

Iconic Hyde Park Investment

341 S PLANT AVE/334 S HYDE PARK AVE
TAMPA, FL 33606

Presented By:

Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach





Table Of Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	15
DEMOGRAPHICS	18
NEW DEVELOPMENT POTENTIAL	20

All materials and information received or derived from Boutique National, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Boutique National, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Boutique National, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Boutique National, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Boutique National, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Boutique National, LLC in compliance with all applicable fair housing and equal opportunity laws.



Section 1

PROPERTY INFORMATION



OFFERING SUMMARY

Sale Price:	Subject To Offer
Combined Existing Building:	11,062 SF
Total with new Development:	16,530 SF
Combined Lot Size:	0.94 Acres
Combined NOI:	\$438,897
Year Built 341 S Plant Ave/renovated:	1901/2023
Year Built 334 S Hyde Park Ave/renovated:	1900/2025
Zoning:	RO-1
VIDEO:	https://youtu.be/lvWcxD3llbl

PROPERTY OVERVIEW

A rare opportunity to acquire two iconic Hyde Park assets prominently positioned at the primary entrance and exit to Davis Islands—one of Tampa’s most affluent and supply-constrained neighborhoods. This highly visible assemblage offers unmatched exposure, architectural presence, and long-term flexibility in the heart of South Tampa.

The offering includes Anderson House at 341 S. Plant Avenue, a three-story ±7,359 SF building, and 334 S. Hyde Park Avenue, a two-story ±3,703 SF building, situated on a combined ±0.94-acre site. Both properties are zoned RO-1, providing highly desirable dual zoning that allows for office and residential uses, a rarity in this submarket and a significant driver of long-term value. City approved 50% parking reduction for zoning requirements.

The property is currently 100% leased to Lecada, an extremely high-end medical aesthetics and wellness practice whose brand, build-out, and clientele align seamlessly with the prestige of Hyde Park and Davis Islands. The tenancy provides stable income today while preserving future optionality for an owner-user, investor, or developer.

Adding to the investment appeal, plans are in place to expand the campus by an additional ±5,468 SF, including a ±4,064 SF three-story office building with ground-floor parking and a two-story ±1,404 SF residential building comprised of two one-bedroom units. This expansion potential offers a clear value-add pathway in a market where new development opportunities are increasingly limited.

With irreplaceable location, dual-use zoning, expansion plans, and credit-worthy tenancy, this Hyde Park assemblage represents a compelling opportunity to acquire a landmark property at the gateway to Davis Islands—one that combines immediate income with long-term strategic upside in one of Tampa’s most coveted corridors.



Anderson House - 341 S Plant Ave



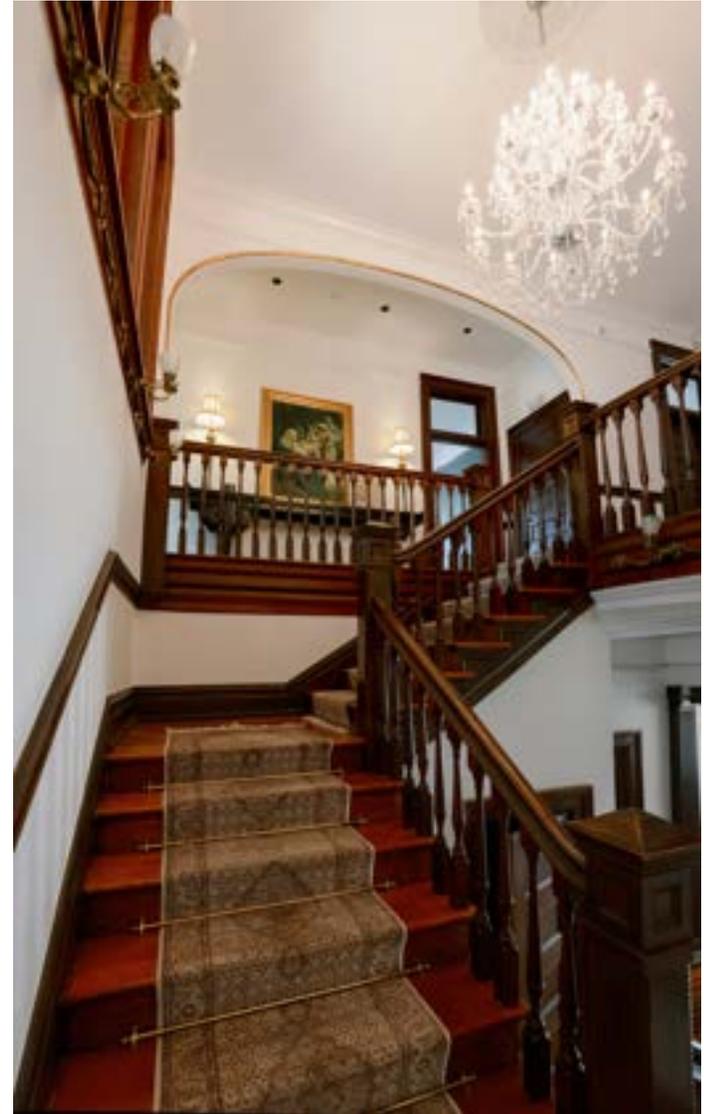


Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





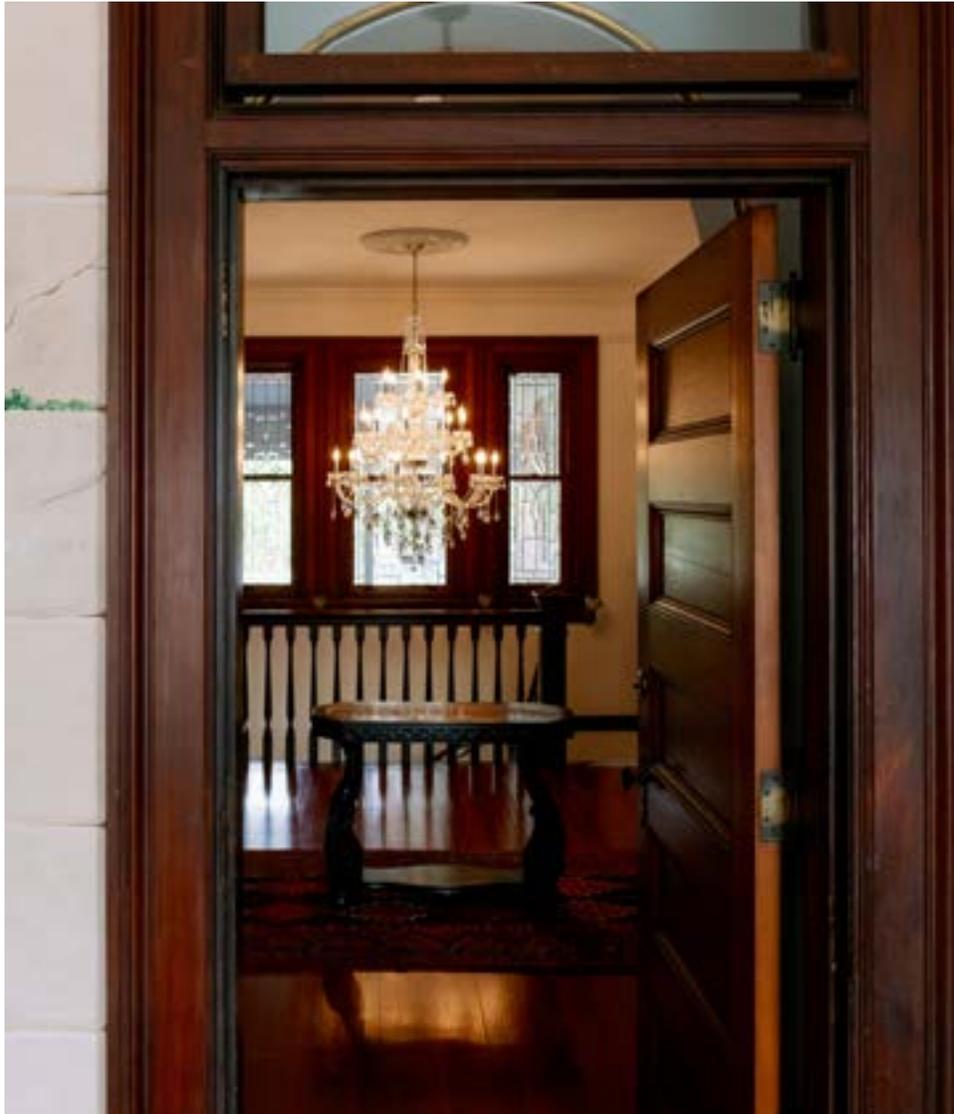
Anderson House - 341 S Plant Ave







Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





Blackhouse - 334 S Hyde Park Ave





Blackhouse - 334 S Hyde Park Ave





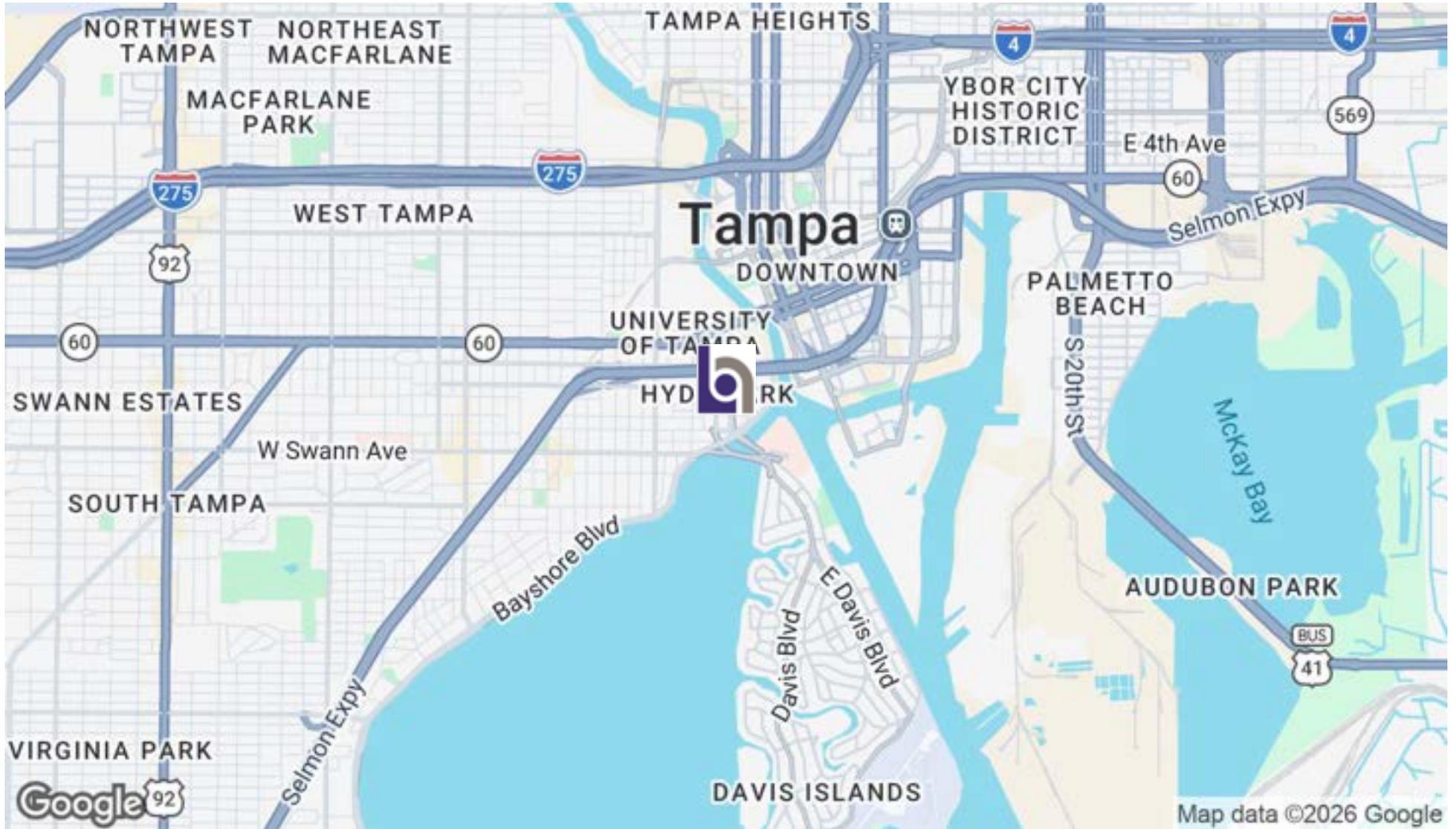
Blackhouse - 334 S Hyde Park Ave





Section 2

LOCATION INFORMATION







Section 3

DEMOGRAPHICS

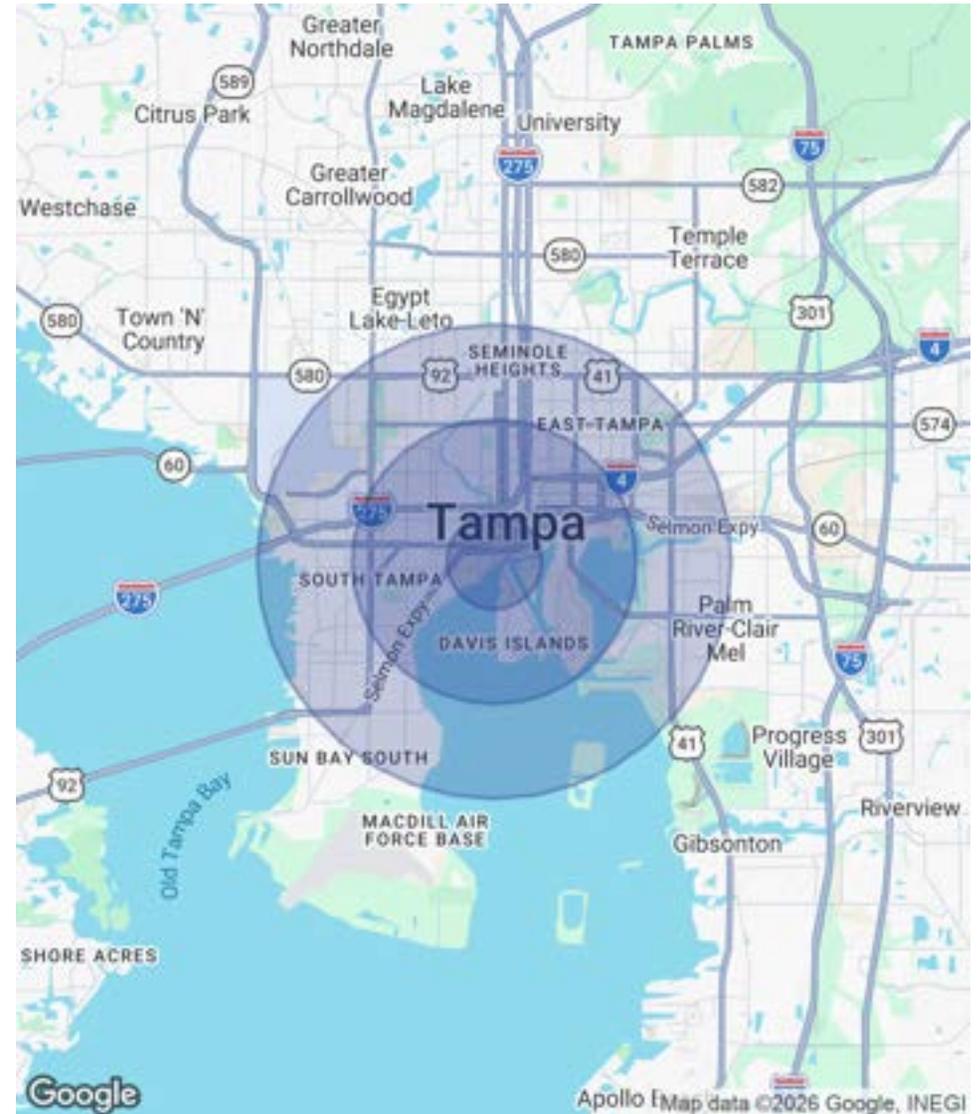


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,851	109,791	242,170
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,683	49,638	104,255
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$141,870	\$122,971	\$114,060
Average House Value	\$658,373	\$606,127	\$552,383

Demographics data derived from AlphaMap





Section 4

NEW DEVELOPMENT POTENTIAL



NEW DEVELOPMENT POTENTIAL

Adding to the investment appeal, plans are in place to expand the campus by an additional $\pm 5,468$ SF, including a $\pm 4,064$ SF three-story office building with ground-floor parking and a two-story $\pm 1,404$ SF residential building comprised of two one-bedroom units. This expansion potential offers a clear value-add pathway in a market where new development opportunities are increasingly limited.

FEASIBILITY STUDY
ACCESSORY STRUCTURES
GIANCO INVESTMENT
CAPITAL

Anderson-Frank House
341 S Plant Ave, Tampa, FL 33606



PROJECT NO.: 2019

DATE: 10/10/2022

REP

RENKER EICH PARKS ARCHITECTS

1609 DR. MARTIN LUTHER KING JR. STREET NORTH ST. PETERSBURG, FLORIDA 33704 TEL 727.821.2986
LIC. AAC001447

REPARCH.COM





























