

# OFFERING MEMORANDUM

## South Tampa – 3 Portfolio Sale

Price Negotiable



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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, Downtown Tampa, and adjacent to the University of Tampa.



**Noho Junction - Bar/Restaurant**



# EXECUTIVE SUMMARY

811 S Howard Ave  
Tampa, Florida 33606

## Investment Highlights

- Thai Restuarant
- 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





# 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





# EXECUTIVE SUMMARY

1500 W Cass St  
Tampa, Florida 33606

## Investment Highlights

- 4 COP License - currently closed



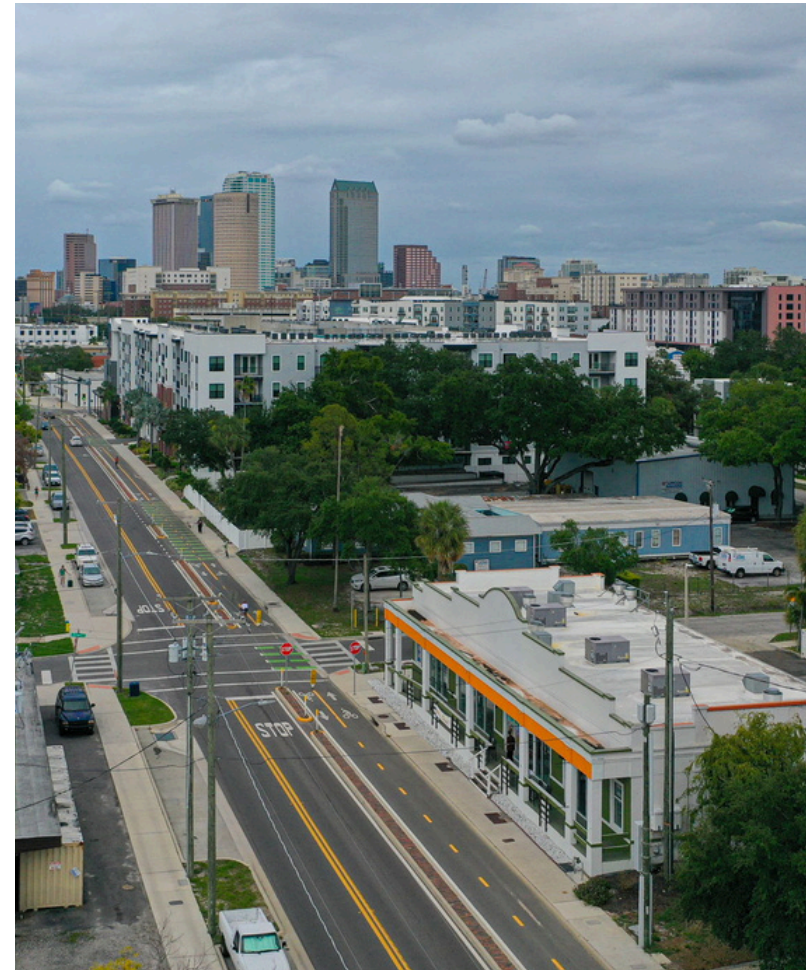
## Property Features:

3,936 Square Feet

Year Built: 2017

Construction: Concrete Block

Parking Spaces: 14



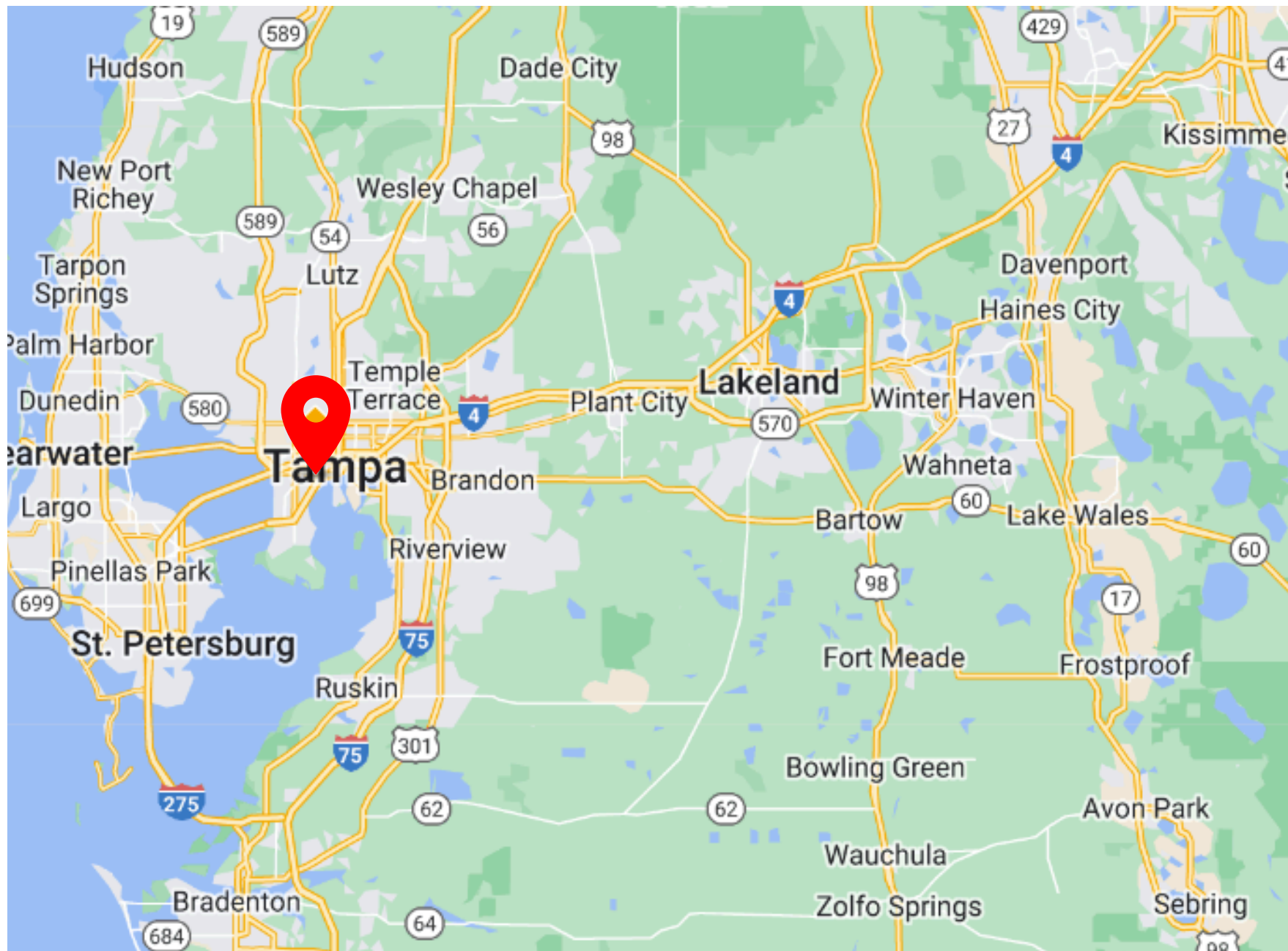


# PROPERTY PHOTOS

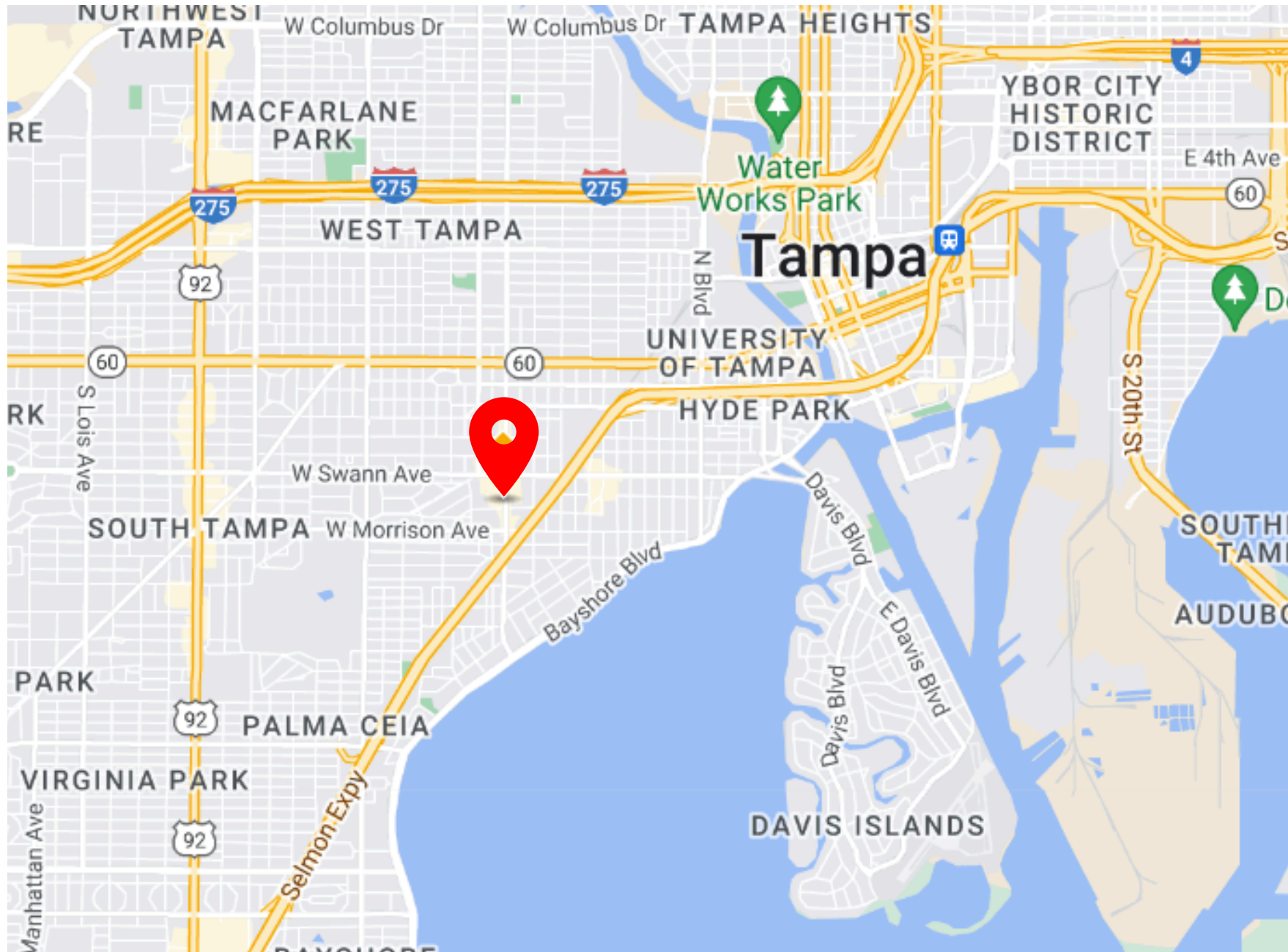
1500 W Cass St  
Tampa, Florida 33606













# DEMOGRAPHICS

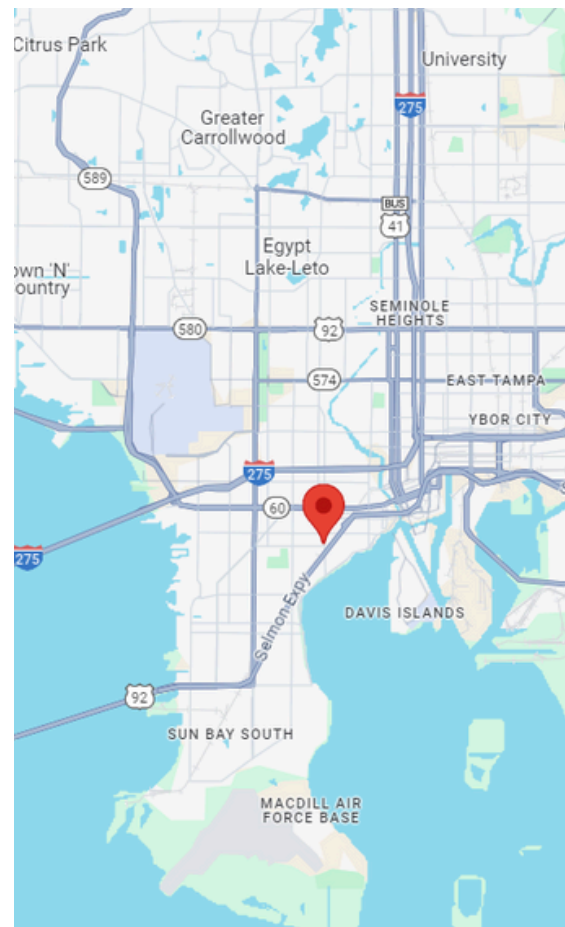
# South Tampa - 3 Portfolio Sale

## Demographic Summary

### SoHo/Hyde Park

South Tampa Submarket

Tampa, FL 33606



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
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
<b>Households</b>			
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
<b>Housing</b>			
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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