

DEVELOPMENT ON SIGNALLED INTERSECTION IN TAMPA HEIGHTS.



PRIME LOCATION FOR RETAIL, MEDICAL, AND MIXED-USE OPPORTUNITIES.

622 W. Dr MLK JR Blvd | Tampa, FL 33603

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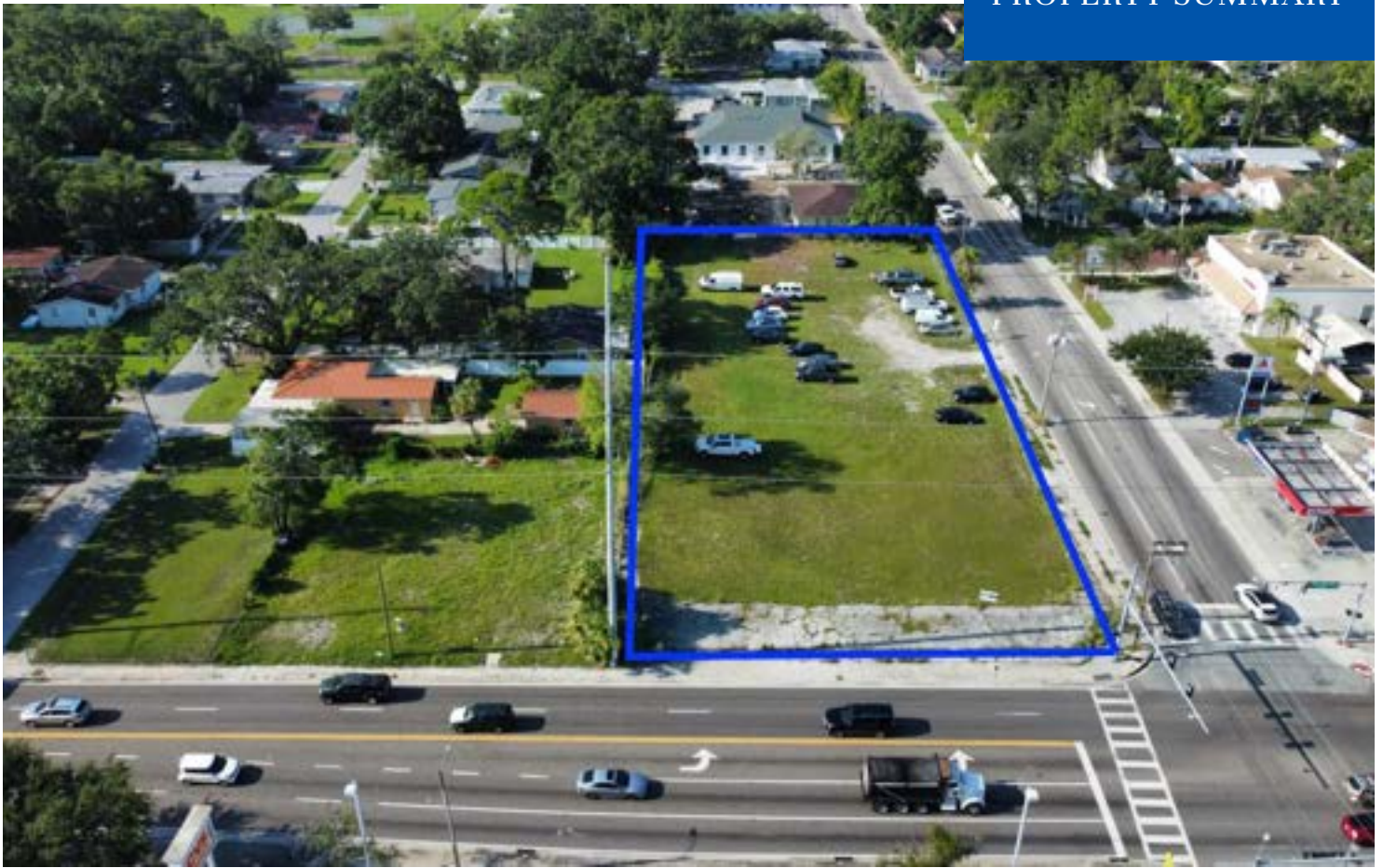
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gulf Atlantic Real Estate in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY DESCRIPTION

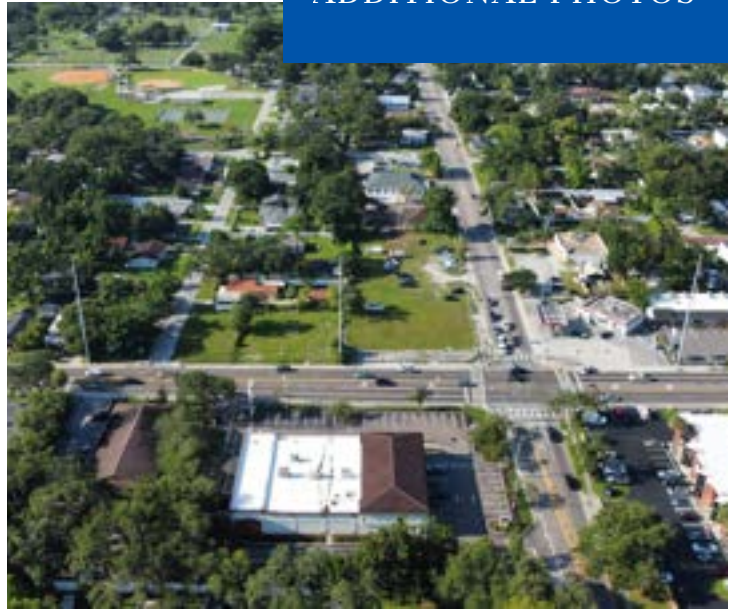
Explore an exceptional 41,622 SF land opportunity at a highly visible, signalized hard corner on Dr. Martin Luther King Jr. Boulevard in Tampa. Ideally situated just minutes from Armature Works and in the heart of the thriving Tampa Heights community, this prime location offers immense potential. Zoned Commercial General (CG) and with future land use permitting mixed-use development, the property provides remarkable flexibility for retail, office, medical. Strategically positioned across from CVS Pharmacy and near BayCare St. Joseph's Hospital, this site is perfectly suited for a Class A medical office development, meeting the surging demand for state-of-the-art medical spaces in the area.

PROPERTY HIGHLIGHTS

- **Signalized Intersection:** Strategically located at a hard-signalized intersection, ensuring high visibility and ease of access.
- **Average Annual Traffic Data (AATD):** 33,000 vehicles, highlighting significant daily traffic flow.
- Conveniently located just 3/4 mile from the I-275 on/off ramp.
- Zoning CG
- **Future Land Use:** Designated as Community Mixed Use-35 under the Tampa Comprehensive Plan. This land use category permits a balanced mix of residential, commercial, and other developments, with an emphasis on neighborhood-scale growth and functionality.

Sale Price:	\$2,700,000.00
Lot Size:	41,622 SF/ .95 Acre +-
Zoning	CG
Price Per Sq Ft	\$65

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,445	64,653	125,042
Total Population	14,382	152,061	303,188
Average HH Income	\$94,765	\$80,522	\$87,881





What's in My Community?

Places that make your life richer and community better

622 W Dr Martin Luther King Jr Blvd, Tampa, Florida, 33603
5 minute drive



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri



What's in My Community?

Places that make your life richer and community better

622 W Dr Martin Luther King Jr Blvd, Tampa, Florida, 33603
10 minute drive



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What's in My Community?

Places that make your life richer and community better

622 W Dr Martin Luther King Jr Blvd, Tampa, Florida, 33603
15 minute drive



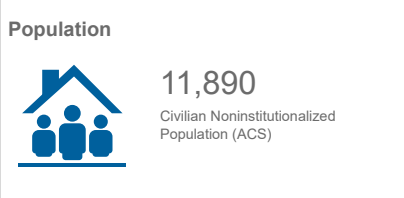
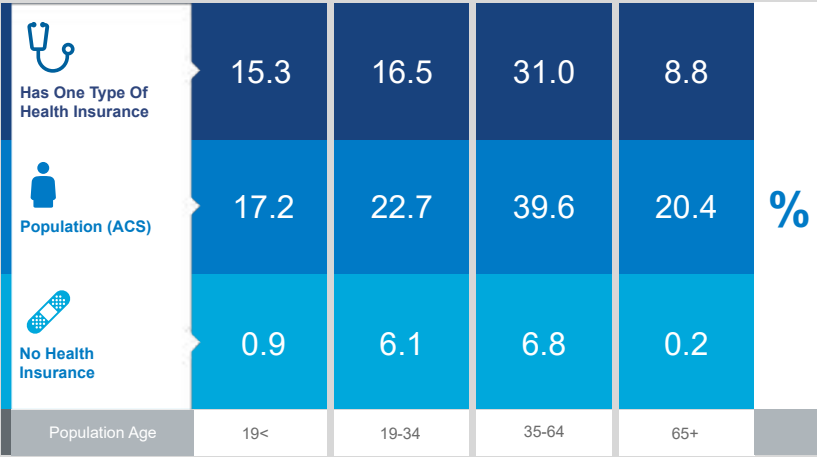
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Health Care & Insurance

22 W Dr Martin Luther King Jr Blvd, Tampa, Florida, 33607
Ring: 1 mile radius

This infographic provides a set of key demographic and health care indicators. [Learn more about this data.](#)



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Source: This infographic contains data provided by ACS (2018-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).
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Exercise (Percent of Adults)

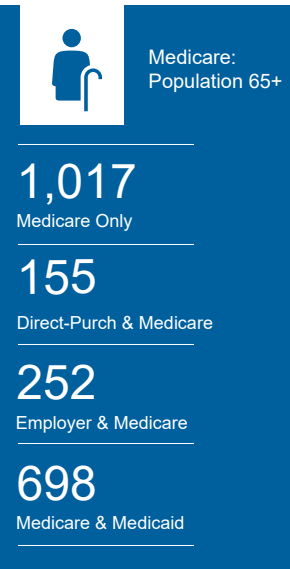


45.6%
Exercise at home 2+ times per week

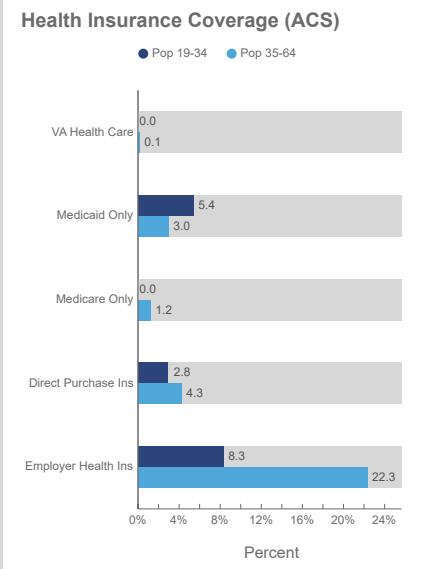


10.6%
Exercise at club 2+ times per week

Health Care Expenditure



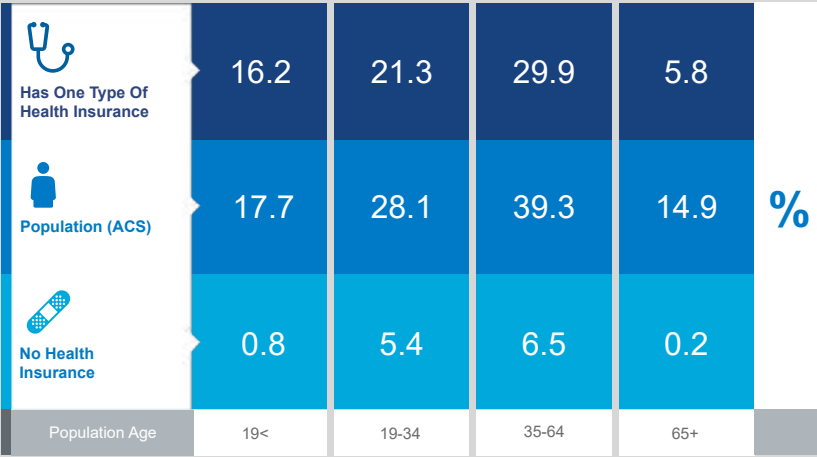
Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$762.0
Medicare Payments	\$722.1
Physician Services	\$179.5
Dental Services	\$299.5
Eyecare Services	\$55.0
Lab Tests/X-rays	\$47.2
Hospital Room & Hospital Service	\$160.7
Convalescent/Nursing Home Care	\$22.4



Health Care & Insurance

22 W Dr Martin Luther King Jr Blvd, Tampa, Florida, 33607
Ring: 3 mile radius

This infographic provides a set of key demographic and health care indicators. [Learn more about this data.](#)



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Exercise (Percent of Adults)

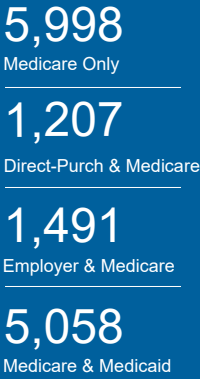
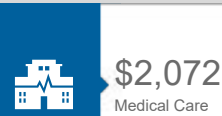


47.3%
Exercise at home 2+ times per week



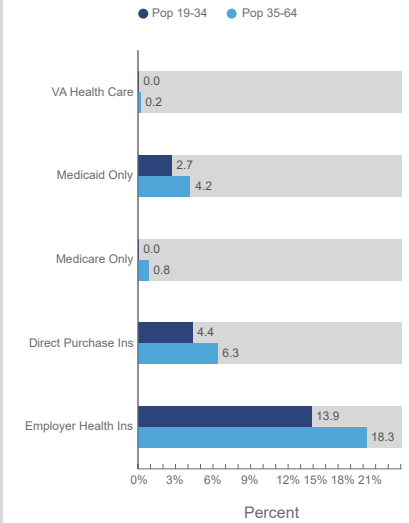
12.5%
Exercise at club 2+ times per week

Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,028.7
Medicare Payments	\$884.4
Physician Services	\$252.7
Dental Services	\$389.4
Eyecare Services	\$72.1
Lab Tests/X-rays	\$65.4
Hospital Room & Hospital Service	\$223.0
Convalescent/Nursing Home Care	\$28.4

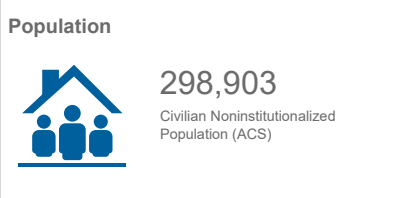
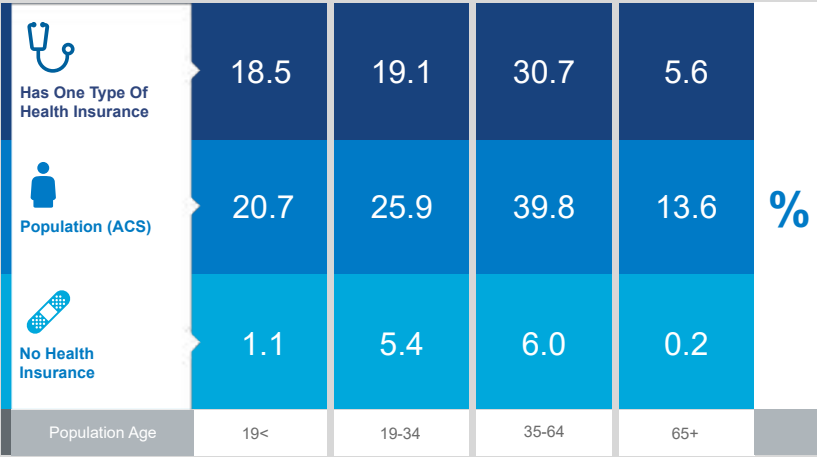
Health Insurance Coverage (ACS)



Health Care & Insurance

22 W Dr Martin Luther King Jr Blvd, Tampa, Florida, 33607
Ring: 5 mile radius

This infographic provides a set of key demographic and health care indicators. [Learn more about this data.](#)



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Exercise (Percent of Adults)



47.9%

Exercise at home 2+ times per week



12.6%

Exercise at club 2+ times per week

Health Care Expenditure



\$4,614

Annual Health Insurance Expenditures



\$2,467

Medical Care



Medicare: Population 65+

15,420

Medicare Only

3,744

Direct-Purch & Medicare

3,948

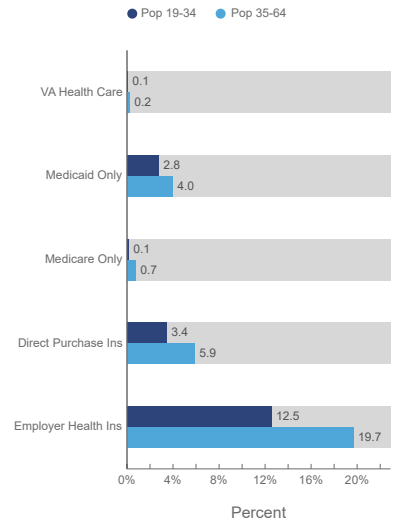
Employer & Medicare

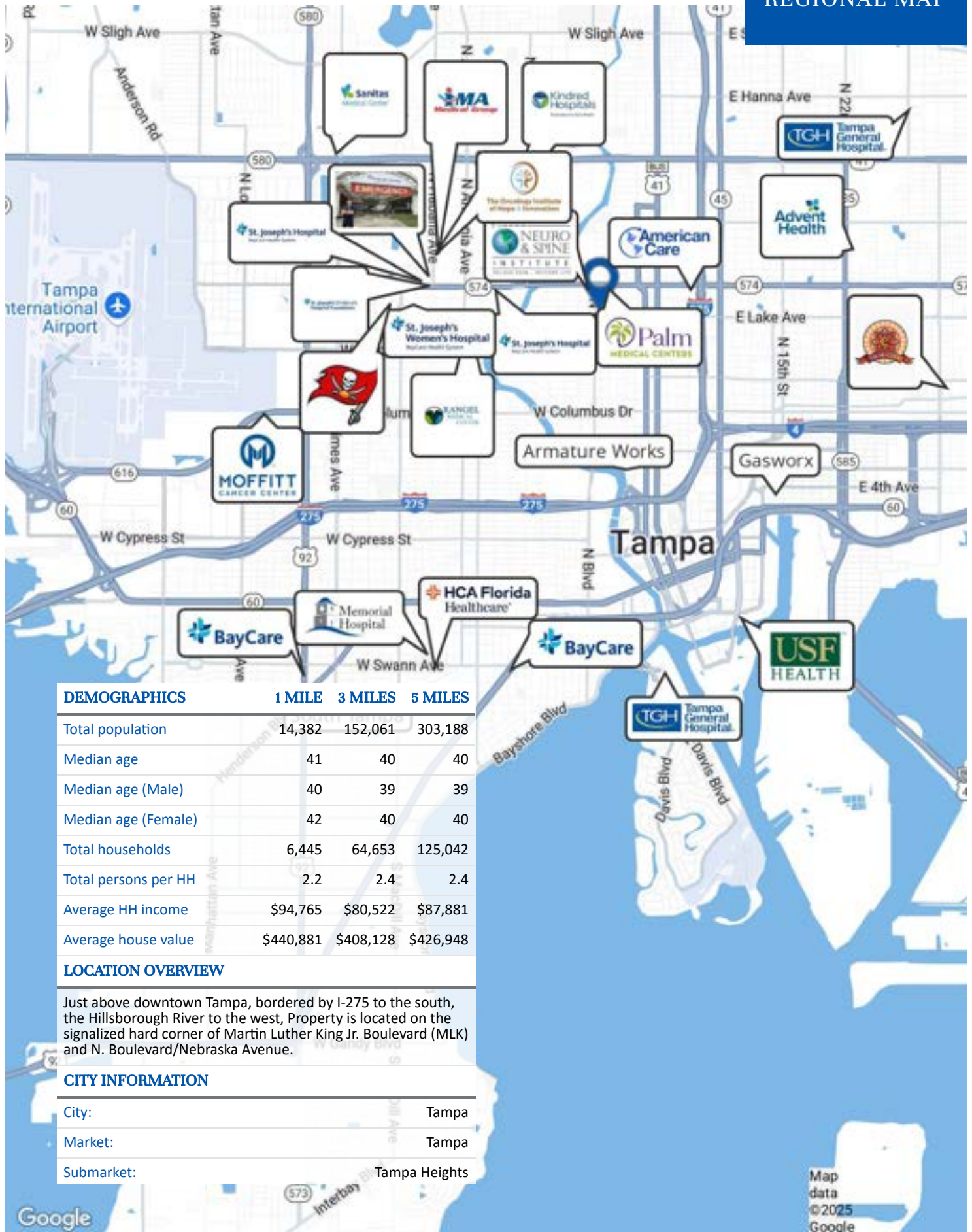
9,357

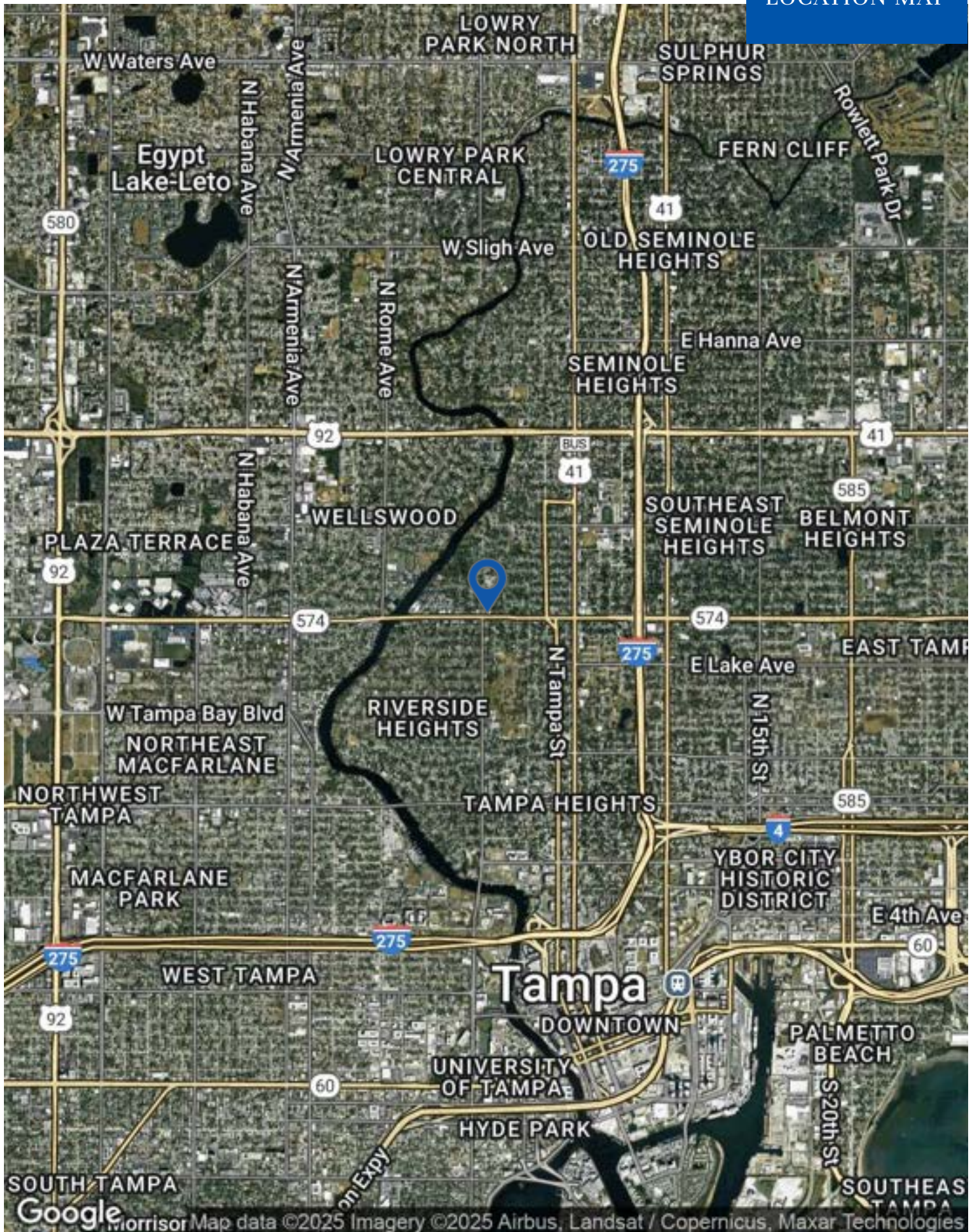
Medicare & Medicaid

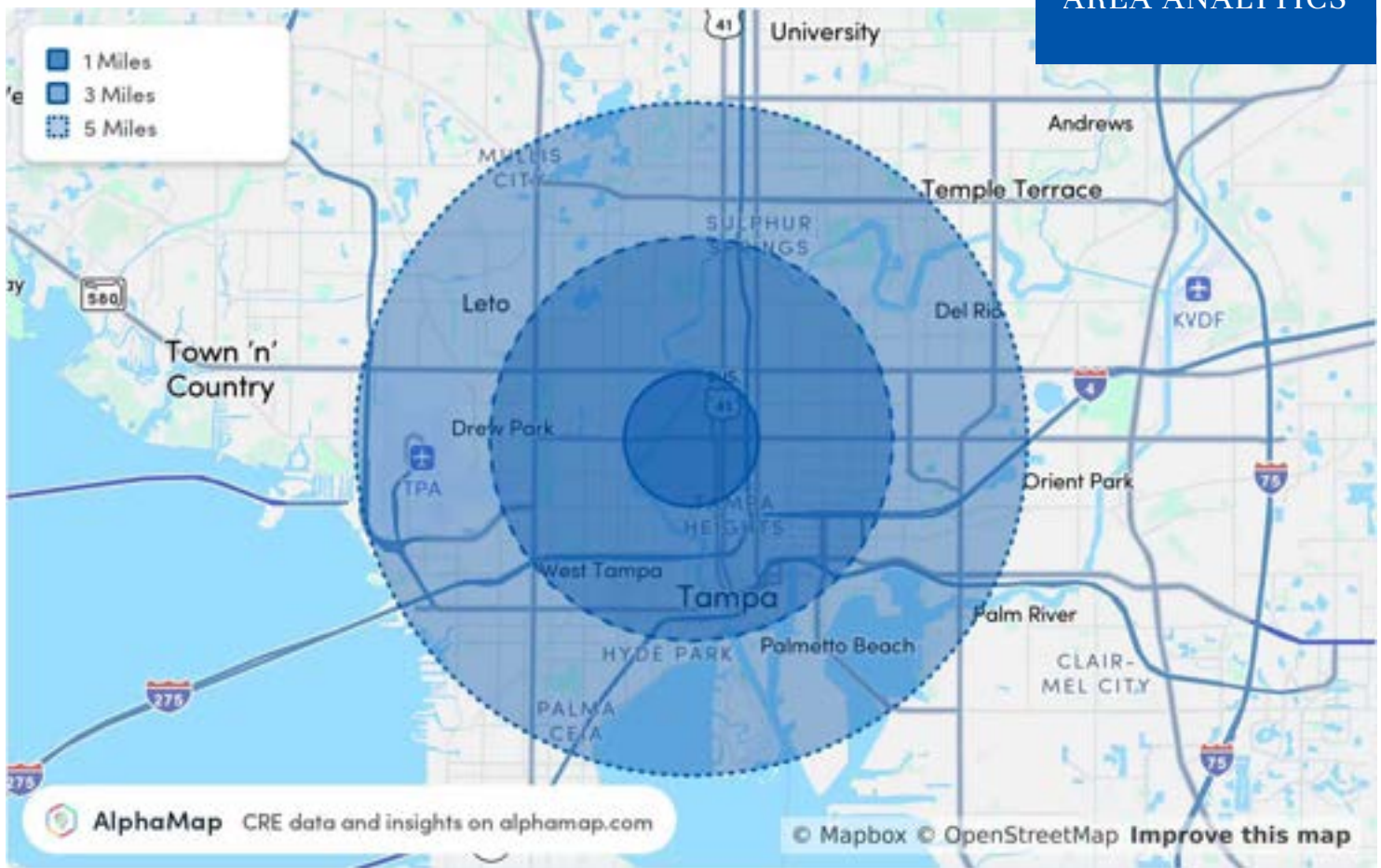
Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,230.3
Medicare Payments	\$1,042.3
Physician Services	\$300.7
Dental Services	\$464.7
Eyecare Services	\$85.9
Lab Tests/X-rays	\$77.8
Hospital Room & Hospital Service	\$261.8
Convalescent/Nursing Home Care	\$36.2

Health Insurance Coverage (ACS)









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,382	152,061	303,188
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	40	40
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,445	64,653	125,042
Persons per HH	2.2	2.4	2.4
Average HH Income	\$94,765	\$80,522	\$87,881
Average House Value	\$440,881	\$408,128	\$426,948
Per Capita Income	\$43,075	\$33,550	\$36,617

Map and demographics data derived from AlphaMap

**AUSTIN PENNINGTON**

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Direct: **813.629.0997****PROFESSIONAL BACKGROUND****ABOUT THE ADVISOR**

Austin Pennington President & Broker, Gulf Atlantic Real Estate

Austin Pennington is the Founder and Principal Broker of Gulf Atlantic Real Estate, a Florida-based commercial brokerage firm specializing in the sale of high-performing and high-potential assets across the Southeast. With over 15 years of experience in real estate, insurance, and finance, Austin brings a strategic, data-driven approach to every transaction.

His advisory focus spans a wide range of property types—including Development Land, Multifamily, Industrial, Retail, Office, Storage, and Hospitality assets. Gulf Atlantic is particularly known for maximizing value in complex or transitional deals.

Austin leads every assignment with a singular commitment: to overdeliver. Whether working with private owners, developers, or institutional investors, his mission is to exceed expectations through unmatched market knowledge, precision execution, and high-touch service.

His extensive network of buyers, operators, lenders, and local decision-makers—combined with hands-on experience navigating zoning, entitlements, and capital markets—positions him as a key asset for clients seeking top-tier results in Florida’s dynamic commercial landscape.

PROFESSIONAL AFFILIATIONS

National Association of Realtors (NAR)

NAIOP – Commercial Real Estate Development Association

CCIM Institute – Florida Chapter

Urban Land Institute (ULI)

Real Estate Investment Council (REIC)

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