



# For Lease: Channel District-Downtown Office-Retail-Light Fitness

110 S. 12TH STREET, TAMPA, FLORIDA 33602



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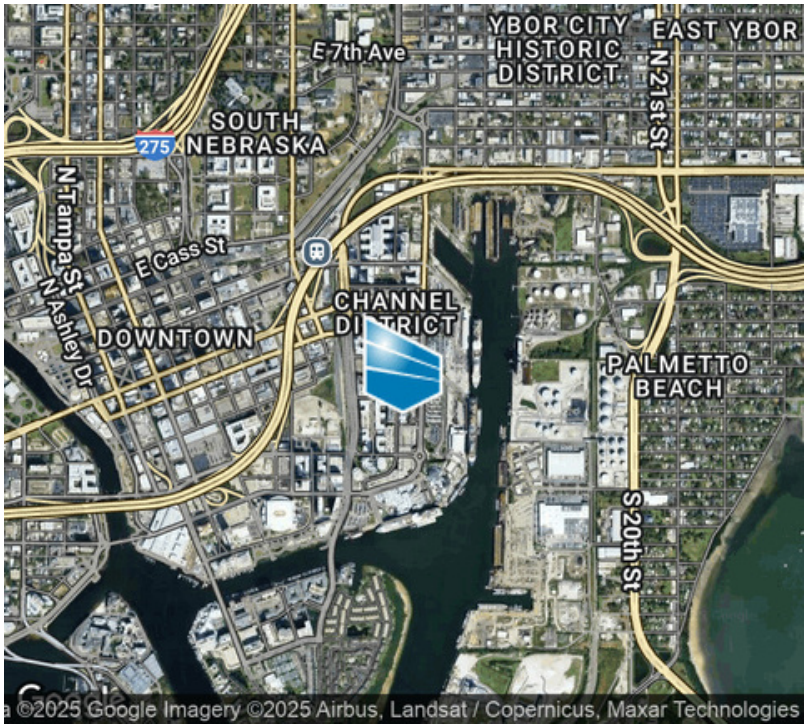
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# Property Summary: 110 S. 12th Street



## OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	2,773 - 3,856 SF
Year Built:	1930
Zoning:	CD-1: Channel District 1 4 spaces
Onsite Parking:	8 (approx.)
Street Parking Permits:	
Recommended Uses:	Office Retail Yoga, Pilates or Dance Downtown Tampa
Market:	Channelside District
Submarket:	

## PROPERTY OVERVIEW & HIGHLIGHTS

2,773 to 3,856 SF of versatile office or retail space available on the 1st floor of 110 S. 12th Street. Ideally situated in the heart of Tampa's vibrant Channel District. The space features an open floor plan with high ceilings, storefront windows and convenient access to major thoroughfares and nearby amenities. Features include: two bathrooms, a conference room, a break room with a kitchenette, front and rear access, four gated private parking spaces, and the ability to secure eight public street parking spots. Perfect for creative offices, showrooms, or retail concepts seeking a dynamic downtown location surrounded by new residential and commercial growth.



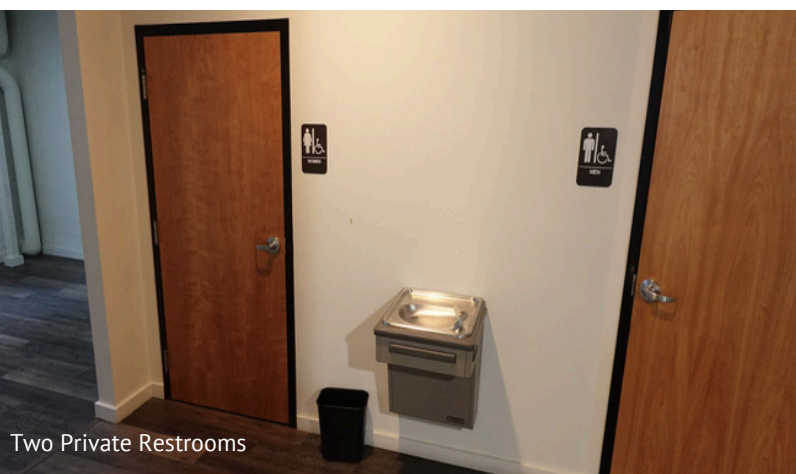
# Property Photos



Front of building (12th St.)



Entrance / Reception Area



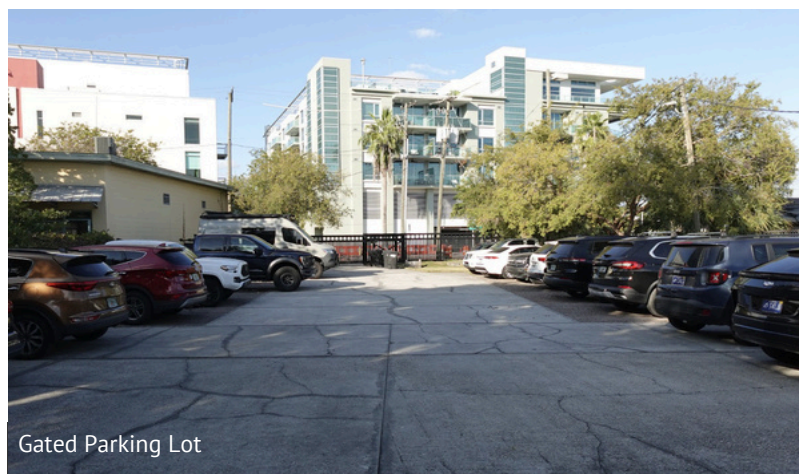
Two Private Restrooms



Kitchenette / Break Room



Private offices



Gated Parking Lot



# Digital Renderings



Current Buildout of Main Office Space



Digitally Rendered Shell Space

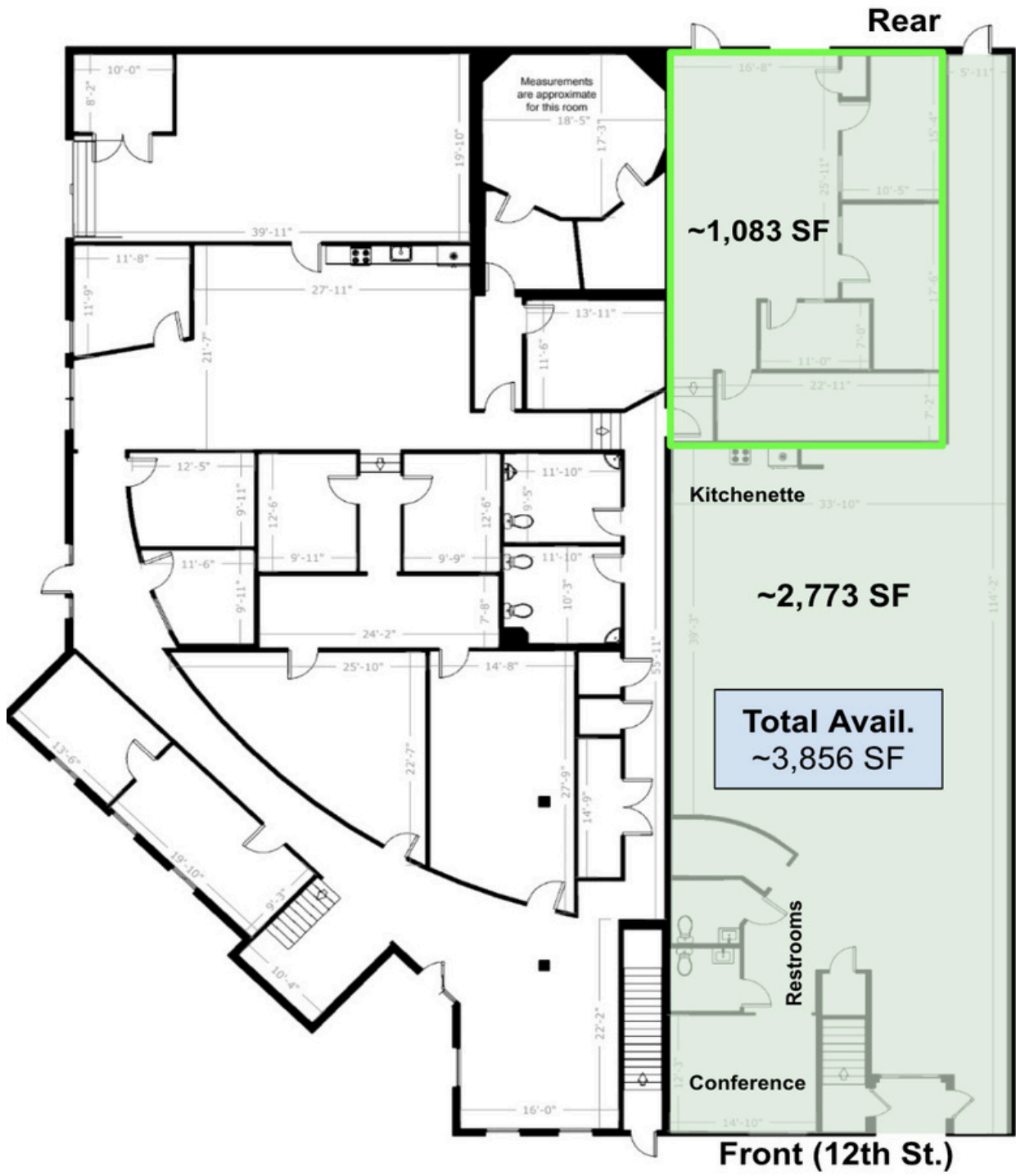


Current Back Patio / Yard Space



Digitally Rendered Patio / Yard Space

# Floorplan





# Potential Uses



## HIGHLIGHTED POTENTIAL USES

### Office:

Architecture, Design, Photo/Video, Boutique co-working space

### Wellness / Personal Care:

"Boutique Fitness" - Pilates, Yoga, dance, personal training

Massage therapy, Chiropractor, Counseling/Therapy

Medspa or Non-Invasive Skincare Clinic

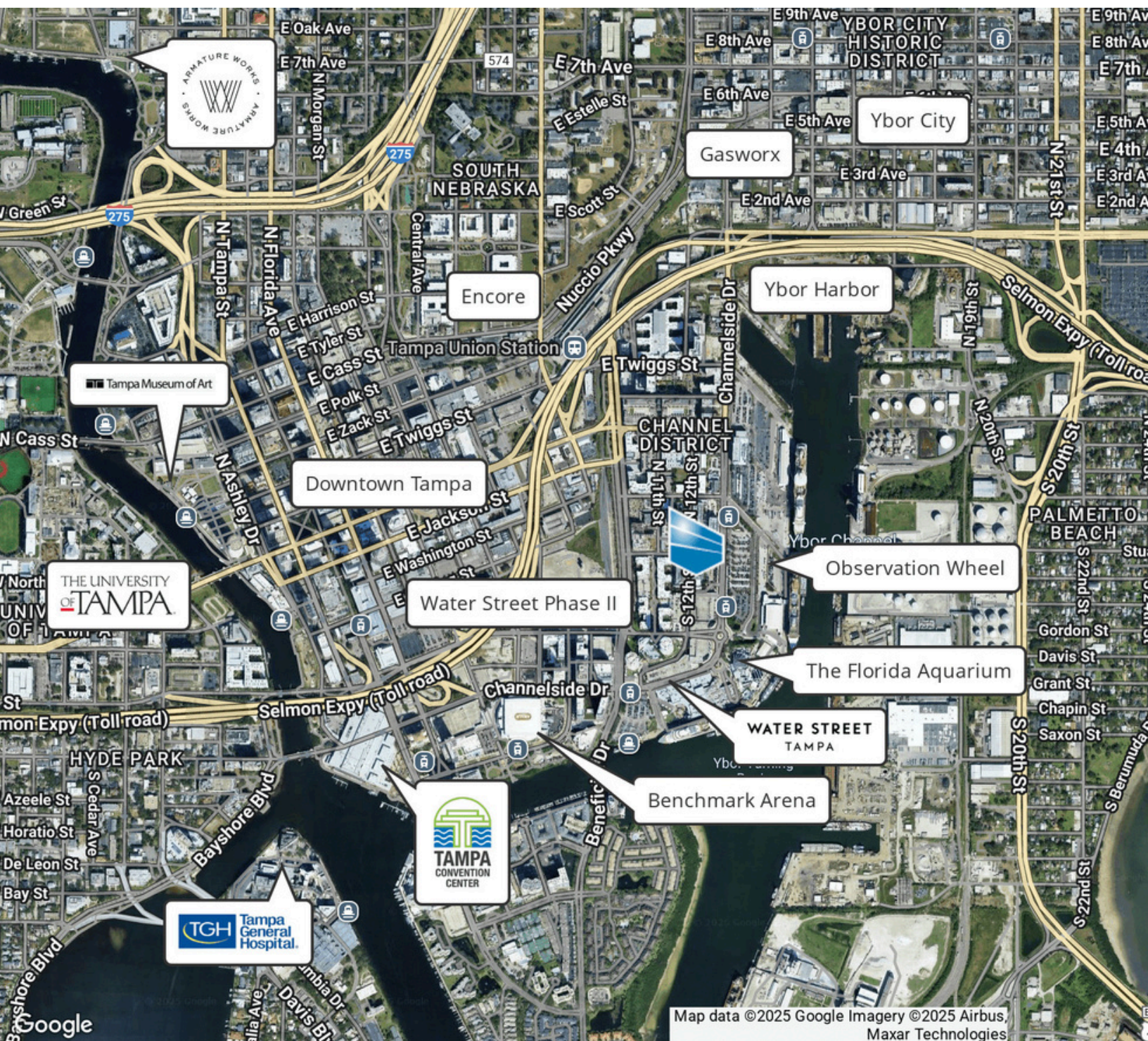
### Artistic / Community Use:

Artist Collective or Shared Studio Space

Gallery / Workshop hybrid

Framing or Printmaking Studio / Class Based Art





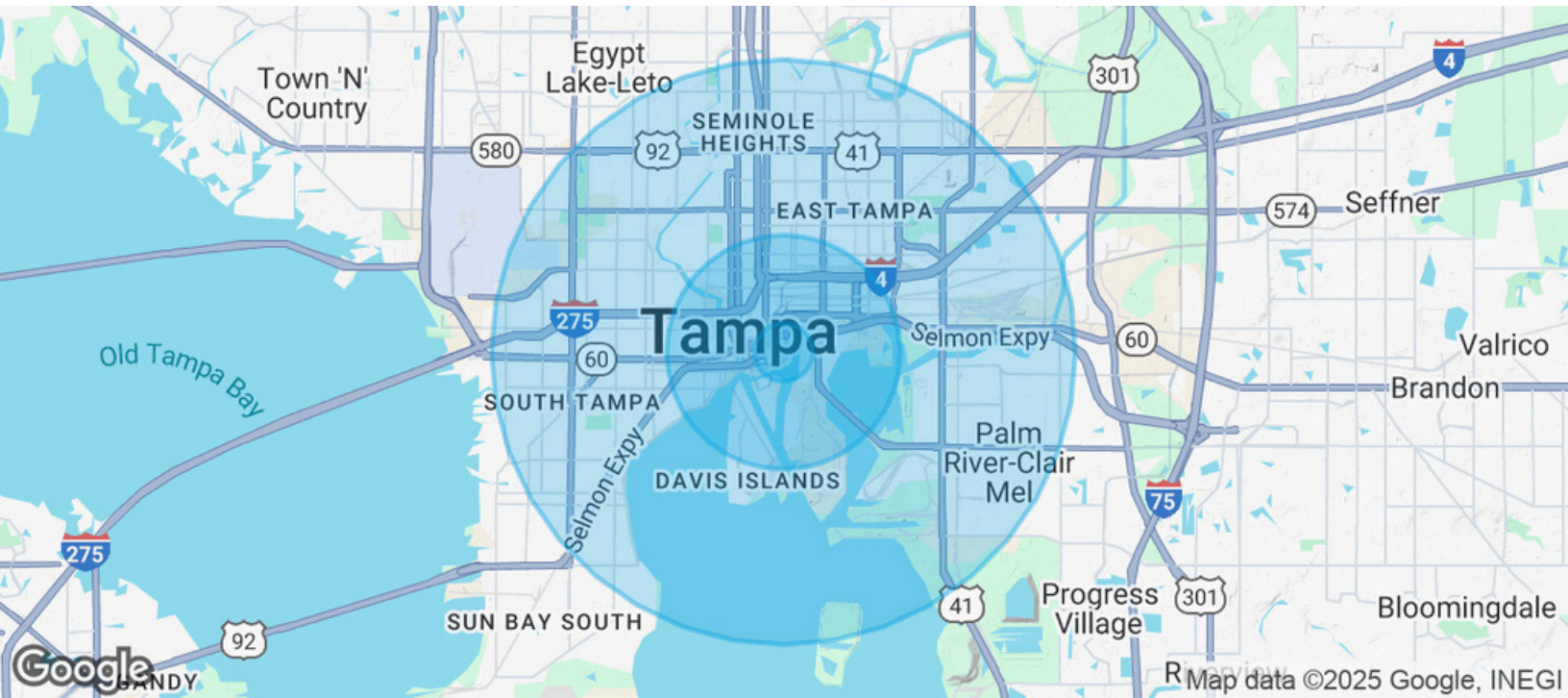


# Key Area Retail Map





# Demographics Map & Report



POPULATION	0.5 MILES	2 MILES	5 MILES
Total Population	5,366	52,369	236,012
Average Age	38	38	40
Average Age (Male)	38	38	39
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	0.5 MILES	2 MILES	5 MILES
Total Households #	3,363	24,100	98,548
of Persons per HH	1.6	2.2	2.4
Average HH Income	\$136,131	\$108,428	\$103,104
Average House Value	\$623,740	\$530,473	\$501,659

Demographics data derived from AlphaMap



# Advisor Bio: Carter Henderson



## CARTER HENDERSON

Senior Associate

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## PROFESSIONAL BACKGROUND

A Tampa native and 4th generation Tampeño, Carter Henderson excels as ROI Commercial Property Brokerage's senior associate with a focus on the office and retail sectors of the commercial market.

Carter's past experience includes 12 years in the Information Technology field with a focus on business growth and customer service. After graduating from the University of Georgia, Carter lived in Washington D.C for seven years, where he worked for Jim Davis, Florida's 11th Congressional District before moving to IT and working four years at software company Blackboard Inc. Carter was a co-founder and past president of the Gasparilla Music Festival and is currently a member of the Tampa Theatre Board of Directors. Carter's experience in the Tampa Bay market and his awareness of emerging areas allow him to serve his clients with a knowledge base that cannot be matched.

## EDUCATION

BA, University of Georgia

## MEMBERSHIPS

Member, Propeller Club of Tampa Bay: An international network dedicated to the promotion of the maritime industry, commerce and global trade

Member, ICSC: International Council of Shopping Centers

Member, SWAMP Mountain Bike Club of Tampa Bay

Board Member, Tampa Theatre

Advisory Board Member and Co-Founder: Gasparilla Music Festival

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