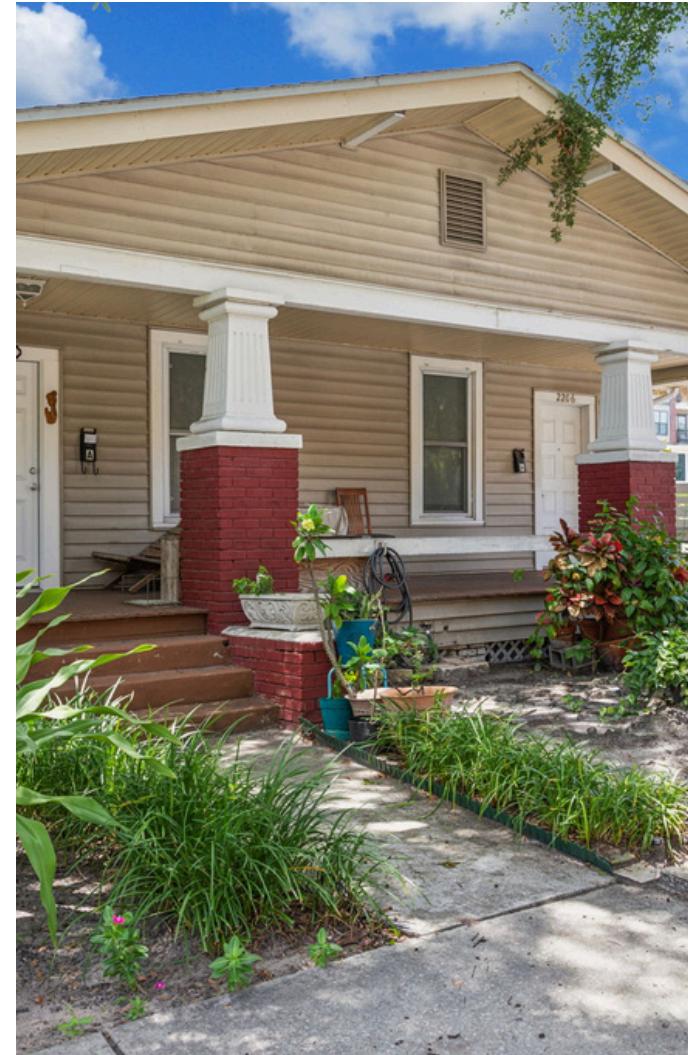


OFFERING MEMORANDUM

South Tampa - 3 Portfolio Sale

Price Negotiable



Presented by:

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Broker

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EXECUTIVE SUMMARY

South Tampa - 3 Portfolio Sale

Investment Overview

Doyle & McGrath Real Estate is pleased to present a portfolio of 3 properties for sale in South Tampa, Florida.

- **Royal Palace - Thai Restaurant**

- 811 S Howard Ave, Tampa, FL 33606

- **Duplex**

- 2206 W Bristol Ave, Tampa, FL 33606
- Immediate proximity to Royal Palace and could be razed to become a parking lot serving the redeveloped restaurant

- **Noho Junction - Bar/Restaurant**

- 1500 W Cass St, Tampa, FL 33606
- 4 COP License - currently closed



Area Overview

Located in the heart of the busy SoHo district, one of South Tampa's most popular restaurant and entertainment destinations with outstanding demographics and plentiful shopping. The SoHo/Hyde Park area is a historic neighborhood and district. The area includes six city blocks of local shops, restaurants, and indie brands, as well as top brand names. The area boasts a thriving environment with a constant influx of foot and car traffic, making it an ideal space for a restaurant. Located in the Tampa-St. Petersburg Metro Area with a population of 2.9 million residents. Easy access to Selmon Expressway, W Kennedy Blvd (SR 60), Bayshore Blvd, Dale Mabry, and I-275. Just minutes to Westshore Business District, Downton Tampa, and adjacent to the University of Tampa.



Noho Junction - Bar/Restaurant

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EXECUTIVE SUMMARY

811 S Howard Ave

Tampa, Florida 33606

Investment Highlights

- Thai Restaurant
- Tampa MSA (2.9 million residents) - 2nd largest MSA in Florida



Property Features:

2,296 Square Feet	
Year Built:	1949
Construction:	Concrete Block
Parking Spaces:	17
Parking Ratio:	9.37 per 1,000sf



PROPERTY PHOTOS

811 S Howard Ave
Tampa, Florida 33606



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EXECUTIVE SUMMARY

2206 W Bristol Ave
Tampa, Florida 33606

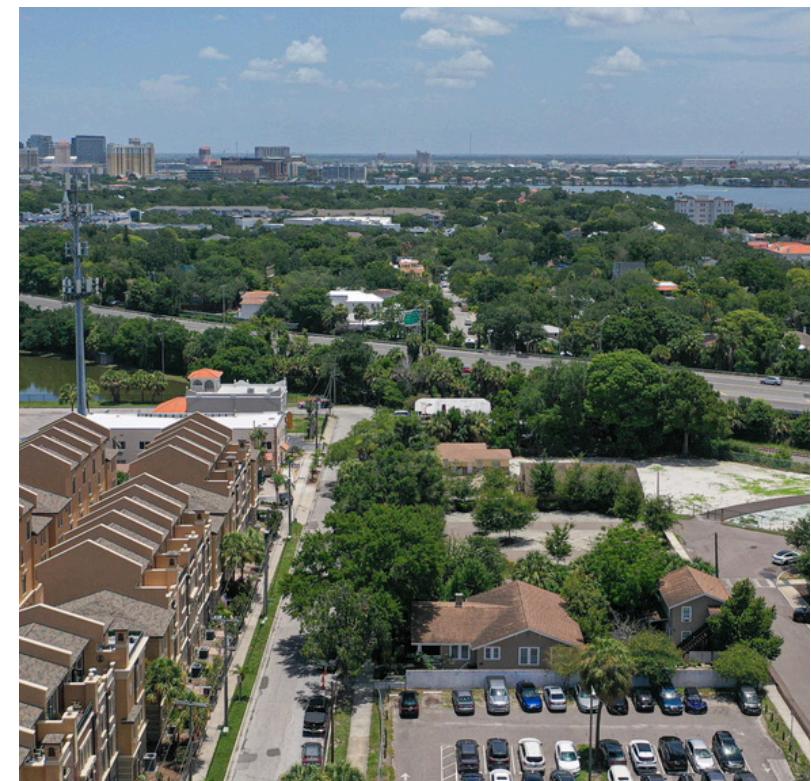
Investment Highlights

- Immediate proximity to Royal Palace and could be razed to become a parking lot serving the redeveloped restaurant



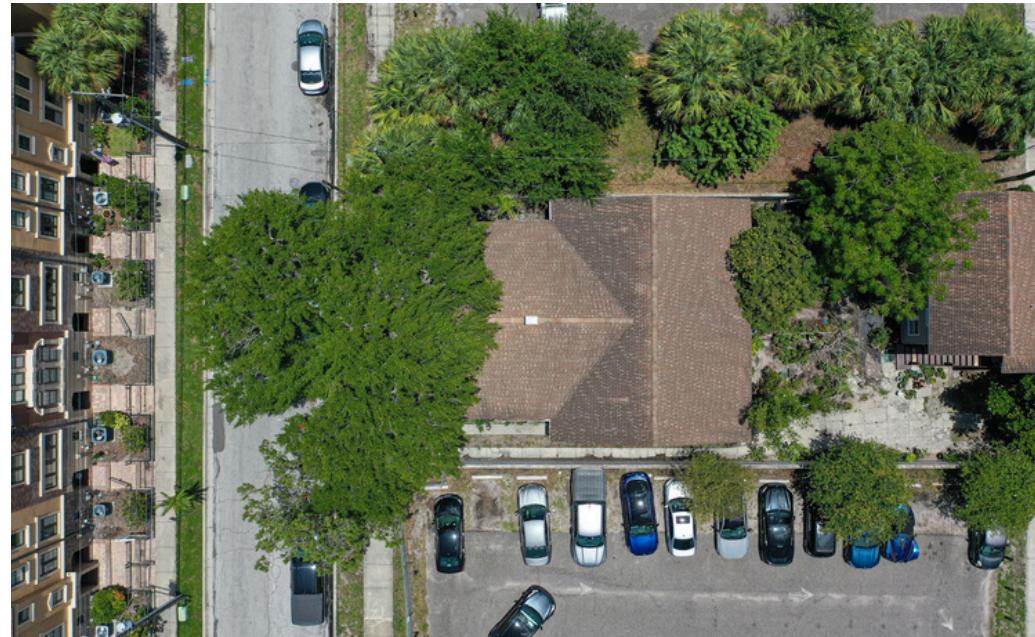
Property Features:

2 Unit Duplex	
Year Built:	1919
Construction:	Wood Frame
Stories:	2
Unit 1:	1,664 Square Feet 2 Beds, 1 Bath
Unit 2:	960 Square Feet 1 Bed, 1 Bath



PROPERTY PHOTOS

2206 W Bristol Ave
Tampa, Florida 33606



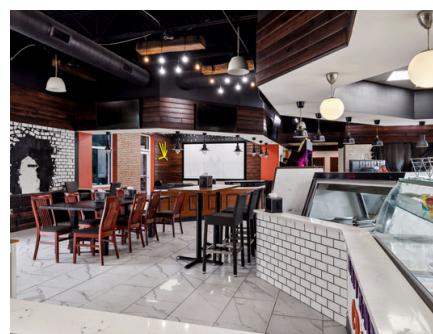
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EXECUTIVE SUMMARY

1500 W Cass St
Tampa, Florida 33606

Investment Highlights

- 4 COP License - currently closed



Property Features:

3,936 Square Feet

Year Built:

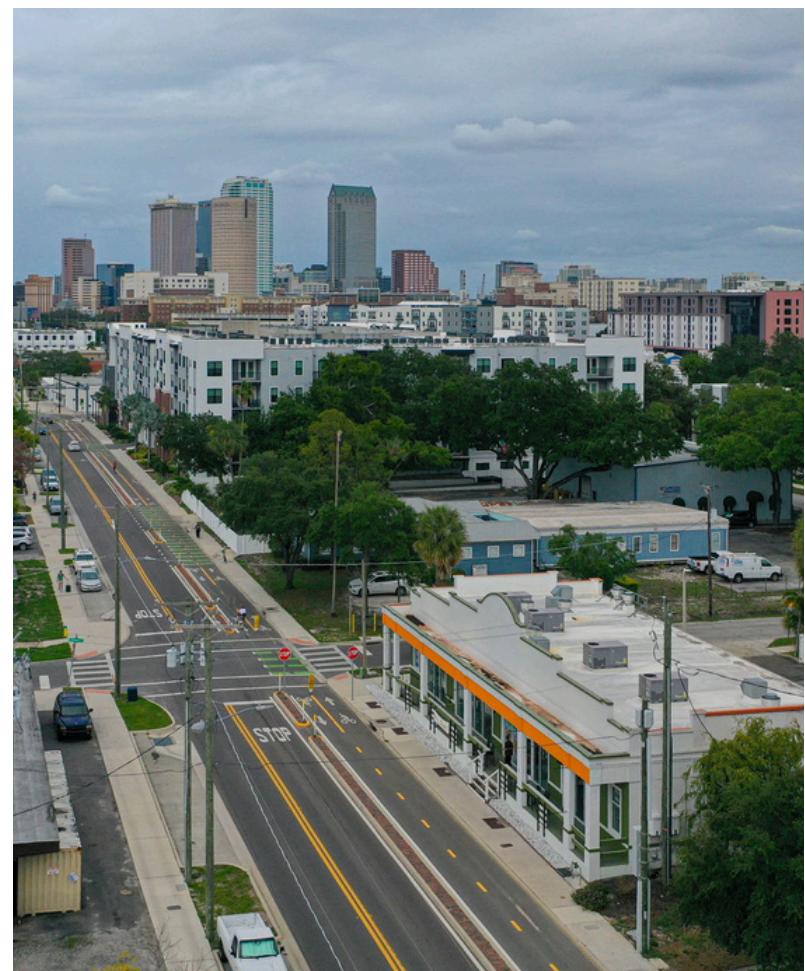
2017

Construction:

Concrete Block

Parking Spaces:

14

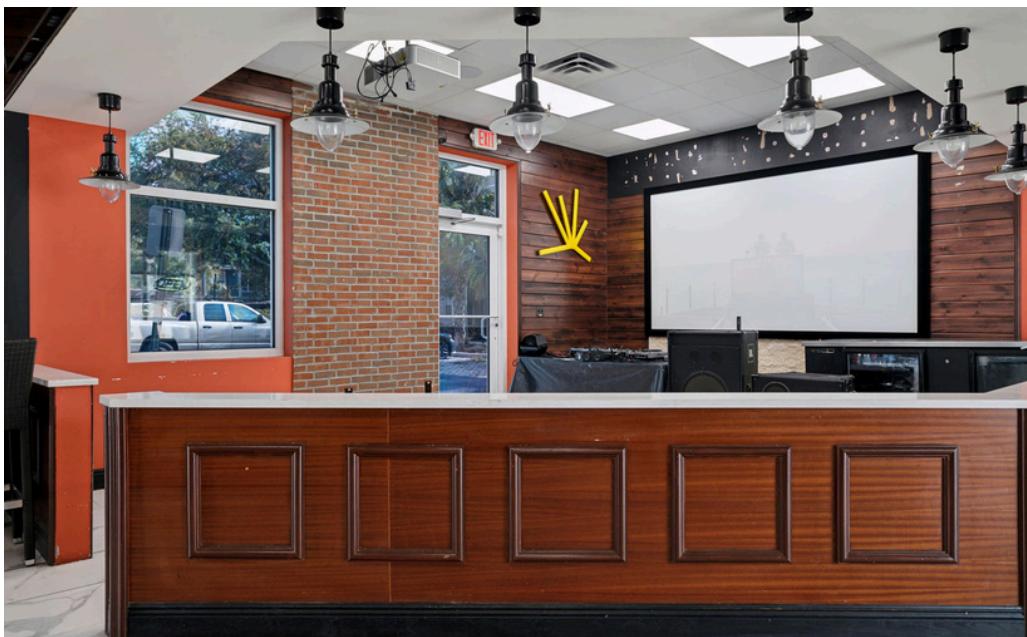


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PROPERTY PHOTOS

1500 W Cass St

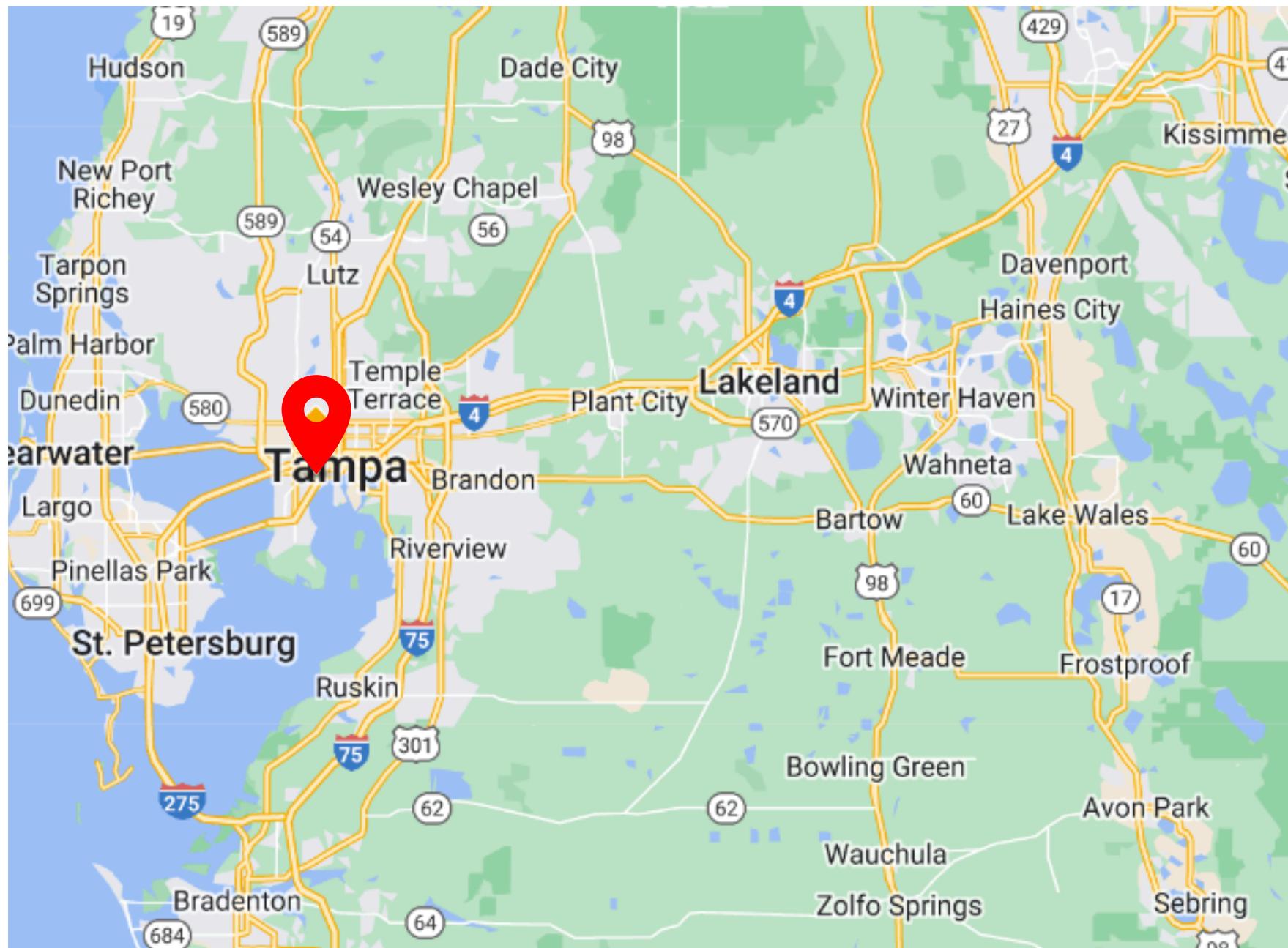
Tampa, Florida 33606



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REGIONAL MAP

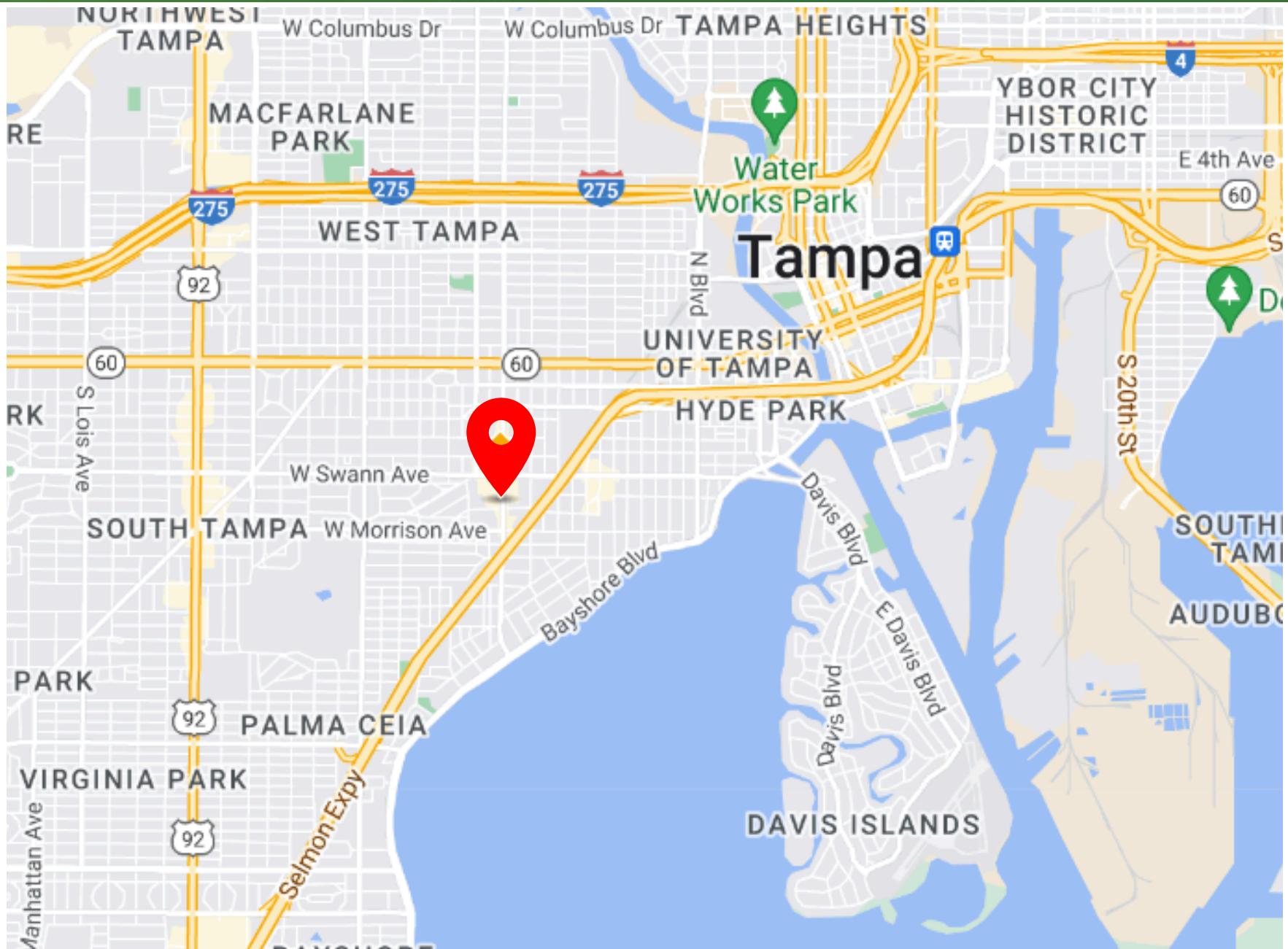
South Tampa - 3 Portfolio Sale



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REGIONAL MAP

South Tampa - 3 Portfolio Sale



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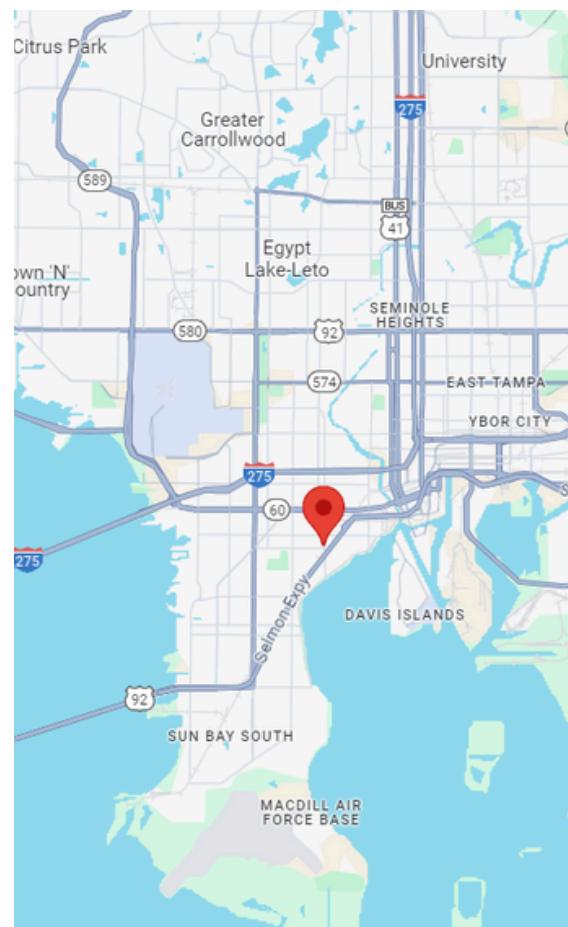
DEMOGRAPHICS

South Tampa - 3 Portfolio Sale

Demographic Summary

SoHo/Hyde Park

South Tampa Submarket
Tampa, FL 33606



	1 Mile	3 Miles	5 Miles
Population			
2023 Population	16,512	119,779	226,726
2028 Population Projection	19,838	121,554	229,043
Pop Growth 2023-2028	0.2%	0.3%	0.2%
Median Age	39.6	40.1	39.7
Households			
2023 Households	9,928	54,188	98,292
2028 Households	10,002	55,099	99,387
Average Household Income	\$ 140,454	\$ 114,969	\$ 96,479
Median Household Income	\$ 106,193	\$ 81,316	\$ 63,598
Average Household Size	1.9	2.1	2.2
Daytime Employees	13,182	125,833	205,875
Housing			
Median Home Value	\$ 496,224	\$ 414,514	\$ 323,128
Median Year Built	1968	1973	1970

Traffic Counts

Collection Street	Cross Street	Traffic Volume	Distance
S Howard Ave	W Inman Ave S	12,835	0.07 mi
S Howard Ave	W Jetton Ave S	10,237	0.15 mi
W Cass St	N Willow Ave	3,275	0.10 mi
W Cass St	N Rome Ave E	3,137	0.15 mi

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