



# Elevate Your Business: Hyde Park Professional Office for Sale or Lease

420 W. PLATT STREET, TAMPA, FL 33606

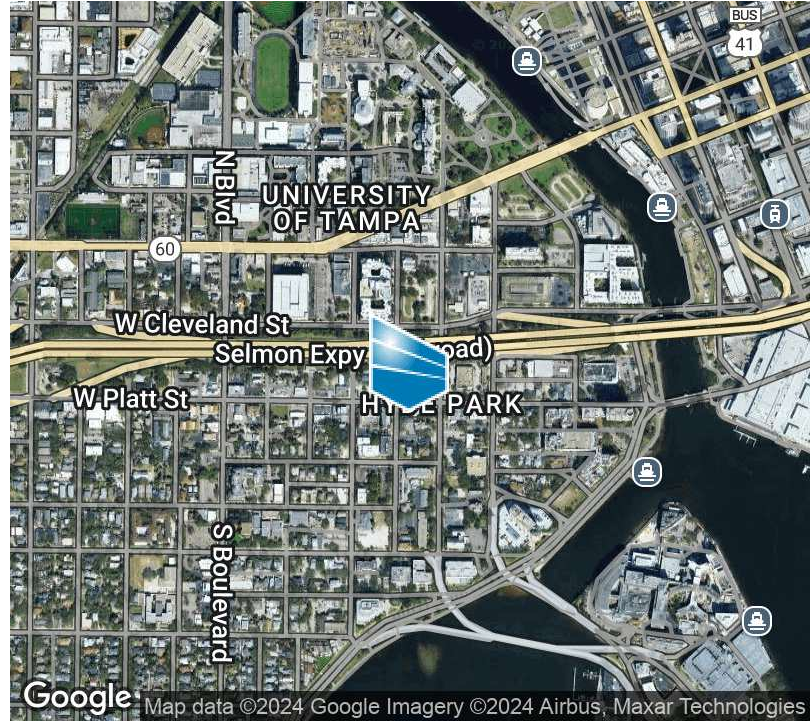


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# Property Summary: 420 W. Platt Street, Hyde Park



## OFFERING SUMMARY

Building Size:	1,824 SF
Sale Price:	\$1,599,000
Lease Price:	\$42.00 PSF
Year Built:	1925
Zoning:	CG: Commercial General
Traffic Counts:	23,000+ VPD
Market:	South Tampa
Submarket:	Hyde Park

## PROPERTY OVERVIEW

Elevate your business in Tampa's premier neighborhood for medical, finance and legal professionals. Desirable corner lot with gated parking.

Highly visible location with over 23,000 vehicles per day. Easily accessible from Downtown Tampa, the Selmon Crosstown Expressway and Bayshore Boulevard.

Historic bungalow architecture features a front porch, private offices, 2 restrooms, waiting area/reception area and more.

## PROPERTY HIGHLIGHTS

- Classic bungalow architecture designed by renowned architect Jan Abel
- High visibility corner location: Over 23,000 cars per day
- Walking distance to Bayshore Boulevard and Downtown Tampa
- Commercial General zoning allows for strong commercial uses

# Great Parking, Incredible South Tampa Location

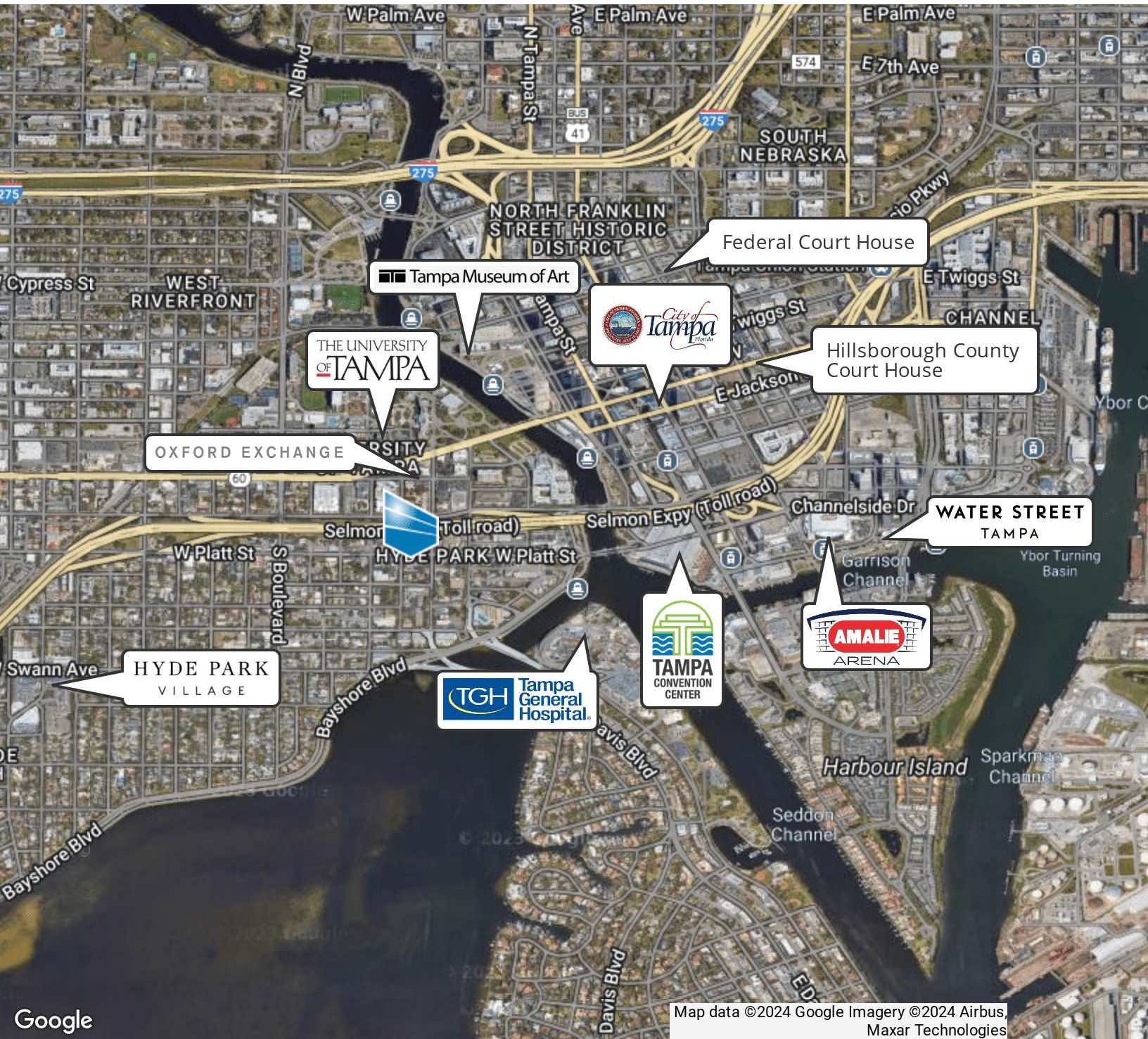


# Interior Photos

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# South Tampa and Downtown Landmarks



# Demographics: High Income Neighborhood



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,740	115,588	242,170
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	36	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,154	52,082	104,255
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$131,384	\$122,527	\$114,060
Average House Value	\$611,823	\$603,618	\$552,383

Demographics data derived from AlphaMap

# Commercial Advisor: Carter Henderson



## CARTER HENDERSON

Senior Associate

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## PROFESSIONAL BACKGROUND

A Tampa native and 4th generation Tampeño, Carter Henderson excels as ROI Commercial Property Brokerage's senior associate with a focus on the office and retail sectors of the commercial market.

Carter's past experience includes 12 years in the Information Technology field with a focus on business growth and customer service. After graduating from the University of Georgia, Carter lived in Washington D.C for seven years, where he worked for Jim Davis, Florida's 11th Congressional District before moving to IT and working four years at software company Blackboard Inc.

Carter was a co-founder and past president of the Gasparilla Music Festival and is currently a member of the Tampa Theatre Board of Directors.

Carter's experience in the Tampa Bay market and his awareness of emerging areas allow him to serve his clients with a knowledge base that cannot be matched.

## EDUCATION

BA, University of Georgia

## MEMBERSHIPS

Member, Propeller Club of Tampa Bay: An international network dedicated to the promotion of the maritime industry, commerce and global trade

Member, ICSC: International Council of Shopping Centers

Member, SWAMP Mountain Bike Club of Tampa Bay

Board Member, Tampa Theatre

Advisory Board Member and Co-Founder: Gasparilla Music Festival

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