



FOR LEASE - AVAILABLE - JUNE 1ST, 2025

PRIME PALMA CEIA LOCATION – STREET RETAIL – SHOWROOM

2701 S. MacDill Avenue, Tampa, FL 33629



↑ Marcadis Macdill LLC Property looking southwest from the Datz site

The 2701 S. MacDill Avenue building is located three blocks north of Bay to Bay and three blocks to the west of Bayshore Boulevard at the southwest corner of Barcelona Street and South MacDill Avenue in the Palma Ceia neighborhood of South Tampa. The space offered for lease is currently improved and operated as an upscale art gallery and framing business by a well-known local gallery operator who is relocating his gallery at the end of the lease term in May 2025. The property was improved by Michael Murphy Gallery in 2002 and has been operated as a single-tenant building for many years. The building can be subdivided into more than one suite, as it was when it was built in 1955.

Palma Ceia Park was originally platted in 1907, and development in the area boomed in the 1920's and then after World War Two in the 1950's. Much of the street retail development in the area occurred in the 1950's and the Palma Ceia area has continued to be a preferred neighborhood in South Tampa due to good schools, low crime,

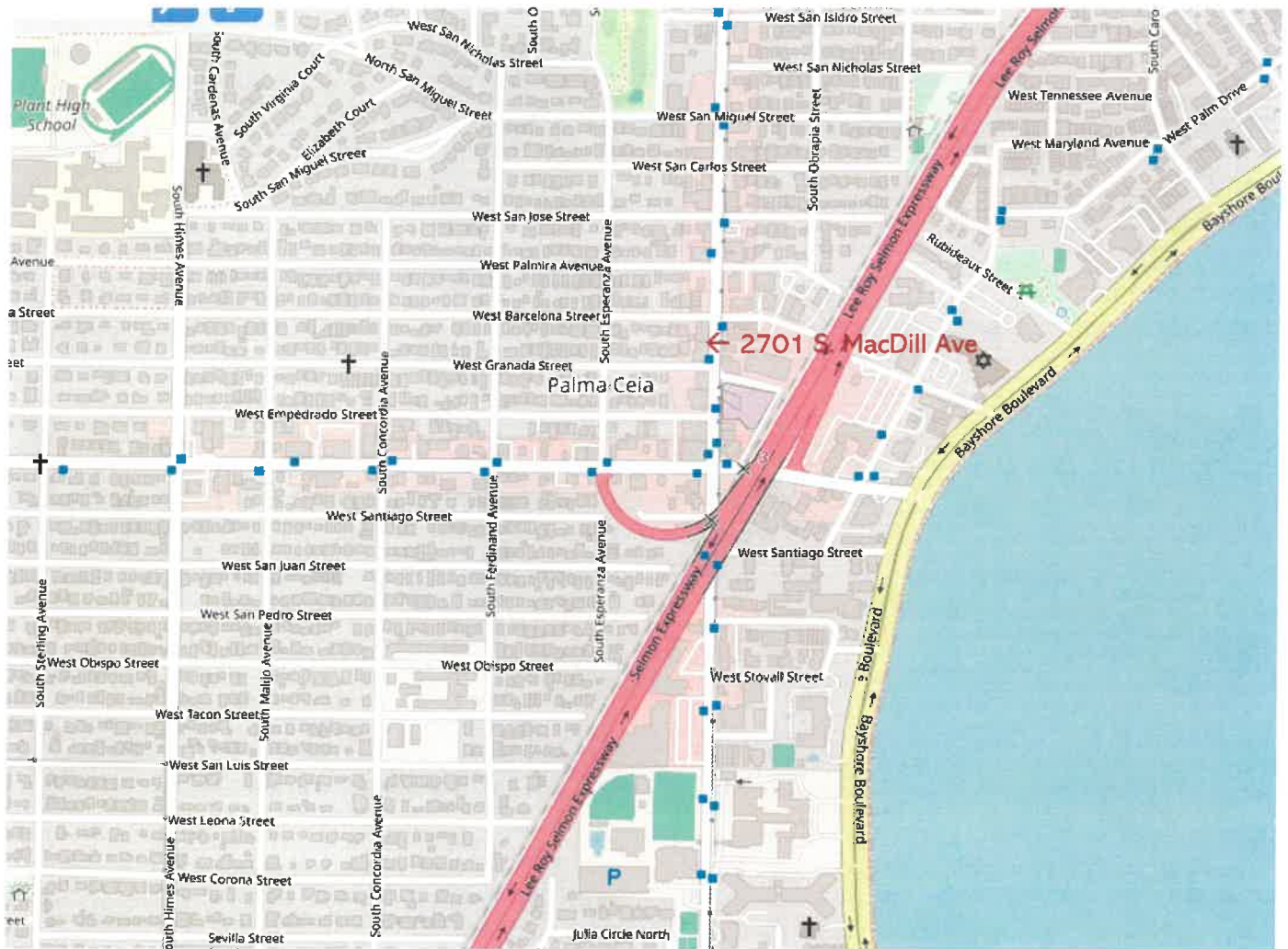
The immediate area has seen a boom in commercial and residential condominium development with the recent completion of Tower One of the Ritz Carleton development at Bayshore Boulevard and Santiago Street, the Counter Culture Restaurant and The Altura on Bay to Bay at Ysabella and the Three Oaks Project which is redeveloping the former Datz site across the street from the property offered for Lease at the northeast corner of Barcelona Street and MacDill Avenue.

Land Area: 15,000 sq. ft. ± **Dimensions:** 100' wide by 150' deep **Corner Lot**

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Building Area: 6,693 sq. ft. under roof 4,854 sq.ft. heated **Dimensions:** 97' w by 57' deep

Year Built/Renovated: 1955/2002

Tenancy: Single Tenant

City of Tampa Zoning: CI, Commercial Intensive Zoning allows many commercial uses

Land Use Plan Designation: COMMUNITY COMMERCIAL-35 (2.0 FAR)

Parking: 11 spaces in R/W and 6 spaces onsite on the west side of the building. The 2701 building shares parking with the two buildings located at 3106 and 3106½ W. Barcelon Street.

Flood Zone: X **Flood Insurance Rate Map:** 120114 12057C0361J 10/07/2021

Real Estate Taxes: **Parcel ID:** A3429183U4000044000010 **Folio #:** 126012.0000

2024 Assessed Value: \$ 1,307,188.00 **2024 Taxes:** \$ 24,714.86

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Improvements:

The space has terrazzo flooring throughout, storefront glass along Macdill, and is mostly open with freestanding walls used to display artwork. The ceiling framing is exposed with approximately 9.5 foot ceilings. The building has a new roof and the HVAC systems were replaced two years ago.

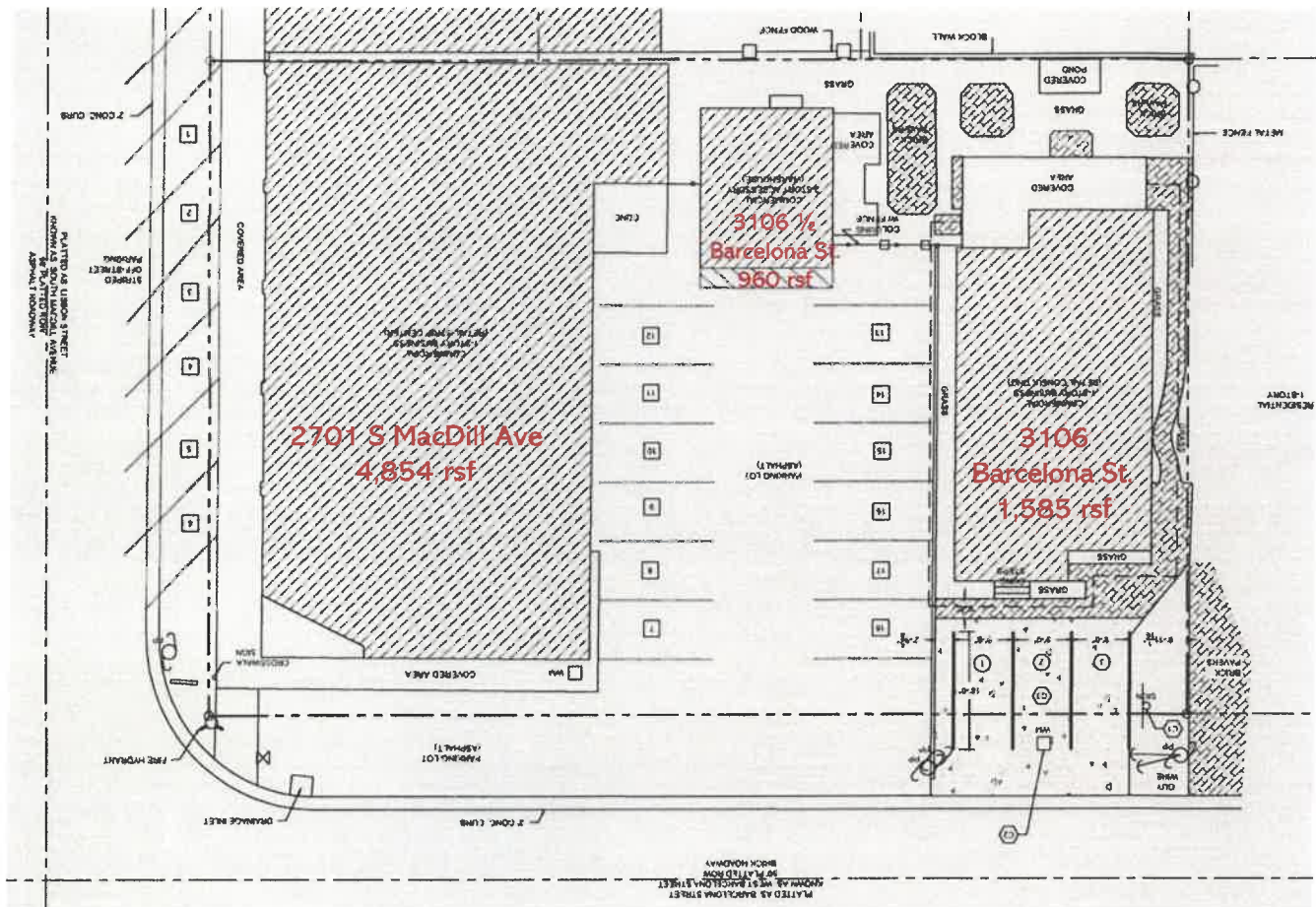
NNN Asking Rent: \$ 45.00 per square foot

2025 CAM Estimated:

\$8.50 per square foot

Site Plan:

North ↓



Traffic Counts:

Demographics:

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
S Macdill Ave	W Barcelona St N	19,703	2022	0.01 mi
Crosstown Expy	W Bay To Bay Blv...	2,826	2022	0.14 mi
W Bay To Bay Blvd	Spanish Cir W	15,505	2022	0.18 mi
W Santiago St	S Macdill Ave E	3,361	2022	0.19 mi
W Bay To Bay Blvd	S Concordia Ave W	19,627	2022	0.31 mi
S Macdill Ave	W Grovewood Ct S	13,864	2022	0.37 mi
Bayshore Blvd	Rubideaux St SW	34,032	2022	0.39 mi
Lee Roy Selmon ...	S Esperanza Ave N	38,165	2022	0.42 mi
Bayshore Blvd	W Stovall St N	29,756	2022	0.45 mi
S Macdill Ave	W Wheaton St N	19,456	2022	0.46 mi

	1 mile	3 miles
Population	15,161	123,095
Households	6,848	55,281
Median Age	41.80	38
Median HH Income	\$135,247	\$91,061
Daytime Employees	7,313	108,337
Population Growth '24 - '29	↑ 8.88%	↑ 9.60%
Household Growth '24 - '29	↑ 9.14%	↑ 10.03%

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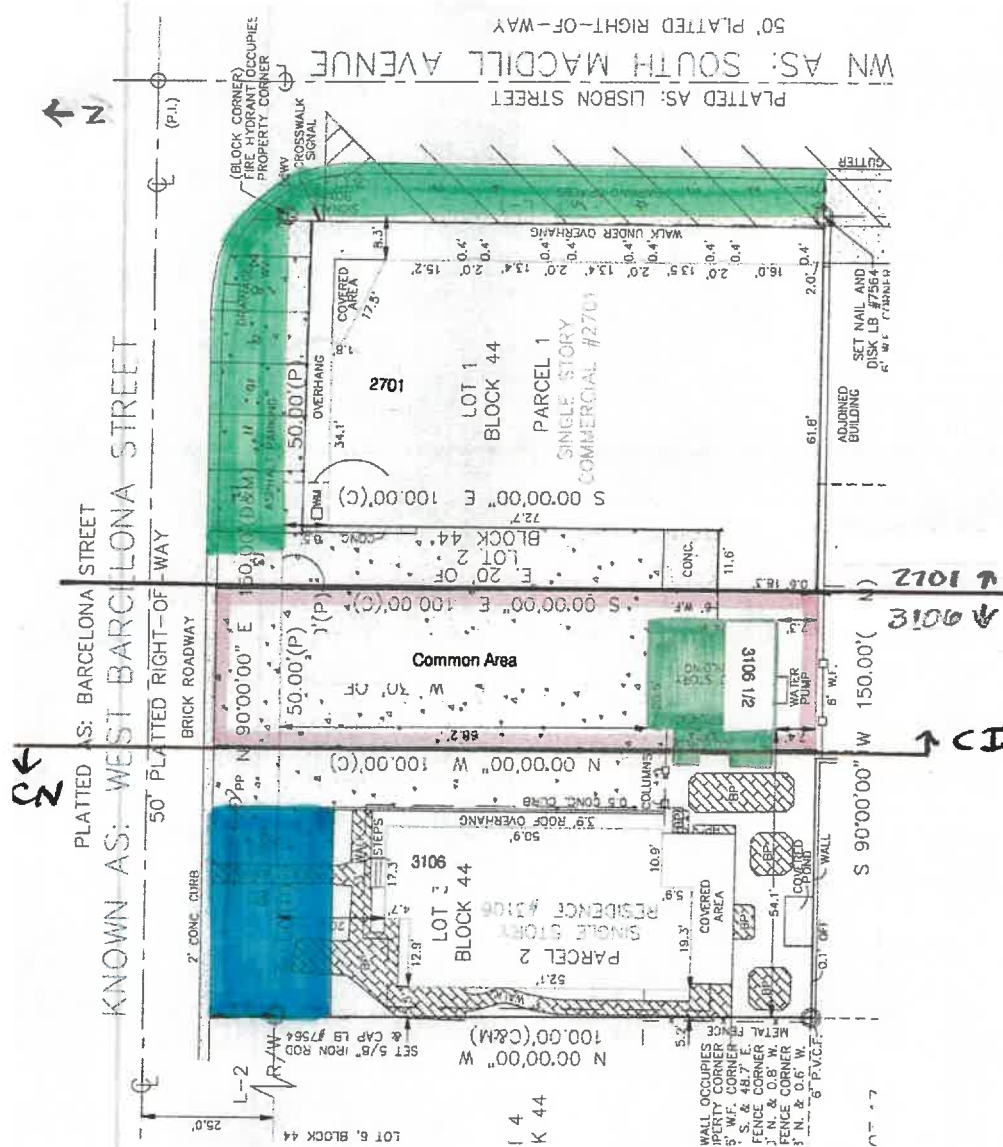


10-2024 Aerial from www.hcpafl.org Pictometry

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Site Survey:



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