

# FOR SALE

**2500 WEST AZEELE ST**

**TAMPA, FL 33609**

**HYDE PARK / SOHO DISTRICT**

ZONED - PD APPROVED FOR  
27,000 SQFT OFFICE SPACE  
FUTURE LAND USE - CMU 35  
CURRENT SPACE - RESTAURANT  
LOT SIZE - .73 ACRES  
FRONTAGE - 248 SQFT  
DEPTH - 128 SQFT



## CURRENT SPACE FEATURES

- 5,669 HEATED SQFT
- 7,861 GROSS SQFT
- 2 SEPARATE BUILDINGS
- LARGE OUTDOOR DECK AREA
- MAIN BAR AREA
- SERVER CENTER
- LARGE COMMERCIAL KITCHEN
- WALK-IN COOLER/FREEZER
- EXPOSED WOOD BEAMS



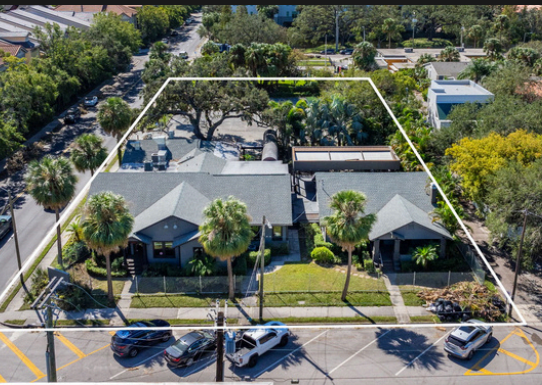
**THERESA MCDONOUGH**

**727-709-4372**

**REALESTATE@THERESARENEE.COM**







## LOCATION

- 1 MINUTE TO SOUTH HOWARD AVE
- 4 MINUTES TO HYDE PARK VILLAGE
- 5 MINUTES TO BAYSHORE BLVD
- 6 MINUTES TO DOWNTOWN TAMPA
- 4 MINUTES TO I 275
- 5 MINUTES TO SELMON EXPRESSWAY
- 15 MINUTES TO TAMPA INTERNATIONAL AIRPORT





## SUMMARY

**\*\*Exceptional Investment Opportunity in South Tampa!\*\***

Unlock the potential of this prime high visibility .73-acre corner site, ideally situated in one of Hillsborough County's most sought-after areas, Hyde Park. Just a block from South Howard, a mile from Hyde Park Village and Bayshore Blvd, and walking distance to Publix, vibrant bars, restaurants, and various shops, this expansive lot boasts 248 feet of frontage on South Armenia Ave and 128 feet on W Azeele St. Move forward with the current Business Professional Planned Development, or explore the possibilities for multiple opportunities. The existing restaurant space includes two separate buildings totaling 7,781 square feet, connected by a charming outdoor deck area. Inside, you'll find multiple dining areas, a full bar, large commercial kitchen, walk-in cooler and freezer, office space, an IT room, and ample room for private events—ideal for optimizing your business operations. Don't let this rare opportunity slip away—contact me today for more information and/or a private showing!

# OVERVIEW FOR HYDE PARK

WALKING SCORE - 92/100

BIKE SCORE - 67/100

TRANSIT SCORE - 31/100

