

Redevelopment Opportunity



# OFFERING MEMORANDUM

**300 S. Hyde Park Avenue, Tampa, FL**

Tampa, Florida 33606

**AVISON  
YOUNG**



# Executive summary

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300 S. Hyde Park Avenue represents a rare opportunity to acquire a premier property in one of Tampa's most dynamic and highly sought-after submarkets. Situated in the heart of historic Hyde Park, this property combines exceptional visibility from a hard signalized corner, strong demographics, and proximity to some of the city's most desirable residential, retail, and commercial destinations. The strong traffic counts provide great visibility for this property.

This asset offers investors and developers the unique ability to capitalize on Tampa's rapidly expanding economy, fueled by strong population growth, a diversified employment base, and a nationally recognized quality of life. The immediate Hyde Park submarket continues to attract affluent residents and thriving businesses, driving consistent demand for high-quality real estate and supporting long-term appreciation.

## Location & Market Strength

The property is ideally located at the intersection of South Hyde Park Avenue and West Platt Street, providing unmatched connectivity to Tampa's urban core. The site is walking distance from Downtown Tampa, Water Street, Bayshore Boulevard, and the University of Tampa, while maintaining close proximity to Tampa International Airport and major transportation corridors including I-275 and the Selmon Expressway.

Hyde Park is one of Tampa's most established and prestigious neighborhoods, characterized by historic charm, tree-lined streets, luxury homes, and some of the region's top-performing retail and dining destinations. The nearby Hyde Park Village, a premier mixed-use lifestyle center, continues to attract national brands and high-end tenants, reinforcing the area's strong demand drivers.

## Investment Highlights

- **Prime Hyde Park Location** – One of Tampa's most desirable addresses, surrounded by affluent demographics and consistent business demand generators.
- **Strong Demographics** – Within a five-mile radius, average household incomes exceed \$140,000, with significant purchasing power and long-term stability.
- **Proximity to Growth Corridors** – Just blocks from Downtown Tampa, Tampa Riverwalk, Water Street Tampa's \$3+ billion redevelopment, and the University of Tampa, creating unparalleled demand for residential, office, and retail uses.
- **High Visibility and Access** – Prominent frontage along South Hyde Park Avenue with easy access to major arterials and walkability to amenities.
- **Versatility of Use** – The property's size, configuration, and zoning allow for a variety of potential repositioning strategies, appealing to both owner-users, developers and investors.

# Executive summary

300 S. Hyde Park Avenue presents investors with a rare chance to acquire a premier asset in one of Tampa's most exclusive and resilient neighborhoods. Its combination of location, visibility, affluent demographics, and market momentum positions the property as a compelling acquisition with strong near-term upside and enduring long-term value.

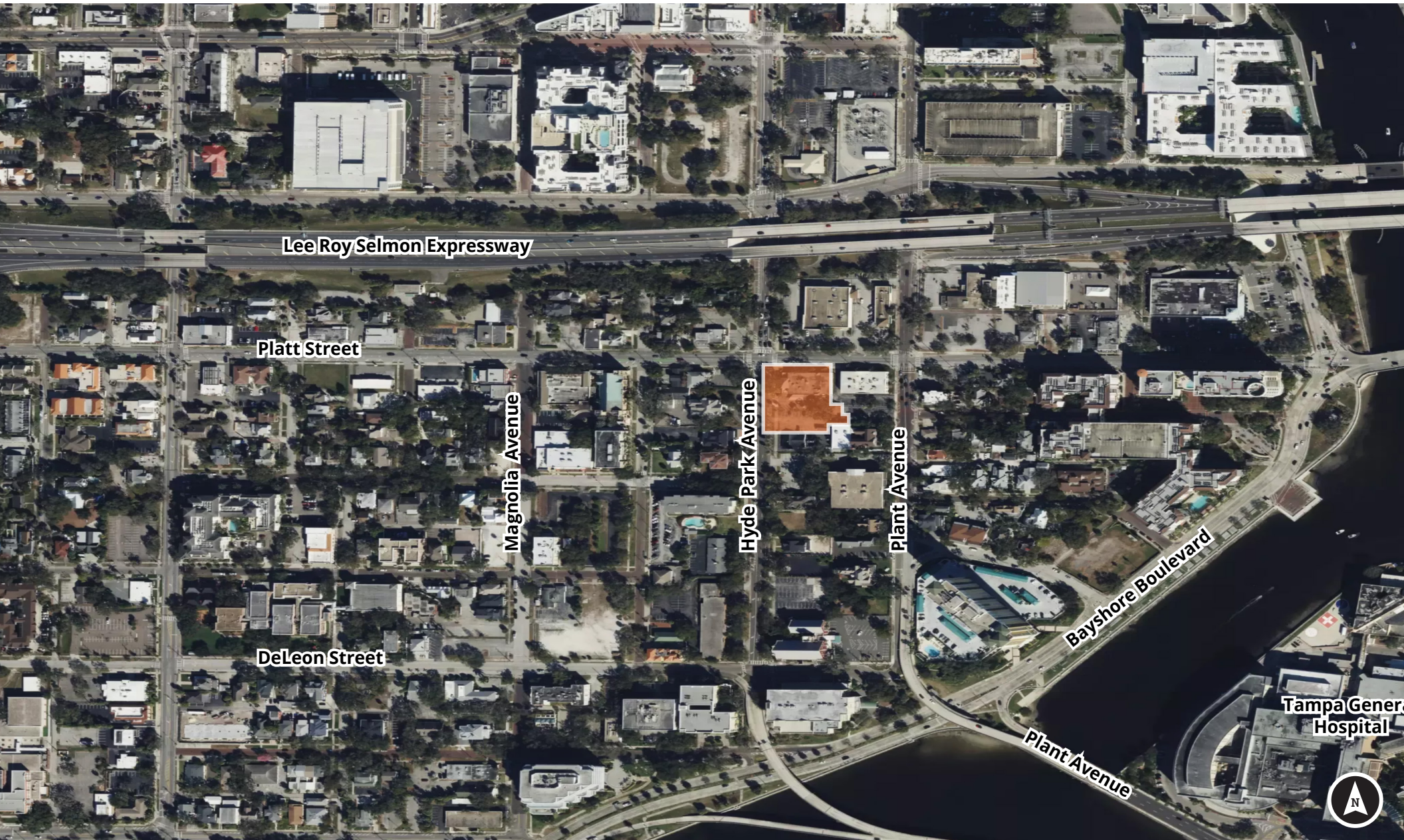
This offering appeals to investors seeking a stable, well-located property with multiple strategic exit opportunities in one of the Southeast's most desirable markets.

## Property Stats

<b>Building Size</b>	17,685 SQUARE FEET on ±0.75 ACRES MOL
<b>Sales Price</b>	CALL FOR PRICING
<b>Zoning</b>	R-01 (RESIDENTIAL AND OFFICE) DEVELOPMENT
<b>Utilities to Site</b>	CITY OF TAMPA WATER/SEWER; TAMPA ELECTRIC
<b>Current Lease</b>	MOST LEASES ARE SHORT TERM TO ALLOW FLEXIBILITY FOR THE NEW OWNER
<b>Lease Income</b>	WHILE YOU ARE GOING THROUGH YOUR RE-DEVELOPMENT PROCESS, THIS PROPERTY WOULD BE GENERATING OVER \$425,000 OF RENT ANNUALLY



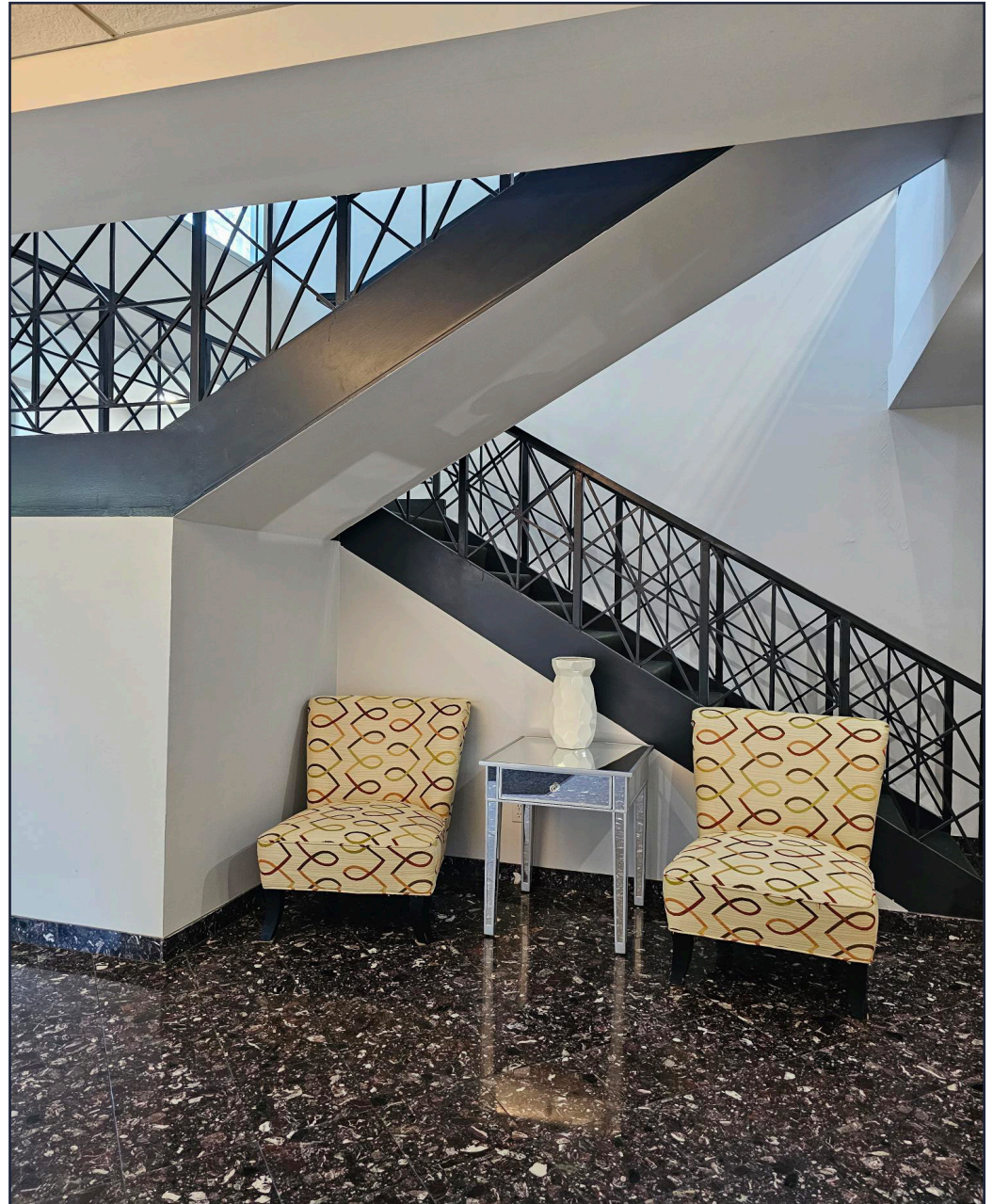
# Executive summary



# Property photos



# Property photos



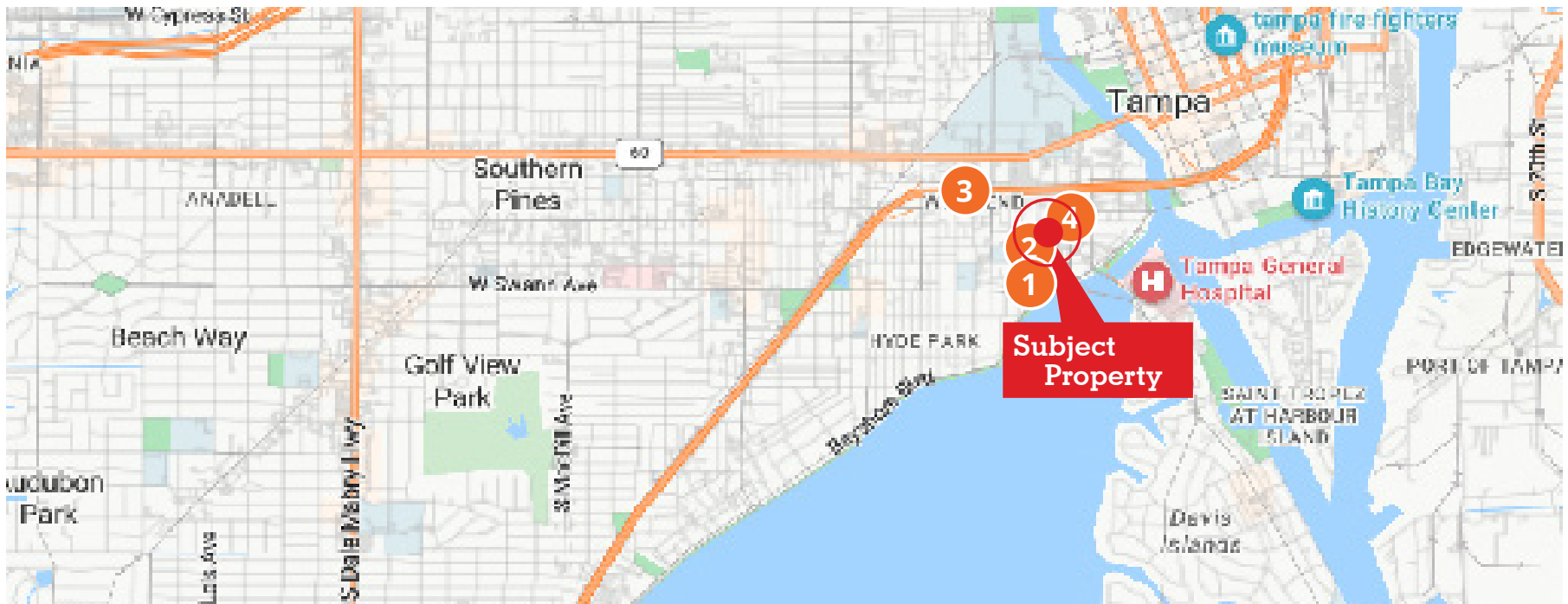


# Comparables

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# Comparables

	Sale Date	Property Address	Land Area (AC)	Sale Price	Price Per (AC)
1	4.25	509 S. Hyde Park Avenue	1.18	\$9,050,000	\$7,669,491.53
2	2.25	415 S. Hyde Park Avenue	.46	\$3,085,000	\$7,077,363.64
3	3.25	110 S. Boulevard	.96	\$10,250,000	\$10,677,083.33
4	7.23	300 W. Platt Avenue	.53	\$4,600,000	\$8,679,245.28





# Financials

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# Rent roll

AUGUST 2025

TENANT NAME	SUITE	SF	BASE RENT	ADDL RENT	MONTHLY RENT	SECURITY DEPOSIT	START DATE	ANNUAL ANNIV	LEASE TERM	RENEWAL OPTION	RATE/SF
<b>Diaco Inst Plastic Surgery</b>	100	3900	\$11,751.00		\$11,751.00	\$7,700.00	5/1/2014	1-May	4/30/2029		\$36.16
	110	1600			\$0.00						\$0.00
<b>Mitchell &amp; Mueller</b>	120	705	\$1,800.00		\$1,800.00	\$1,800.00	9/1/2025	1-Sep	8/30/2027		\$30.64
<b>Karen Lillibridge</b>	130	205	\$550.00		\$550.00	\$500.00	8/1/2016	1-Aug	7/31/2026		\$32.20
<b>Rigberg Therapy LLC</b>	150	487	\$1,175.00		\$1,175.00	\$1,128.63	8/1/2021	1-Aug	7/31/2026		\$28.95
	180	922			\$0.00						\$0.00
<b>Tampa Bay Total Wellness</b>	201	6210	\$17,597.83		\$17,597.83	\$6,000.00	8/15/2024	15-Jan	3/15/2027	7 year	\$34.01
	210										
	240										
<b>Heather Pyle</b>	220	498	\$1,290.00		\$1,290.00	\$1,145.00	8/1/2005	1-Aug	7/31/2026		\$31.08
<b>Steve Graham</b>	250	496	\$600.00		\$600.00	\$600.00	7/1/2010	1-Jul	6/30/2026		\$29.03
<b>Shelly Khaldi</b>	250b		\$600.00		\$600.00	\$600.00	7/1/2023	1-Jul	6/30/2026		
<b>TOTALS</b>		<b>15023</b>	<b>\$35,363.83</b>	<b>\$0.00</b>	<b>\$35,363.83</b>	<b>\$19,473.63</b>					<b>\$28.25</b>
<b>ANNUAL TOTALS</b>			<b>\$424,365.96</b>	<b>\$0.00</b>	<b>\$424,365.96</b>						



# Market overview

## Tampa Market Overview

Tampa has emerged as one of the top-performing markets in the Southeast, drawing national attention from institutional investors, developers, and corporate relocations. The region benefits from:

- **Population Growth** – The Tampa Bay metro has grown by over 15% in the last decade, with steady inflows of young professionals and high-net-worth households.
- **Employment Diversification** – Anchored by financial services, healthcare, education, technology, and logistics sectors, creating stability across economic cycles.
- **Lifestyle Appeal** – With world-class beaches, a vibrant downtown waterfront, professional sports, and year-round warm climate, Tampa continues to attract both residents and businesses.



Raymond James Stadium



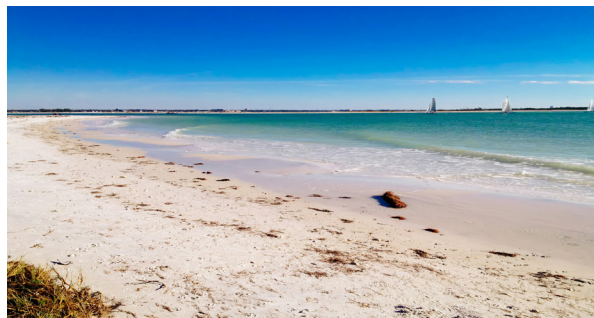
University of Tampa



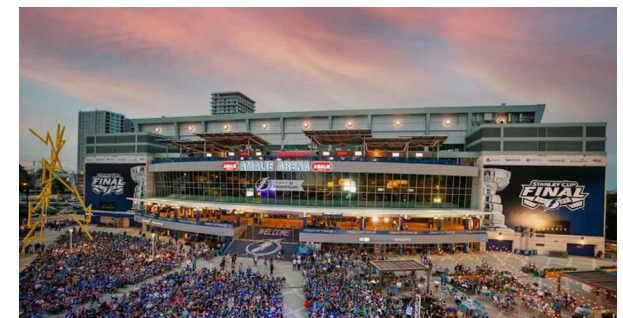
Ybor City



University of South Florida



Area Beaches



Amalie Arena

# Demographics



**242,106**

Population



**\$527,232**

Median home value



**28,049**

Total businesses



**108,130**

Owner occupied households



**\$141,344**

Average HH income



**48.5%**

Bachelor's degree or higher



**218,976**

Total employees



**56,724**

Renter occupied households

DATA PROVIDED BY AVISON YOUNG TECHNOLOGIES - 5 MILE

**If you would like to discuss this further, please get in touch.**

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