



FOR SALE

1318 E DR MARTIN LUTHER KING JR BLVD
TAMPA, FL 33603

PRIME COMMERCIAL LOCATION

Discover the potential of 1318 E Dr. Martin Luther King Jr Blvd. Whether you're looking to open a new retail storefront, professional office, or service location, this property provides the blank canvas to bring your vision to life in one of Tampa's most active commercial districts. East of interstate 275.



Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

**TINA MARIE ELOIAN, CCIM
BROKER**

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



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work
& play**
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

**1318 E DR
MARTIN LUTHER KING JR BLVD
TAMPA, FL 33603**

SALE PRICE **\$495,000**

BUILDING SIZE 1,074 SQ FT

PROPERTY SIZE 12,350 SQ FT

PROPERTY FEATURES

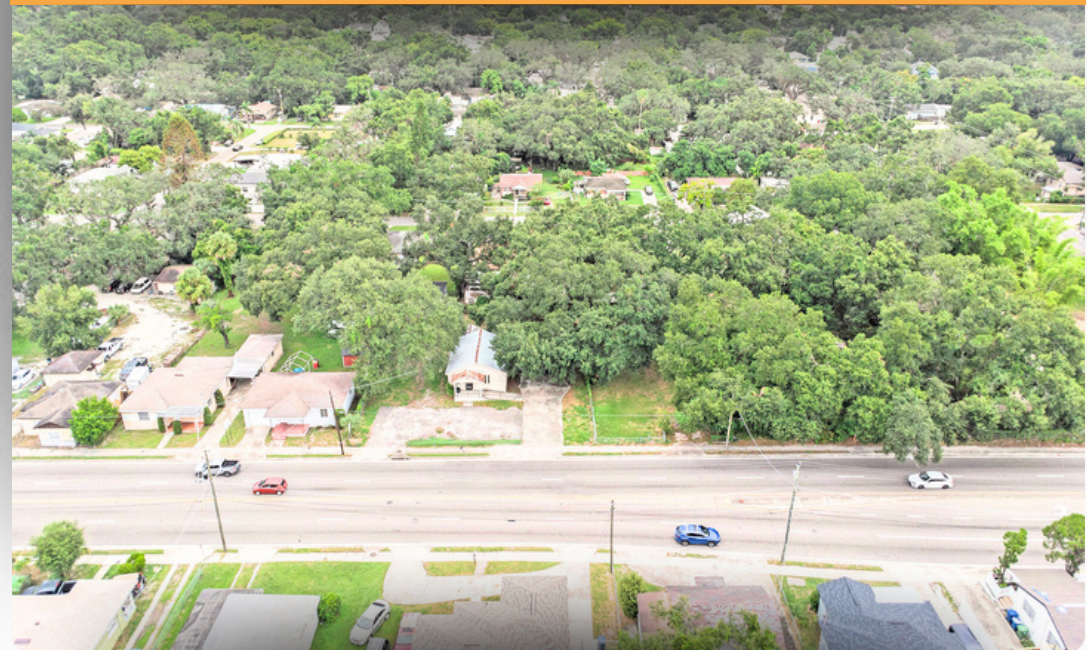
High-Visibility Tampa Location with Excellent Connectivity

This property offers prime frontage along East Dr. Martin Luther King Jr. Blvd with excellent visibility and easy ingress and egress, creating strong opportunities for branding and signage through prominent MLK exposure. The flexible floor plan is designed to accommodate a wide variety of uses, including retail, office and service, all permitted under SH-CG zoning. Customers and employees will benefit from convenient ingress and egress, as well as both on-site and nearby street parking options. Leasing details include competitive rates with negotiable terms, and the space is available for immediate occupancy.

- High-traffic corridor with excellent daily drive-by exposure
- Minutes from I-275, Downtown Tampa, and Ybor City
- Surrounded by established neighborhoods and growing residential communities
- Close to major retailers, restaurants, and service providers
- Strong demographics supporting both local and destination-driven businesses



AERIAL VIEW



LISTING DETAILS

FINANCIAL TERMS

SALE PRICE **\$495,000**

LOCATION

STREET ADDRESS 1318 E DR MARTIN LUTHER KING JR BLVD
CITY TAMPA
COUNTY HILLSBOROUGH
TRAFFIC COUNT 22,000-28,000 VEHICLES PER DAY
(2024 AADT)
MARKET TAMPA - ST. PETERSBURG - CLEARWATER
SUB MARKET CENTRAL YBOR CITY / EAST SEMINOLE
HEIGHTS AREA

UTILITIES

ELECTRICITY TECO
WATER CITY OF TAMPA UTILITIES
WASTE CITY OF TAMPA UTILITIES
COMMUNICATION SPECTRUM/ FRONTIER/ AT&T

THE COMMUNITY

NEIGHBORHOOD | SUBDIVISION NAME
SEMINOLE HEIGHTS
FLOOD ZONE AREA X
FLOOD ZONE PANEL 12057C0352J

THE PROPERTY

FOLIO NUMBER 171328-0000

ZONING **SH-CG** (SEMI-HOUSING / COMMERCIAL GENERAL MIX) THIS ZONING ENCOURAGES THE DEVELOPMENT OF NEIGHBORHOOD-SERVING BUSINESSES ALONGSIDE COMPATIBLE HOUSING OPTIONS, ALLOWING FOR A DIVERSE AND ACTIVE STREETScape.

PROPERTY USE RETAIL, OFFICE, OR SERVICE-ORIENTED
AVAILABLE SF 1,074 SQ FT
CEILING HEIGHT 9 FT APPROX
TOTAL LAND SF 12,350 SQ FT
LOT DIMENSIONS 100 FT X 124 FT
FRONT FOOTAGE 100 FT ALONG E MARTIN LUTHER KING JR BLVD

PARKING ON-SITE PARKING

TAXES

TAX YEAR 2024
TAXES \$3,079.65

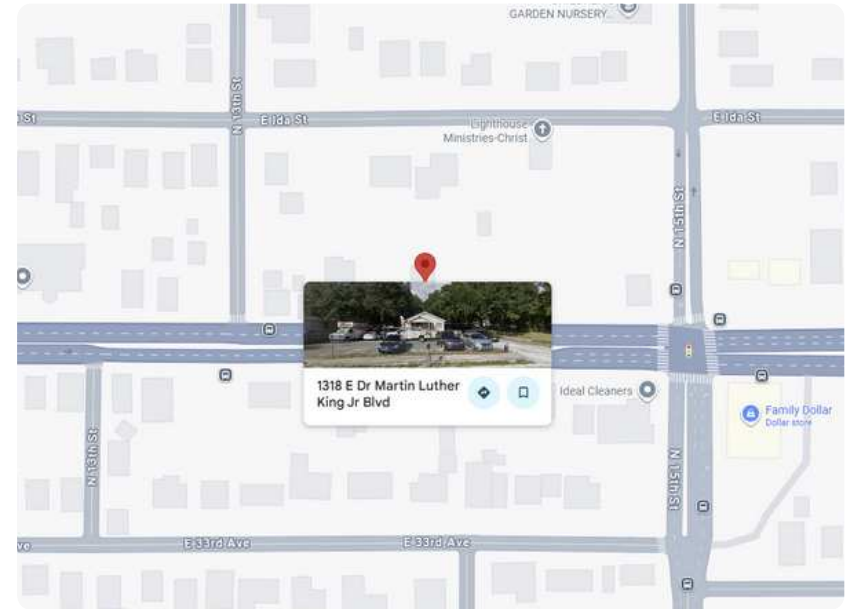


ZONING INFORMATION

The **SH-CG (Seminole Heights – Commercial General)** zoning district in Tampa is designed to encourage a vibrant mix of commercial, residential, and office uses within the Seminole Heights urban area. It supports higher-intensity development compared to neighborhood commercial zones, allowing for retail, restaurants, offices, and multi-family residential projects that complement the area's historic character.

DRIVING DIRECTIONS

From Downtown Tampa, head north on I-275 and take Exit 46B toward Dr. Martin Luther King Jr. Blvd. At the traffic light, merge right and continue east on Dr. Martin Luther King Jr. Blvd for about half a mile. The property at 1318 E Dr. Martin Luther King Jr Blvd, Tampa, FL 33603 will be on your left, easily accessible from the roadway.



PROPERTY EXTERIOR PHOTOS



PROPERTY INTERIOR PHOTOS



EAST TAMPA: THEN | NOW | WHAT'S NEXT



ROOTS & EARLY GROWTH

East Tampa's story began in the early 1900s, when its neighborhoods were annexed into the City of Tampa in 1911, 1923, and 1953. This gradual expansion created a unique mix of communities but left behind aging infrastructure that still defines much of the area today.

Nearby Central Avenue became a thriving hub for Black-owned businesses—from barbershops and grocery stores to restaurants and trades—forming one of Tampa's strongest African American business districts. Though later impacted by urban renewal and highway construction, its legacy of entrepreneurship, culture, and resilience continues to shape East Tampa's identity.

CHALLENGES, IDENTITY & RENEWAL

Today, East Tampa's historic neighborhoods—College Hill, Jackson Heights, Highland Pines, and Grant Park—remain at the heart of its cultural and economic fabric. While many of the original businesses are gone, new energy is fueling revitalization through an \$80 million redevelopment project along East Columbus Drive. The plan includes 117 affordable housing units, a live-learn community, a vocational innovation center, and new retail and business spaces.

Construction begins in Fall 2026, bringing local jobs and opportunities to residents. East Tampa is also designated as an Opportunity Zone, encouraging private investment and helping restore the area's role as a center of growth and community life.



WHAT'S NEXT

The next chapter for East Tampa blends heritage and innovation. Plans include continued infrastructure improvements, business incubation, and community engagement to ensure growth benefits local residents.

With increasing focus on mobility and sustainability, including initiatives like World Car-Free Day, the area is set to become a more connected, walkable, and inclusive community. East Tampa's future is rooted in its past — built on resilience, community spirit, and a shared vision for progress.

A DYNAMIC CORRIDOR OF VISIBILITY, CONNECTIVITY, AND OPPORTUNITY

1318 E Dr. Martin Luther King Jr Blvd is strategically positioned in the heart of Tampa's urban core, offering exceptional visibility and high traffic counts along one of the city's busiest corridors. With SH-CG zoning, the property is well-suited for a variety of uses including retail, office, or mixed-use development, making it a versatile choice for investors, owner-users, or developers seeking growth opportunities in a thriving market. Public utilities are available, and the flexible layout provides a move-in-ready opportunity tailored to your business needs.

The surrounding area is enriched by established neighborhoods, schools, and a diverse mix of local businesses that help drive consistent customer traffic. Its location balances historic character with modern growth, creating a vibrant community setting that supports both local-serving and destination-driven enterprises. Ample on-site parking, along with nearby street options, ensures convenience for customers and employees alike.

Beyond its immediate surroundings, the property's central position delivers excellent connectivity to Downtown Tampa, Ybor City, Seminole Heights, and major highways including I-275 and I-4. As Tampa continues to experience strong economic and population growth, properties along Dr. Martin Luther King Jr Blvd remain highly desirable for their accessibility, exposure, and long-term potential. This site offers an unmatched chance to establish a lasting presence in one of Tampa's most livable and opportunity-rich corridors.



Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



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BROKER

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