aveda Salon
- 18. Frenchies Modern Nail Care
- 19. Laser Away





# SURROUNDING AREA CONT.



## INSTITUTIONAL

1. Armature Works Offices
2. Parking Garage
3. Beck Building
4. Bush Ross Law Firm
5. Stetson Law
6. Carnegie Library "Future Home of Graphicstudio"
7. YMCA
8. Kass Shuler Law Firm

## RESIDENTIAL

9. Pearl Apartments
10. Loci Capital Development
11. Senior Living Tower
12. YMCA Future Residential
13. Townhomes







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