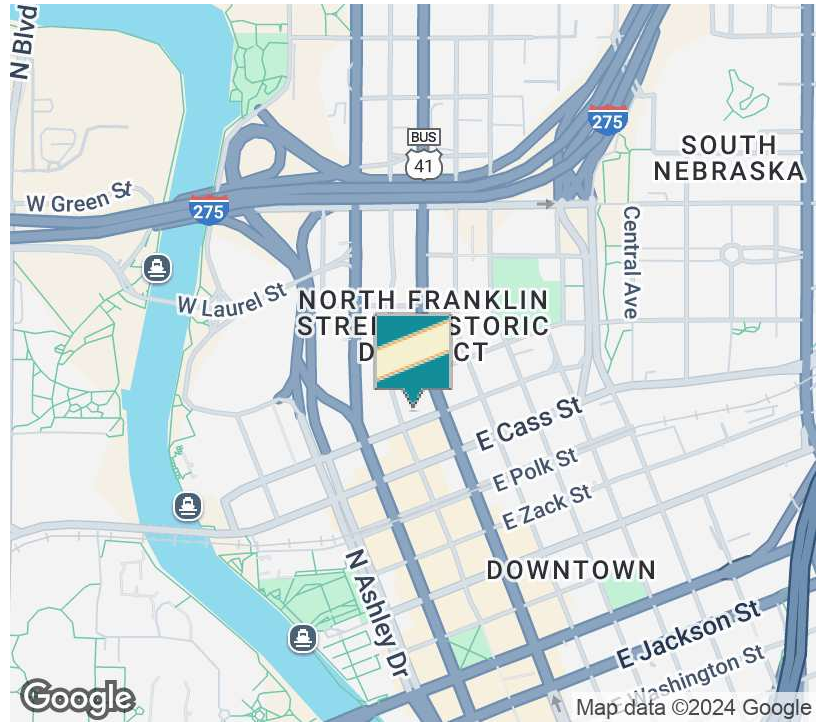
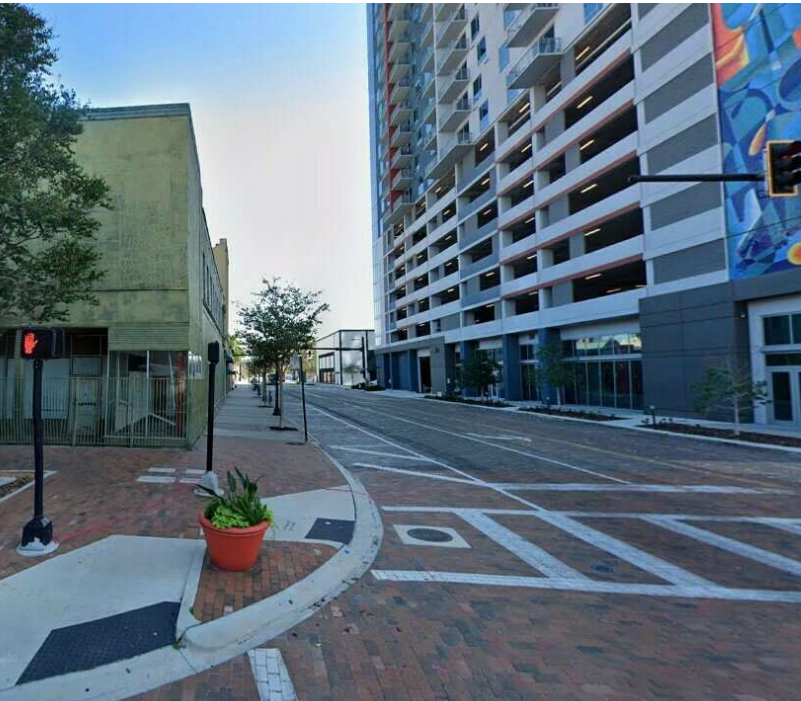




PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

FRANKLIN ST. REDEVELOPMENT SITE- NO FAR RESTRICTION



OFFERING SUMMARY

Sale Or Ground Lease Price:	Negotiable
Current Building SF:	Currently 9,684 SF (2 Stories) with ability to build Medium to High rise
Lot Size:	0.13 Acres
Zoning:	CBD-1 (No FAR restriction)
Market:	Downtown Tampa
Submarket:	Tampa Bay
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

Prime Redevelopment Opportunity in Downtown Tampa! Current zoning allows for Medium to High-Rise Development.

Located on historic Franklin Street at 1001 N. Franklin St. in the heart of downtown Tampa, this retail building site offers an exceptional redevelopment opportunity, ideal for buyers/investors/developers looking to capitalize on the growth and dynamism in an OPPORTUNITY ZONE in Tampa's urban core. The property is surrounded by a vibrant business environment, including financial institutions, digital/marketing agencies, and professional organizations, ensuring a steady flow of professionals and visitors, as well as an abundance of newer urban living development. Key cultural and recreational attractions such as the Tampa Riverwalk, the Florida Aquarium, and the Tampa Theatre are within walking distance, drawing significant foot traffic. Nearby dining and entertainment hotspots like Sparkman Wharf and Armature Works further enhance the property's appeal. Prominent nearby businesses include Raymond James Financial Inc., IBM, Cisco, Pfizer, Sykes Enterprises Inc, Deloitte, Tech Data Corporation, TECO, Fifth Third bank, Regions Bank, Bank of America, Chase Bank, Truist, Wells Fargo and many more, as well as Michelin Guide restaurants. Neighboring tenants include Starbucks, The Dan, Ebbe (2024 Michelin Star), Tampa Theatre, Duck Weed Urban Market, CW's Gin joint, and Tampa Pizza Company, and Hotel Flor Downtown Tampa, Tapestry Collection by Hilton.

This Prime Downtown location is available for Ground Lease or Purchase.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



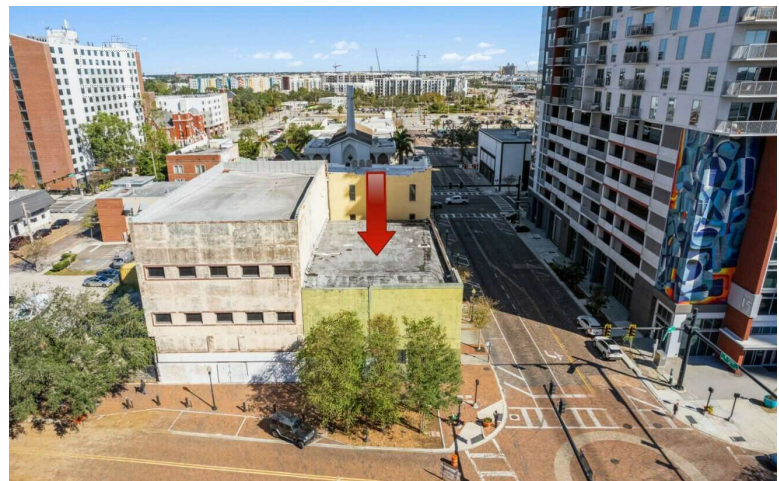
PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Prime Redevelopment Opportunity: Located in busy Downtown Tampa at a signalized intersection, with Opportunity Zone Tax benefits.
- Versatile Development Options: Flexible zoning and building layout for retail, office, or mixed-use redevelopment, with NO FAR RESTRICTION. CURRENT ZONING ALLOWS FOR MEDIUM TO HIGH RISE DEVELOPMENT.
- Vibrant Business Environment: Surrounded by financial institutions, digital marketing agencies, and professional organizations.
- Cultural and Recreational Attractions: Close to Tampa Riverwalk, Florida Aquarium, and Tampa Theatre and high end dining.
- Dining and Entertainment: Near highly desirable Sparkman Wharf and Armature Works.
- Diverse Population: Urban Living with a mix of young professionals, families, and retirees. The .3 mile median household income is approximately \$113,370.
- Nearby Points of Interest: Tampa Museum of Art, Glazer Children's Museum, Curtis Hixon Waterfront Park, and TECO Line Streetcar System.
- High-Traffic Area: Significant pedestrian and vehicular visibility.
- Growth Potential: Rapidly growing downtown area with increasing property values.



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

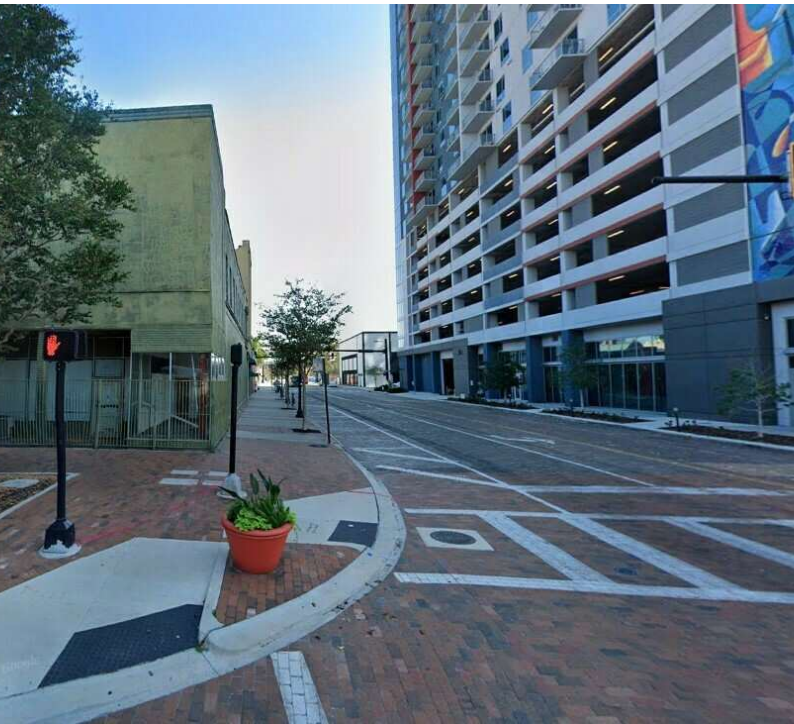
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

PROPERTY DESCRIPTION

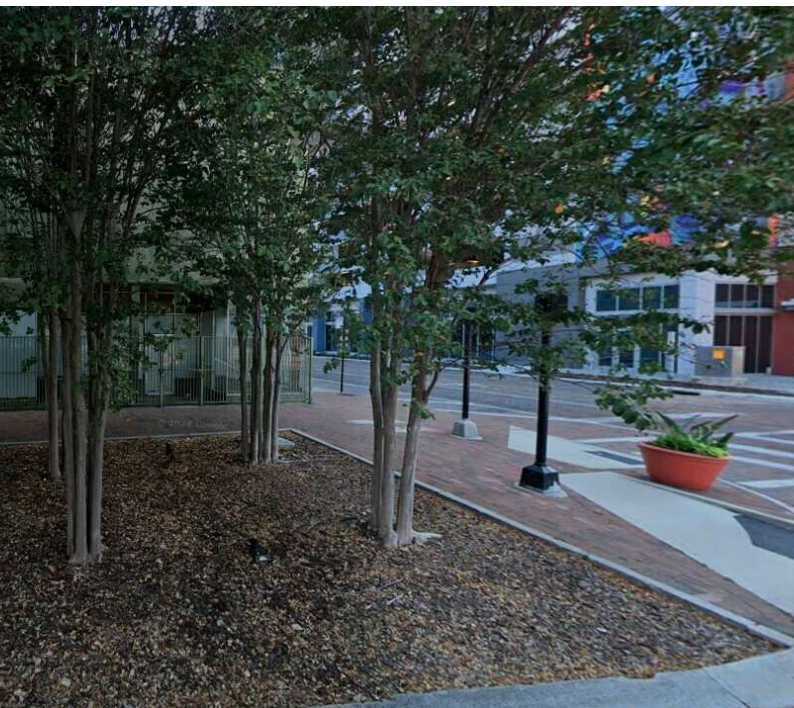


PROPERTY DESCRIPTION

Located at 1001 N. Franklin St. in the heart of downtown Tampa, this retail building offers an exceptional redevelopment opportunity, ideal for buyers/investors/developers looking to capitalize on the growth and dynamism in an OPPORTUNITY ZONE in Tampa's urban core.

Available for Ground Lease or Purchase.

The property is surrounded by a vibrant business environment, including financial institutions, digital/marketing agencies, and professional organizations, ensuring a steady flow of professionals and visitors, as well as an abundance of newer urban living development. Key cultural and recreational attractions such as the Tampa Riverwalk, the Florida Aquarium, and the Tampa Theatre are within walking distance, drawing significant foot traffic. Nearby dining and entertainment hotspots like Sparkman Wharf and Armature Works further enhance the property's appeal. Prominent nearby businesses include Raymond James Financial Inc., IBM, Cisco, Pfizer, Sykes Enterprises Inc, Deloitte, Tech Data Corporation, TECO, Fifth Third bank, Regions Bank, Bank of America, Chase Bank, Truist, Wells Fargo and many more, as well as Michelin Guide restaurants.



CBD-1 Zoning (Central Business District) with NO RESTRICTION ON FAR (and no height restriction set by city of Tampa, only by FAA restrictions). Central business district allows for: high intensity/density high-rise, residential/major office and regional serving commercial developments (intensive and general commercial, service, Office, and residential uses, including apartments and condominiums) Key characteristics: A mixture of Medium and high-rise buildings that create a varied and dramatic skyline WITHIN HEIGHT LIMIT (height restrictions set by FAA). The existing building is not identified as a historic building, and is not limited by any historic renovation or redevelopment requirements. The existing building is 2 stories and is 9,684 SF, located on a 5,460 SF lot. Ability to build a medium to high rise development.

Downtown Tampa boasts a diverse population of young professionals, families, and retirees.

The .3 mile median household income is approximately \$113,370. This reflects the economic vitality and higher income levels typically associated with urban cores. The area is known for its active lifestyle and vibrant community. Points of interest such as the Tampa Museum of Art, Glazer Children's Museum, Curtis Hixon Waterfront Park, and the TECO Line Streetcar System are all nearby, adding to the location's attractiveness.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

PROPERTY DESCRIPTION CONT'D

PROPERTY DESCRIPTION CONT'D

The property is conveniently located at the intersection of N. Franklin St and E. Tyler St, across from Herman Massey Park (undergoing a \$2,000,000.00 park renovation), and is located near major highways, including I-275 and I-4, providing easy access to the broader Tampa Bay area. Excellent public transportation options, including bus routes and the TECO Line Streetcar, enhance connectivity for both customers and employees. Zoned for commercial use, the building features a spacious layout suitable for various retail configurations and is primed for renovation, offering a blank canvas for creative redevelopment projects.

There are several convenient parking options near 1001 N. Franklin St. in downtown Tampa:

William F Poe Garage - Located at 802 N. Ashley Dr., this garage offers ample parking and is just a short walk from the property.

Fort Brooke Garage - Situated at 107 N. Franklin St., this garage provides easy access to central downtown and is ideal for visitors to nearby businesses and attractions.

Pam Iorio Parking Garage - Found at 301 Channelside Dr., this garage is perfect for those attending events at Amalie Arena and other nearby venues.

717 Parking Lots - Various lots such as the Teco North Lot, Maas Lot, and Goody Lot offer convenient parking options within a few minutes' walk from the property.

Park Tower Garage - Located at 400 N. Tampa St., this garage offers a large number of parking spaces and is close to many downtown destinations.

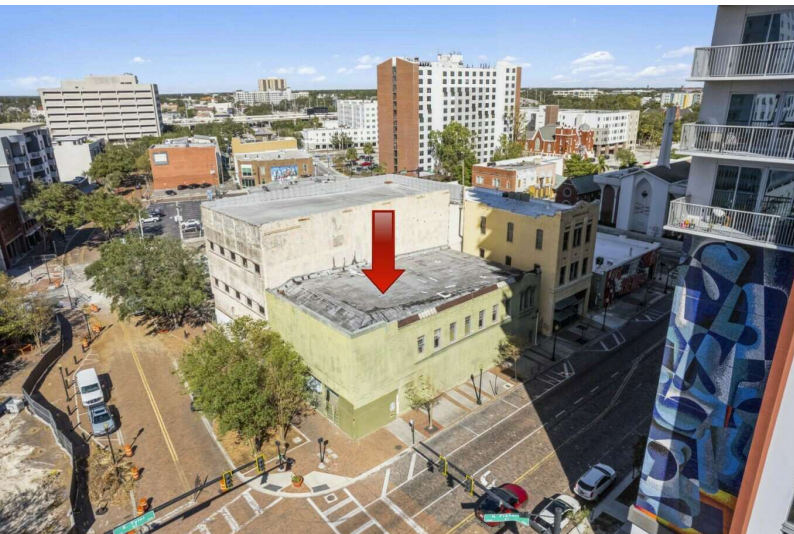
These options provide a mix of hourly, daily, and monthly parking, ensuring flexibility for both short-term visitors and long-term tenants.

This prime redevelopment property is positioned in a high-traffic area with significant pedestrian and vehicular visibility. Downtown Tampa is experiencing rapid growth, with ongoing developments and increasing property values, making this an ideal investment. The flexible zoning and building layout provide numerous possibilities for retail, office, or mixed-use redevelopment. Seize this unique opportunity to invest in one of Tampa's most dynamic and promising areas.

Contact us today to learn more about this prime redevelopment property at 1001 N. Franklin St.

LOCATION DESCRIPTION

Located at the corner of N. Franklin St and E. Tyler St.



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

ADDITIONAL PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

ADDITIONAL PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

ADDITIONAL PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

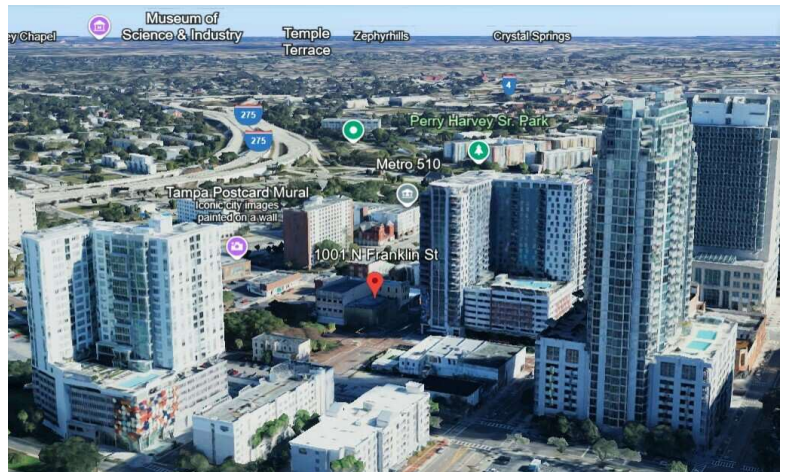
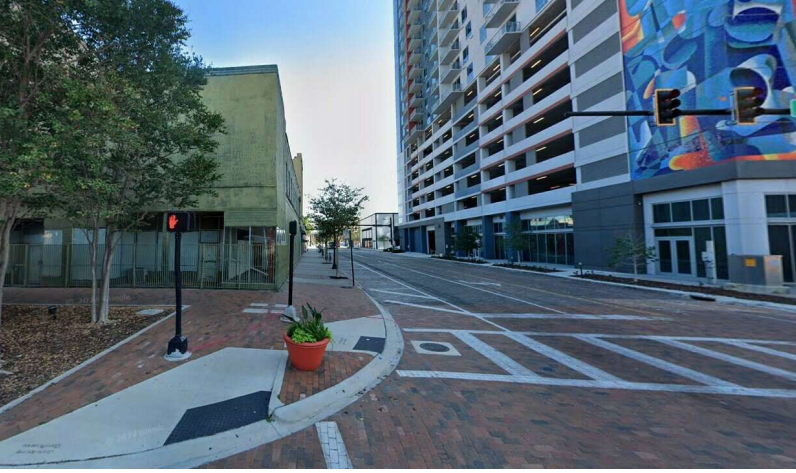
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

ADDITIONAL PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

PROPERTY DETAILS

Sale Price	UNDISCLOSED
------------	--------------------

Ground Lease Rate	UNDISCLOSED
-------------------	--------------------

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail & Multifamily
Zoning	CBD-1 (Allows Medium to High Rise Development) NO FAR RESTRICTION
Lot Size	5,460 SF
Current Building Size	Current Bldg is 9,684 SF (2 stories)
APN #	193291-0000
Corner Property	Yes
Power	Yes
Easements	Alleyway Access easement

PARKING & TRANSPORTATION

Street Parking	Yes, and parking lots
----------------	-----------------------

UTILITIES & AMENITIES

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes

LOCATION INFORMATION

Building Name	PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA
Street Address	1001 North Franklin Street
City, State, Zip	Tampa, FL 33602
County	Hillsborough
Market	Downtown Tampa
Sub-market	Tampa Bay
Signal Intersection	Yes- N. Franklin St & E. Tyler St
Road Type	Paved
Market Type	Large
Nearest Highway	I-275
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Number of Lots	1
Best Use	Redevelopment

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

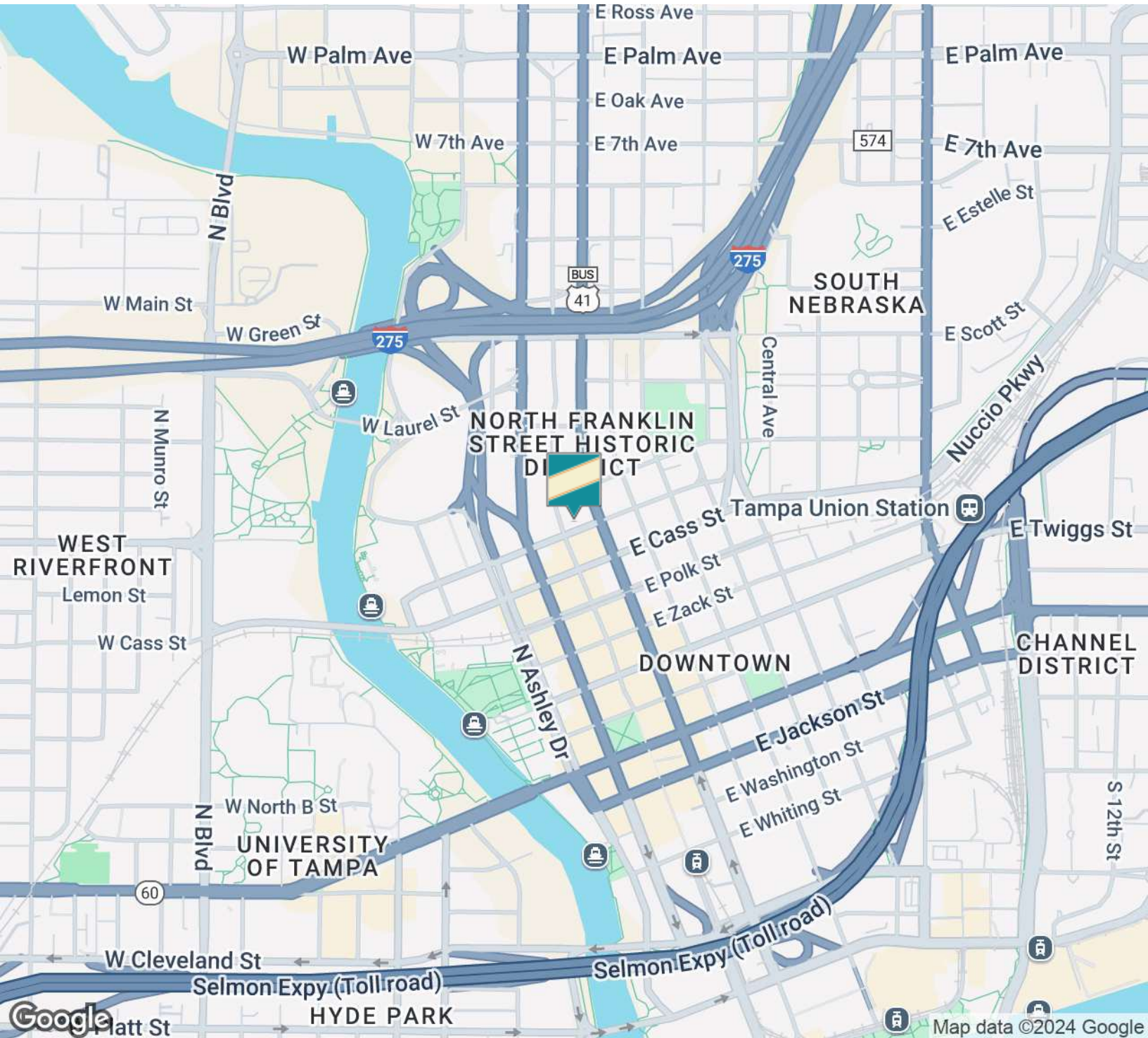
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

LOCATION MAP



Kari L. Grimaldi / Broker

813.882.0884

kari@grimaldcommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,359	5,703	25,909
Average Age	39	40	36
Average Age (Male)	39	39	35
Average Age (Female)	38	40	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,032	3,171	11,737
# of Persons per HH	1.7	1.8	2.2
Average HH Income	\$113,370	\$95,416	\$95,328
Average House Value	\$376,676	\$377,621	\$446,436

Demographics data derived from AlphaMap

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

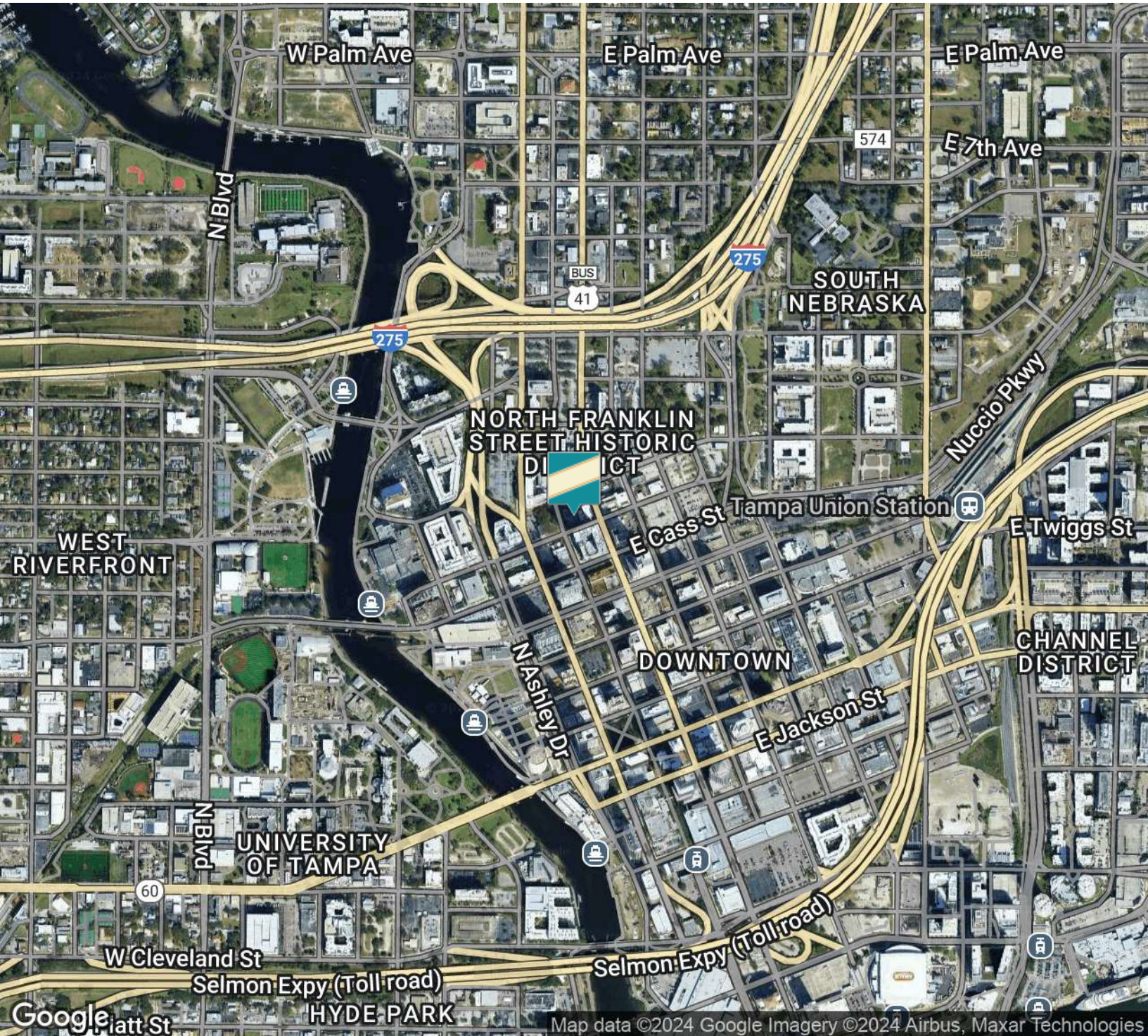
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

AERIAL MAP



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

RETAILER MAP



Map data ©2024 Google

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

COMPANY BIO

GRIMALDI COMMERCIAL REALTY CORP.

COMPANY BACKGROUND AND SERVICES

EST. 1975, EXPERIENCE IS THE DIFFERENCE

Grimaldi Commercial Realty Corp. has been serving the Tampa Bay and surrounding areas in Florida since 1975. Our vast experience and unparalleled knowledge and presence in the local market makes us the professional of choice in commercial real estate and investment properties. We have the Commercial and Investment markets totally unmatched with a team of experienced agents that specialize in all sectors of the commercial market:

- **Seller & Buyer Representation**
- **Landlord & Tenant Representation**
- **Investment & Financial Analysis**
- **Property Valuation**
- **Short sales & Foreclosures**
- **Property Management**
- **Multifamily and Income Producing Investments**
- **Land Sales & Development**
- **Retail and Office Sales & Leasing**
- **Industrial Sales & Leasing**

We utilize the latest in technology being affiliated with over 40+ local, national, and international commercial marketing sites to aggressively market and move our listings to closing quickly.

Grimaldi Commercial Realty Corp. performs a careful assessment of each client's needs before creating the perfect and specialized marketing plan for each property. Our philosophy of continuing hands-on involvement throughout the entire process has led to continued success and growth since 1975. One of Tampa Bay's premier and acknowledged commercial real estate experts, **Grimaldi Commercial Realty Corp.** provides a personalized and professional service approach with a history of long-term client relationships.



Contact your Sales & Leasing Staff at Grimaldi Commercial Realty Corp.

Marketing Sites may change from time to time

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN TAMPA

1001 North Franklin Street, Tampa, FL 33602

ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.376.3386
kari@grimaldcommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing
Medical Office Sales
Retail Sales
Industrial Sales
Multifamily Investments
Single NNN National Investments
Land & Commercial Development
Foreign Investors & Investment Specialist
Seller Finance and Creative Financing
1031 & Reverse Exchanges
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com