

RARE WESTSHORE INFILL OPPORTUNITY | CI ZONING | EXCEPTIONAL VISIBILITY & CONNECTIVITY

FOR SALE



SW Corner of W Cypress St and N Himes Ave | Tampa, Florida
±3.06 ACRES | CI ZONING | 5 PARCEL ASSEMBLAGE | WESTSHORE / AIRPORT CORRIDOR

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SW CORNER OF W CYPRESS ST AND N HIMES AVE | TAMPA, FLORIDA

Quick Facts

Total Land Area	±3.06 acres
Parcels	Five (5) contiguous parcels
Zoning	CI (Commercial Intensive)
Location	Westshore Business District
Intersection	SW Corner of W Cypress St and N Himes Ave (signalized)
Proximity	Adjacent to Midtown Tampa / near Dale Mabry Highway

Located within Tampa's Airport/Westshore corridor with immediate access to Tampa International Airport (~4–5 miles / ~8–12 minutes)

Property Summary

- Rare ±3.06-acre assemblage in Tampa's Westshore business district
- One of the few opportunities to acquire scale within this highly supply-constrained submarket
- Located at the SW corner of W Cypress St and N Himes Ave, just west of Dale Mabry Highway and adjacent to Midtown Tampa
- Urban infill location surrounded by dense residential, retail, and employment drivers
- Sites of this scale and central location within the Westshore submarket are increasingly rare and difficult to replicate

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Investment Highlights

- CI zoning—broad flexibility for commercial use and redevelopment
- Five (5) contiguous parcels enabling coordinated redevelopment or phased repositioning
- Existing income in place with flexibility for future repositioning
- Ideal for owner-user, value-add investment, or redevelopment
- Prominent signalized corner with strong ingress and egress
- Located within a rapidly evolving and high-demand corridor

Property Highlights

- Prime Westshore location in immediate proximity to Midtown Tampa and the Dale Mabry corridor
- Dense urban infill setting with strong surrounding employment and consumer base
- Immediate access to major Tampa thoroughfares
- Strong traffic counts:
 - Dale Mabry Highway: ±48,000 VPD
 - W Cypress Street: ±15,000 VPD
 - N Himes Avenue: ±14,000+ VPD
- Over 116,000 residents within 3 miles
- Daytime population exceeding 150,000 employees
- Average household incomes exceeding \$120,000
- Positioned within one of Tampa's most desirable and established business districts
- Property is identified within FEMA Flood Zone X (per available data), indicating a lower risk flood area relative to designated flood hazard zones; buyers should independently verify

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WESTSHORE DISTRICT OVERVIEW

- Tampa Bay's largest commercial office market
- Home to over 6,500 businesses and more than 100,000 employees
- More than 15 million square feet of office space
- Central hub of the Tampa Bay region with access to multiple labor pools
- Rapidly evolving mixed-use district with continued residential, retail, and office growth
- Over \$1 billion in planned and ongoing development

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SW CORNER OF W CYPRESS ST AND N HIMES AVE | TAMPA, FLORIDA

Location & Access

- Located at the SW corner of W Cypress St and N Himes Ave
- Just west of Dale Mabry Highway within the Cypress Street corridor
- Signalized access with excellent ingress and egress
- Convenient access to Interstate 275
- Minutes to Midtown Tampa and Tampa International Airport

Zoning

- CI (Commercial Intensive)
 - Broad range of permitted commercial uses
 - Increasingly rare within the Westshore submarket
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Demographics & Market

- Over 116,000 residents within 3 miles
- Daytime population exceeding 150,000 employees
- Average household incomes exceeding \$120,000
- Strong population and household growth trends in the surrounding area

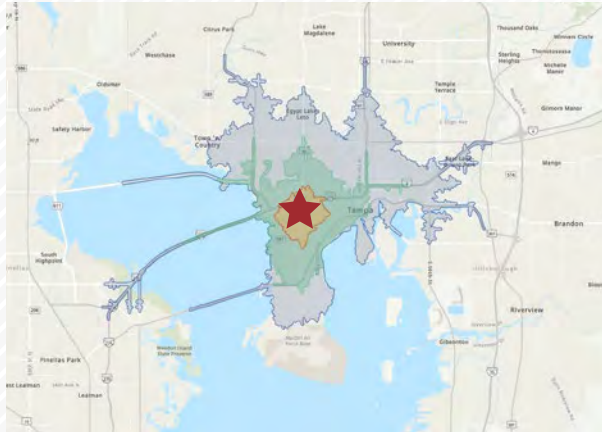
Parcel Information

- Total Land Area: ±3.06 acres
 - Five (5) contiguous parcels
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BENCHMARK DEMOGRAPHICS

33609, TAMPA, FLORIDA

DRIVE TIME OF 5 MINS, 10 MINS, & 15 MINS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

AGE SEGMENTS	DRIVE TIME			GEOGRAPHY				
	5 Mins	10 Mins	15 Mins	Counties Hillsborough County	CBSAs Tampa-St. Petersburg- Clearwater, FL Metropolitan Statistical Area	States Florida	USA	
0 - 4	4.77%	4.35%	4.77%	5.34%	4.70%	4.69%	5.39%	
5 - 9	5.23%	4.75%	5.00%	5.69%	5.08%	5.03%	5.75%	
10 - 14	5.07%	4.83%	4.89%	5.99%	5.40%	5.34%	5.98%	
15 - 19	5.19%	7.74%	6.02%	6.67%	5.84%	5.84%	6.47%	
20 - 34	22.51%	25.02%	24.34%	21.46%	18.51%	18.43%	20.33%	
35 - 54	28.26%	25.79%	26.93%	26.30%	25.01%	24.41%	25.20%	
55 - 74	21.20%	19.65%	20.91%	21.36%	25.41%	25.55%	22.82%	
75+	7.76%	7.89%	7.12%	7.24%	10.06%	10.74%	8.05%	
HOUSEHOLD INCOME								
<\$15,000	7.9%	10.9%	10.8%	8.7%	8.2%	8.0%	8.3%	
\$15,000 - \$24,999	5.7%	5.5%	6.1%	5.5%	5.8%	5.8%	5.9%	
\$25,000 - \$34,999	4.3%	5.1%	5.9%	6.0%	6.6%	6.7%	6.3%	
\$35,000 - \$49,999	7.1%	7.5%	9.4%	9.2%	10.4%	10.5%	9.8%	
\$50,000 - \$74,999	12.5%	12.6%	15.3%	16.5%	16.9%	16.9%	15.6%	
\$75,000 - \$99,999	10.5%	10.6%	11.3%	12.8%	12.8%	12.9%	12.5%	
\$100,000 - \$149,999	16.5%	16.1%	16.6%	18.4%	18.3%	18.4%	17.8%	
\$150,000 - \$199,999	11.0%	8.6%	7.7%	8.9%	8.8%	8.7%	9.8%	
\$200,000+	24.5%	23.2%	16.9%	14.1%	12.0%	12.1%	14.0%	
KEY FACTS								
Population	21,109	109,780	299,160	1,569,833	3,385,153	23,027,836	339,887,819	
Daytime Population	39,572	210,161	453,644	1,620,635	3,364,494	22,846,618	338,218,372	
Employees	11,649	59,058	160,901	794,459	1,636,712	10,832,721	167,630,539	
Households	8,976	49,242	131,539	605,715	1,406,545	9,263,074	132,422,916	
Average HH Size	2.35	2.11	2.21	2.54	2.36	2.43	2.50	
Median Age	39.6	37.3	38.2	38.5	43.2	43.6	39.6	
HOUSING FACTS								
Median Home Value	618,190	633,200	483,619	427,559	404,577	416,969	370,578	
Owner Occupied %	60.5%	49.6%	49.2%	61.3%	67.0%	67.2%	64.2%	
Renter Occupied %	39.5%	50.4%	50.8%	38.8%	33.0%	32.8%	35.8%	
Housing Units	9,626	53,572	142,857	648,302	1,564,169	10,635,372	146,800,552	
INCOME FACTS								
Median HH Income	\$105,352	\$93,992	\$79,452	\$81,652	\$78,083	\$78,205	\$81,624	
Per Capita Income	\$73,798	\$70,431	\$56,481	\$44,836	\$45,617	\$44,891	\$45,360	
Median Net Worth	\$286,275	\$173,247	\$125,795	\$201,691	\$245,761	\$253,219	\$228,144	



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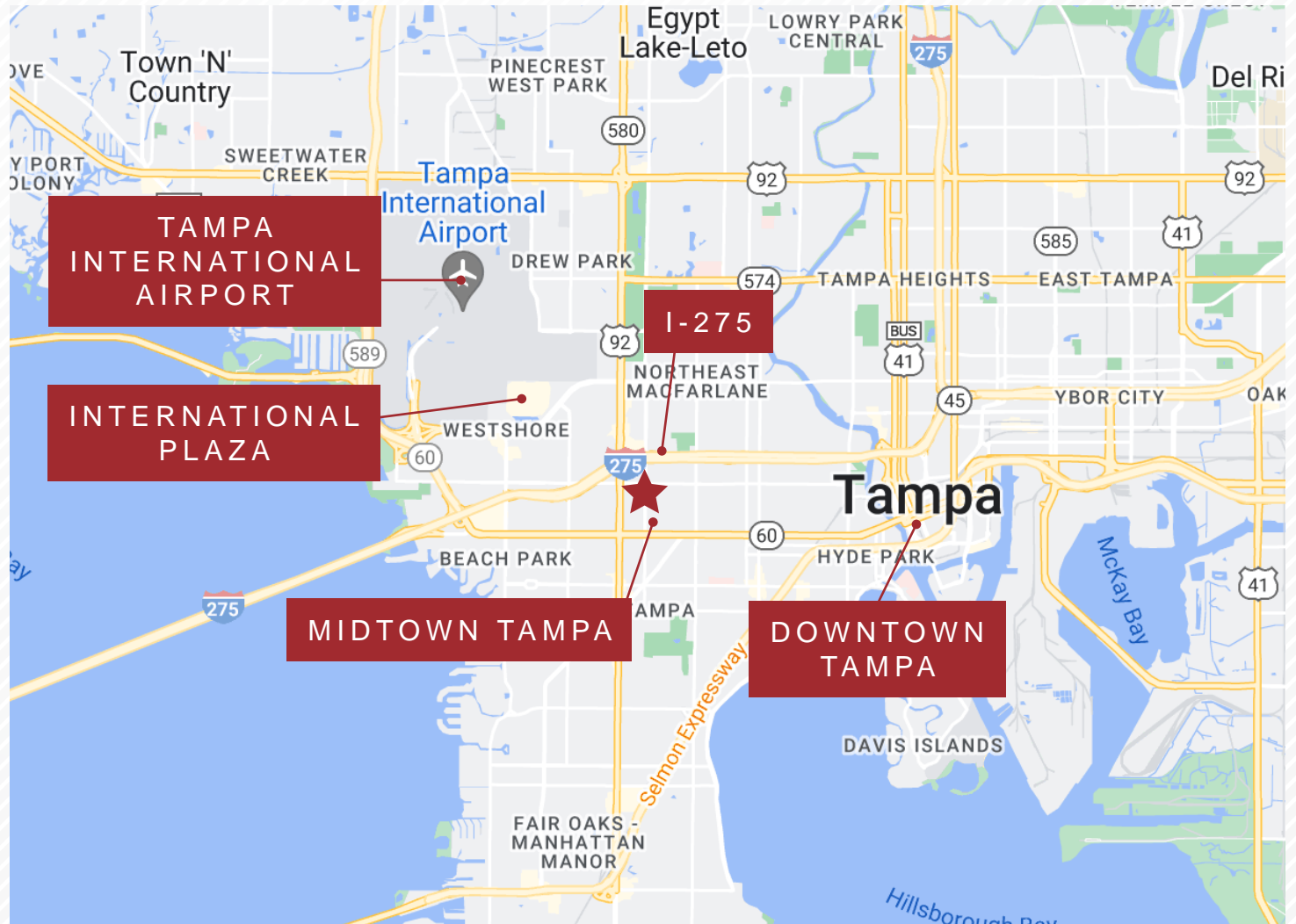
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SW Corner of W Cypress St. & N Himes Ave, Tampa FL 33609

PROPERTY LOCATION

Just East of the intersection of Dale Mabry Highway & W. Cypress St., located on N. Cypress St. & N. Himes Ave.

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