

STREET RETAIL STRIP CENTER – INCOME PROPERTY
4217 – 4219 WEST BAY TO BAY BLVD., TAMPA, FL 33629



The property offered for sale is a small, two unit, neighborhood retail strip center located in the affluent Virginia Park/Maryland Manor neighborhood of South Tampa, on the north side of Bay to Bay Boulevard between Lois Avenue and Manhattan Avenue. Bay to Bay Boulevard connects Bayshore Boulevard in the East with Westshore Boulevard in the west and is the most heavily travelled east-west arterial between Gandy Boulevard to the South and Kennedy Boulevard to the North.

Generational Income Property is very hard to come by in South Tampa, because it rarely changes hands and is often kept in the family. The property is situated in one of the most affluent neighborhoods in Tampa and Hillsborough County and there is virtually no vacant retail space in the immediate area. The property is fully leased to Sweet Southern Chic, a popular women's boutique (2016) and to The Boujie Bodega (2023). One lease is terming out which affords an owner occupancy as well as value-add opportunity.

Address: 4217 – 4219 Bay to Bay Boulevard, Tampa, Florida 33629

Frontage: 50 feet on the north side of Bay to Bay Boulevard

Parking: Diagonal customer parking in the north right of way of Bay to Bay Boulevard as seen in the photo above is marked by the City of Tampa as "15 Minute Parking 8am to 6pm, Except Sundays" for customers.

Signage: Building front signage for each store as shown above as per City of Tampa ordinance.

For additional information, please call: Jim Jacob or Joe Jacob, Jacob Real Estate Services, Inc.
813-258-3200 or 813-758-5282 or 813-245-7717

FOR SALE

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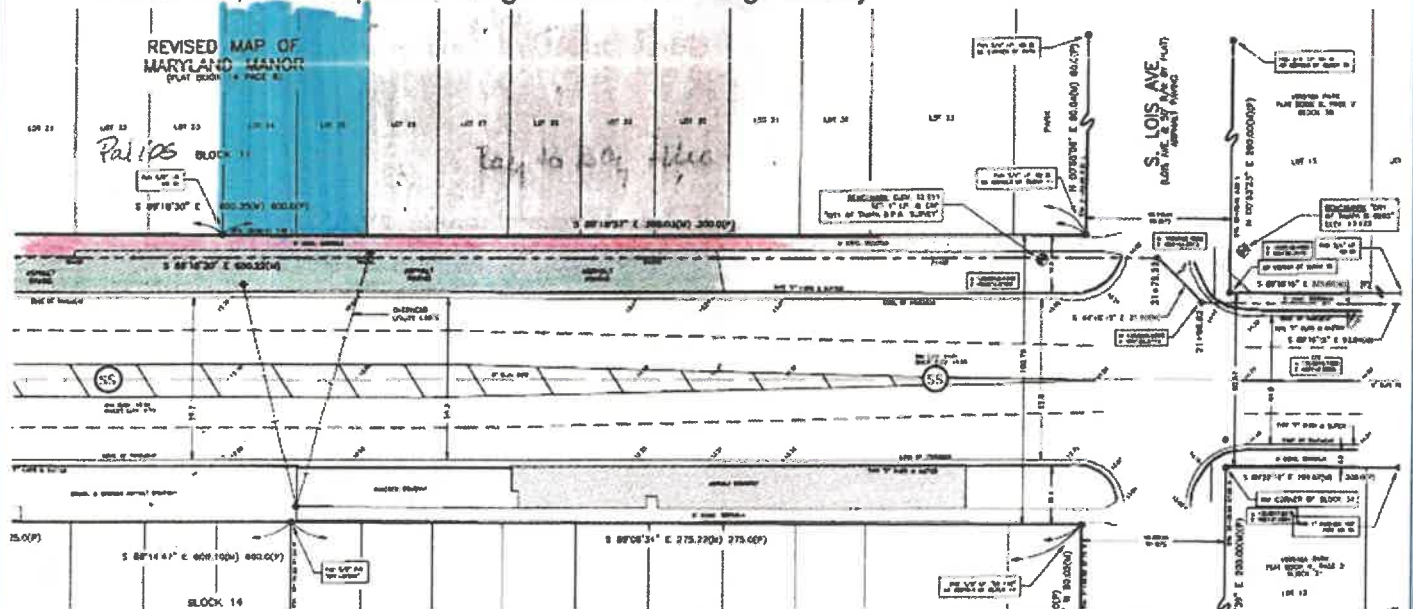
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Below is a Google Street Maps view of the subject viewed from the east in front of Bay to Bay Hardware ↓



Site Survey: On the right of way survey below, the subject lots are shaded blue, the sidewalk is shaded red and the parking area is shaded green.

Section 33, Township 29 S. Range 18 E. Hillsborough County



Information provided has been obtained from sources that are considered to be generally reliable, however, it is not warranted by JRES against errors or omissions and should be independently verified by the reader.

JRES • Jacob Real Estate Services, Inc. • Commercial Real Estate Services • Realtors
Office 813-258-3200 - Joe Jacob 813-758-5282 joejacob@jres.net - Jim Jacob 813-245-7717 jjacob@jres.net

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Area Map – Open Street Maps:



- Area/Size:** **Building Area:** 2,752 sq.ft. under roof, 2,552 sq. ft.± conditioned space divided into two retail units: 4217 with 1,302 sq.ft.± and 4219 with 1,250 sq.ft.±
Land Area: 50' w by 80' deep for 4,000 sq.ft. ±
- Real Estate Taxes:** **Folio #:** 123983-0000 **2024 Assessed Value:** \$ 328,813.00
FDOR Code: 1130 1 Story Retail **2024 RE Taxes:** \$ 6,428.22
2025 Proposed Assessed Value: \$ 306,840.00
- Land Use Plan:** City of Tampa 2040 Plan, CMU-35, Community Mixed Use, allows a maximum development density of 35 dwelling units per gross acre, or commercial development with a maximum floor area ratio of 2.0.
- Zoning:** City of Tampa, CG, Commercial General zoning district. This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts.
- Flood Zone:** The property is located in Flood Zone "X", an area that is determined to be outside the 1% and 0.2% chance floodplains as determined by the Federal Emergency Management Agency Flood Insurance Rate Map CID 120114, Panel # 12057C0342J, dated 10-7-2021. During the 2024 hurricanes, the property did not experience flooding.

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Looking to the northeast with the Plant High School water tower and Downtown Tampa and the high rise condominiums along Bayshore Boulevard and Hillsborough Bay visible in the distance.



Improvements:

Year Built: 1947

From www.hcpafl.org

Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	5	Concrete Block
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	12	Rubber Or Plastic – TPO Membrane
Interior Walls	2	Wall Board/Wood Wall
Interior Flooring	8	Carpet
Heat/Ac	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	2.0	
Wall Height	14.00	
Parking Area		Asphalt Paved in 2018

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Demographics: (from 2023 American Community Survey, 5 Year estimates/US Census Bureau)



IMAPP - StellarMLS

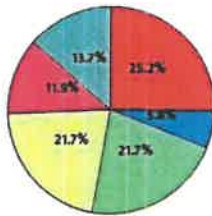
Demographics - 4217 W BAY TO BAY BLVD, TAMPA, FL 33629-6605

Demographic Overview For A 1 Mile Radius from Subject Property *

Persons 22,474
Households 8,354

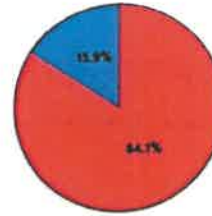
Families 6,092
Persons Per Household 2.7

Percent Children



Age Distribution

- Age 0 to 17 (6113)
- Age 18 to 24 (1409)
- Age 25 to 44 (5272)
- Age 45 to 54 (5272)
- Age 55 to 64 (2896)
- Age 65 and over (3315)



Occupancy - Rent vs Own

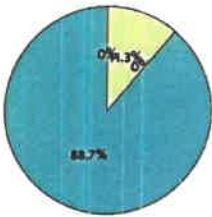
- Owner (7027)
- Occupant (1327)

Source: 2020 Census / US Census Bureau

House Median Year Built 1972
Average Home Value \$873,662

Per Capita Income \$93,389
Average Household Income \$179,657

Average Rent



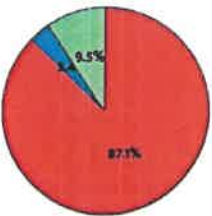
Education Attained

- 9th Grade or Lower (0)
- 9th - 12th (no diploma) (0)
- HS Diploma/GED (0)
- Some College (834)
- Associate Degree (0)
- Bachelor Degree (6574)
- Graduate Degree (0)



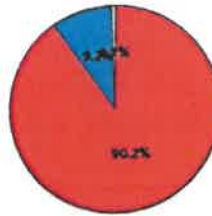
Education - Current Enrollmer

- Preschool/Kindergarten (1)
- Grade School (2072)
- Middle School (2171)
- High School (2309)
- College (878)
- Graduate School (772)



Family Type

- Married (5580)
- Single/Female Head (217)
- Single/Male Head (607)



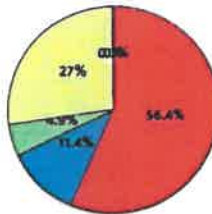
Place of Employment

- Work In County (9859)
- Work Out of County (1003)
- Work Out of State (72)



Year Built Distribution

- Since 2010 (223)
- 2000 - 2009 (1076)
- 1990 - 1999 (909)
- 1980 - 1989 (378)
- 1970 - 1979 (934)
- 1960 - 1969 (586)
- 1950 - 1959 (791)
- 1949 or before (0)



Occupation

- Mgmt/Prof (5060)
- Healthcare (1021)
- Service (442)
- Sales/Office (2420)
- Farming (0)
- Construction (0)
- Production (28)

Source: 2023 American Community Survey, 5 year estimates / US Census Bureau

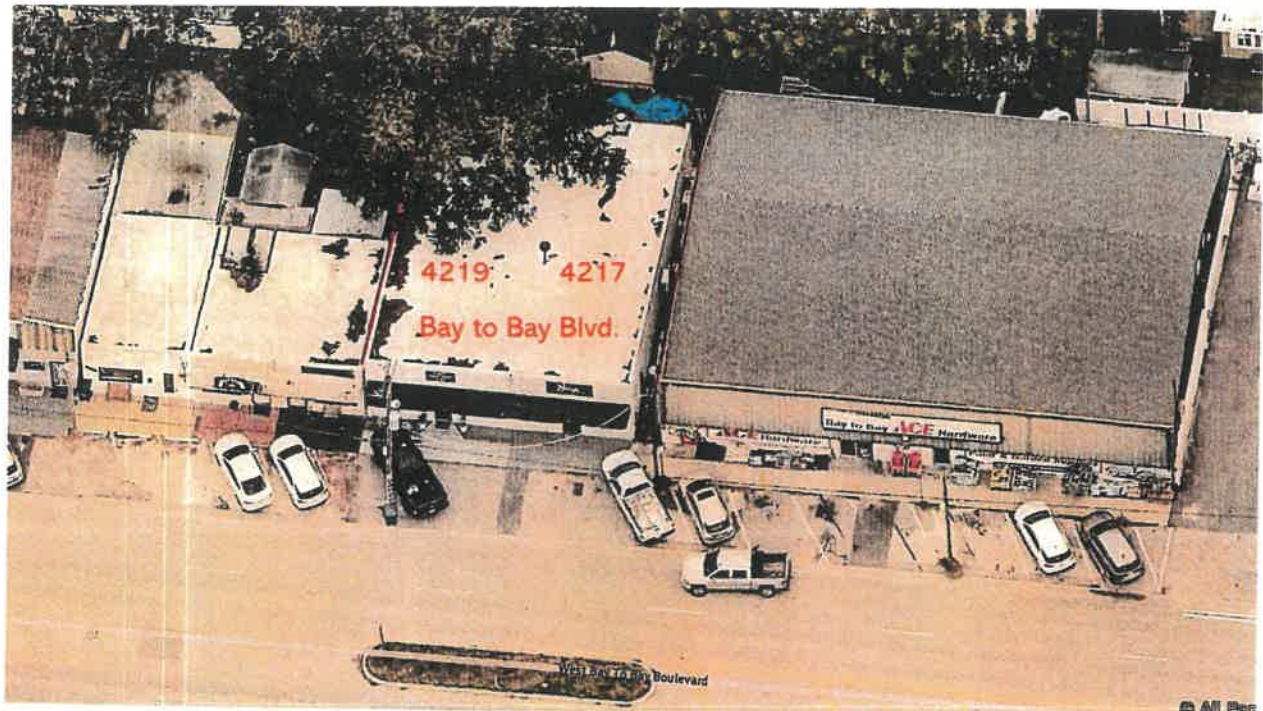
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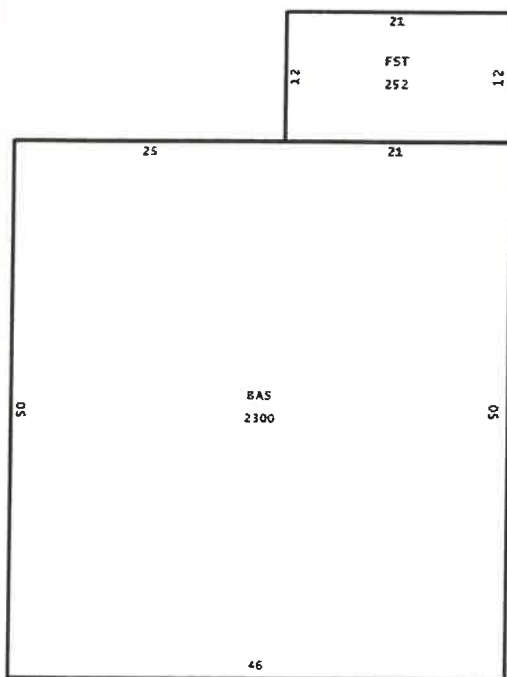
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Aerial Photo: from www.hcpafl.org – Pictometry flown 1-15-2025



Building Sketch:



Financial information is available upon request with a signed confidentiality and nondisclosure agreement.

Showings must be scheduled at least 48 hours in advance as the building is fully leased.

Disclaimer:

Information provided here and on the attached Individual Property Enclosures, is obtained from both commercial and public sources we consider reliable, however, JRES • Jacob Real Estate Services, Inc., is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from the market without notice, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.

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