



FOR SALE

1.1 ACRES

TAMPA

UPTOWN/

USF

SUBMARKET



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Tampa, FL 33612

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Table of Contents

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
LOCATION INFORMATION	6
REGIONAL MAP	7
AERIAL MAP	8
RESTAURANT MAP	9
CURRENT MUTI FAMILY-STUDENT MAP	10
STUDENT DEVELOPMENT MAP	11
DEMOGRAPHICS MAP & REPORT	12
ADVISOR BIOS	13
ADVISOR BIO 1	14

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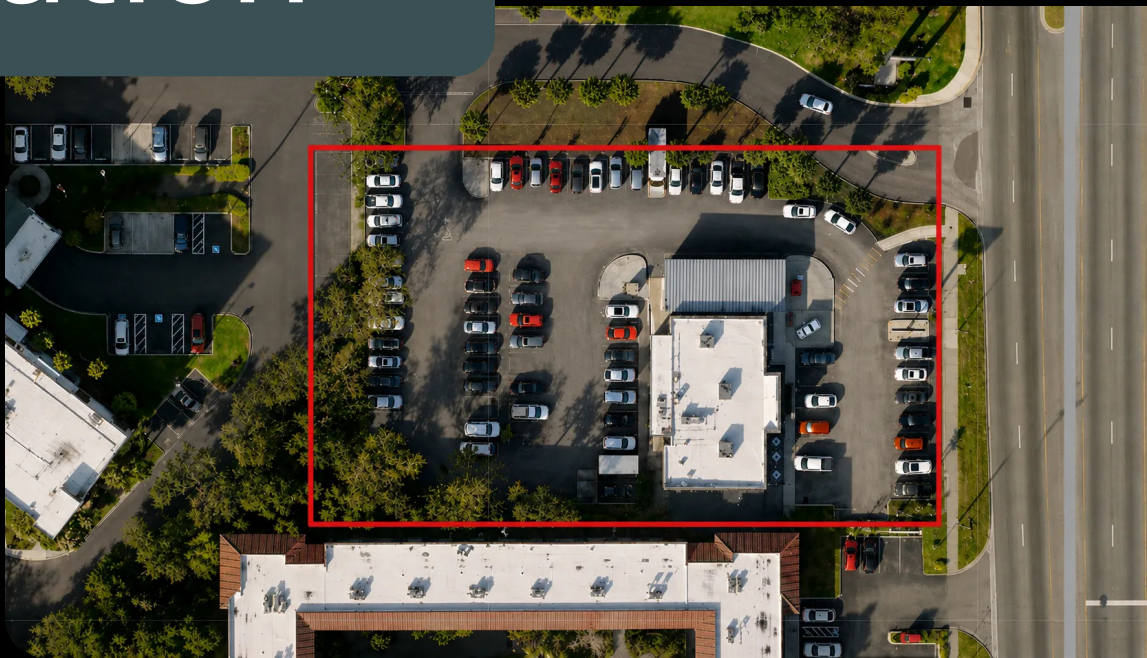
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Property Information



Property Summary

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PROPERTY HIGHLIGHTS

- Prime Investment 1.1 acres
- Redevelopment Tampa USF Uptown Submarket
- Zoned CG - ideal for wide range of uses
- Hotel use exempt due to restriction
- Live Local Act
- Opportunity Zone
- 2.4 miles from USF Football Stadium opening Fall 2027
- 2.6 miles from Bush Gardens and Adventure Island
- Existing 3,762 sf building (5,478 sf gross) built in 2005 and renovated in 2016
- Existing operating restaurant - full commercial kitchen, fire suppression, walk in cooler and SRX license
- Continue as a turnkey restaurant or reposition the site entirely

OFFERING SUMMARY

Sale Price:	Consider Offers
Number of Units:	1
Lot Size:	47,881 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,407	56,168	113,549
Total Population	15,666	145,836	289,237
Average HH Income	\$46,464	\$56,304	\$75,997

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Property Description

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 11402 N 30th Street, Tampa, FL. This 1.1-acre property, zoned CG, offers a versatile space suitable for a wide range of uses, with hotel use exemption. Property is within an Opportunity Zone and Live Local Program.

LOCATION DESCRIPTION

Located within Tampa's most active near-term growth corridor: to the north is the University of South Florida' campus and the 35,000 seat on-campus football stadium under active construction 2.4 miles away (opening fall 2027) and 2.6 miles to the south is Bush Gardens/Adventure Island. Advent Hospital and Pepin Heart Hospital, Moffitt Cancer Center, and VA Hospital all within 2 miles. This is a well-established and documented growth within the Uptown/USF market with a growing shortage of student housing in the surrounding submarket. Investors and owner-users alike will find few sites this close to campus with immediate access to N 30th Street, Fowler Avenue, Busch Blvd, I-275 and I-75.

SITE DESCRIPTION

Rare opportunity to acquire a 1.10-acre commercial site on N 30th Street in Tampa's rapidly evolving USF / Busch Gardens corridor. Zoned CG (Commercial General) under Hillsborough County, the site offers flexibility for a range of retail, restaurant, office, medical, student housing or other commercial redevelopment uses (buyer to verify specific use approvals with Hillsborough County Development Services).

REDEVELOPMENT OPPORTUNITY

- Investor appetite is showing up in numbers with recent housing property trading for 21MM in 2026 and rising enrollment
- USF's Fletcher District, a 27 acre mixed redevelopment with housing, retail, a hotel and research facility, has broken ground nearby delivery 2028
- USF on campus housing demand has outpaced supply since 2022 with university converting double rooms to triples to keep up and more students applying to live on campus than space
- USF next housing expansion (700 new beds) opens 2028

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Location Information

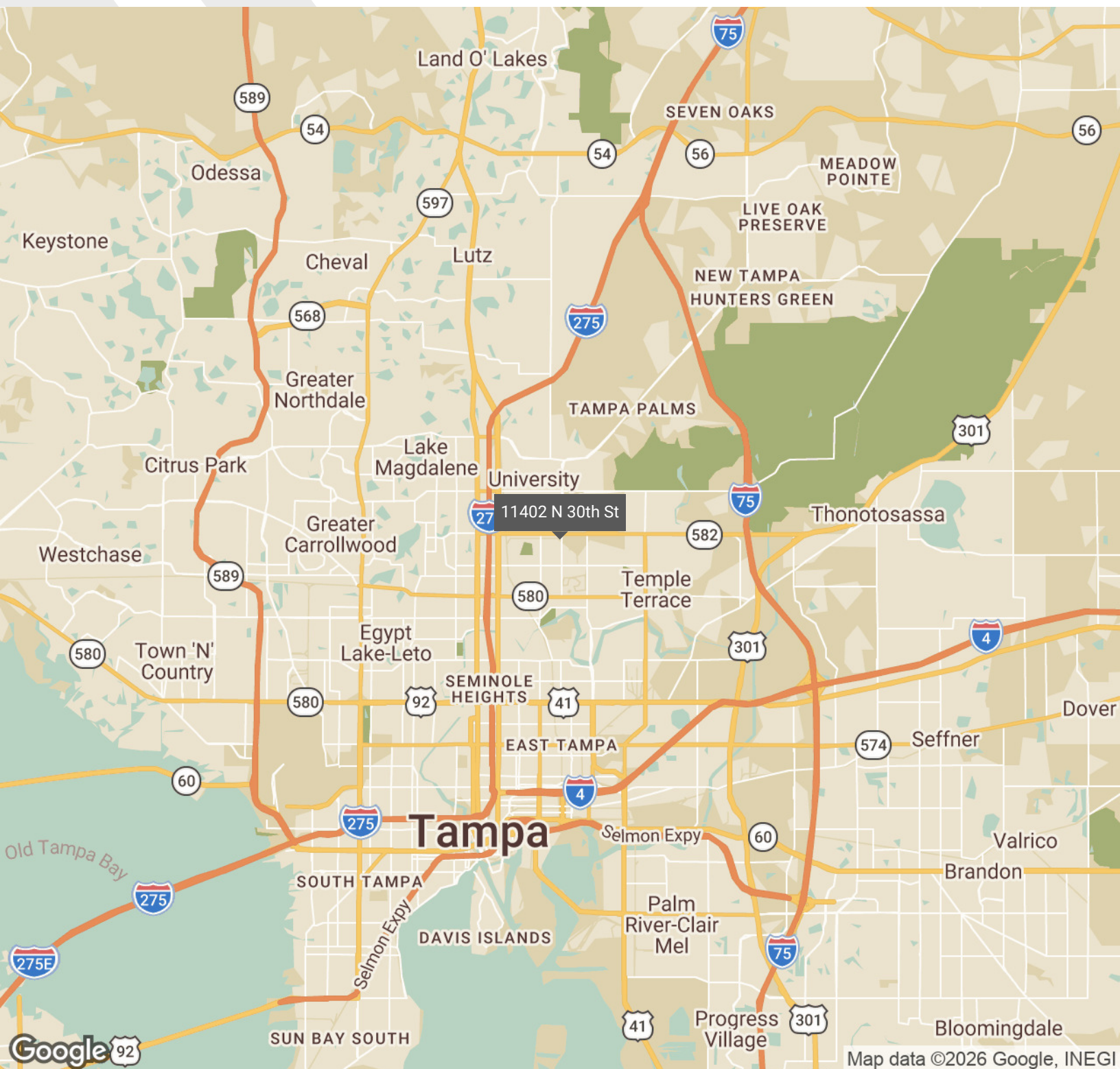
Fletcher Ave

Cowler Ave

Bush Blvd

Regional Map

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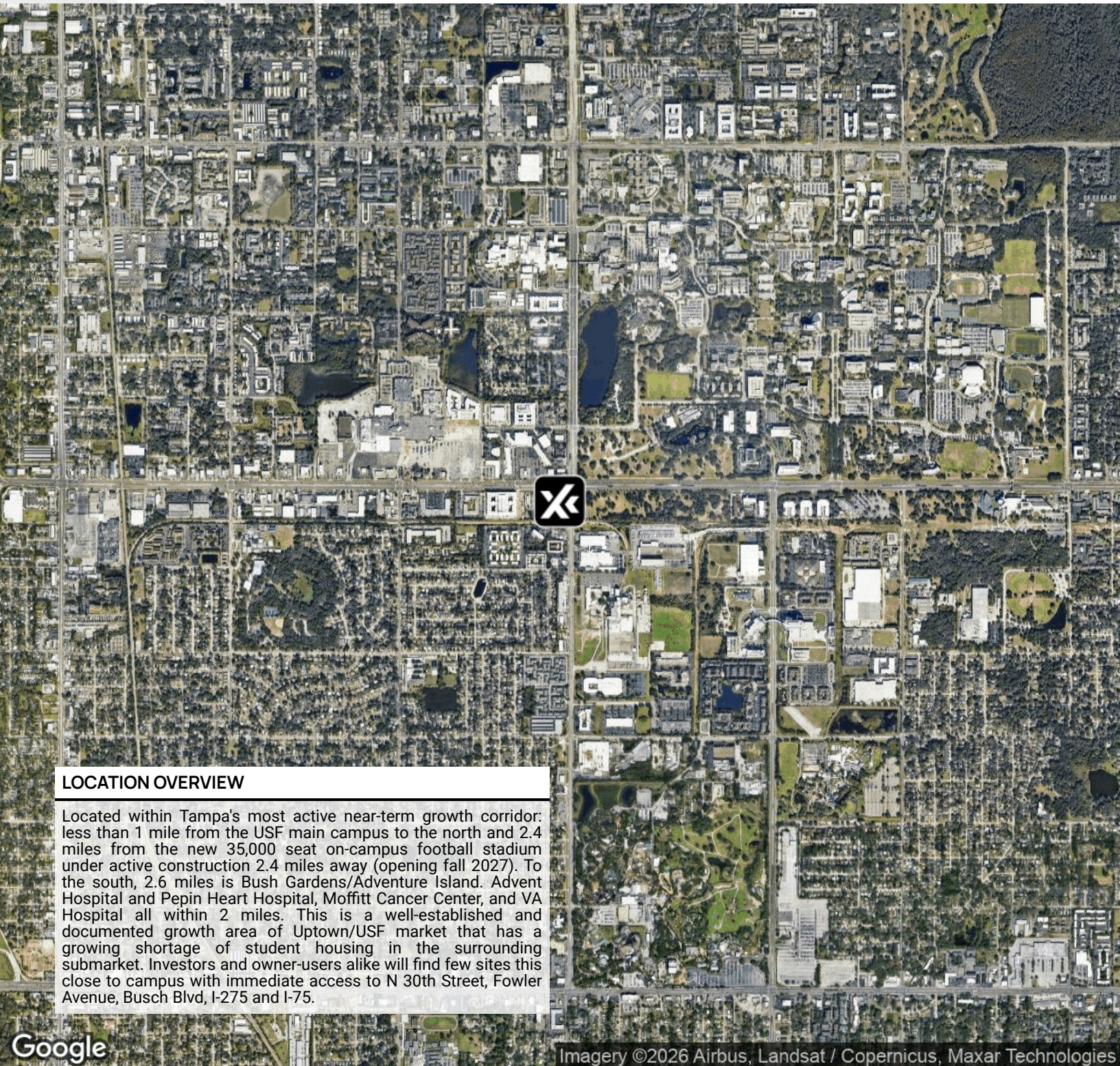
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Aerial Map

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LOCATION OVERVIEW

Located within Tampa's most active near-term growth corridor: less than 1 mile from the USF main campus to the north and 2.4 miles from the new 35,000 seat on-campus football stadium under active construction 2.4 miles away (opening fall 2027). To the south, 2.6 miles is Bush Gardens/Adventure Island. Advent Hospital and Pepin Heart Hospital, Moffitt Cancer Center, and VA Hospital all within 2 miles. This is a well-established and documented growth area of Uptown/USF market that has a growing shortage of student housing in the surrounding submarket. Investors and owner-users alike will find few sites this close to campus with immediate access to N 30th Street, Fowler Avenue, Busch Blvd, I-275 and I-75.

Google

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Restaurant Map

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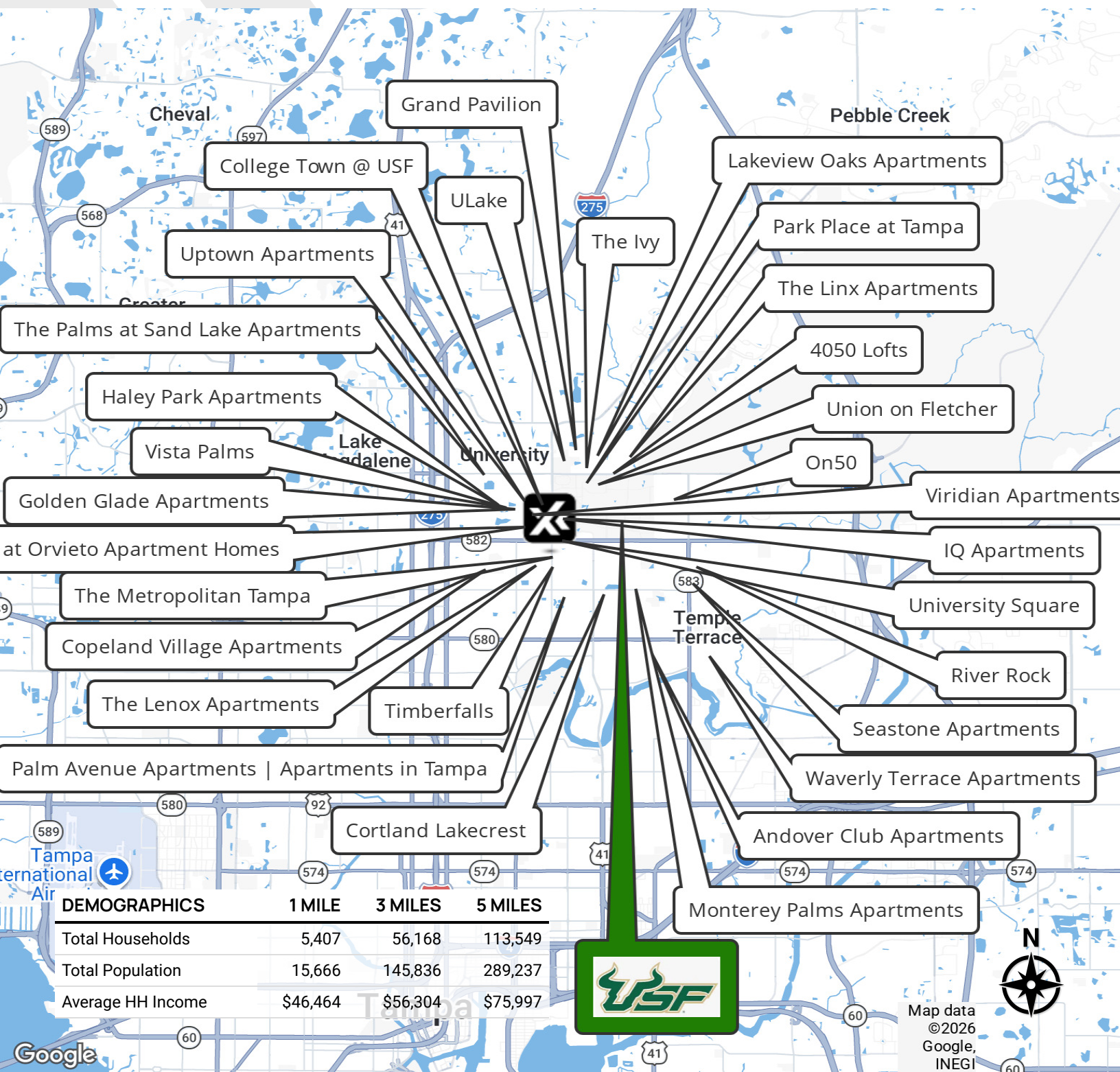
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Current Multi-Family/Student Map

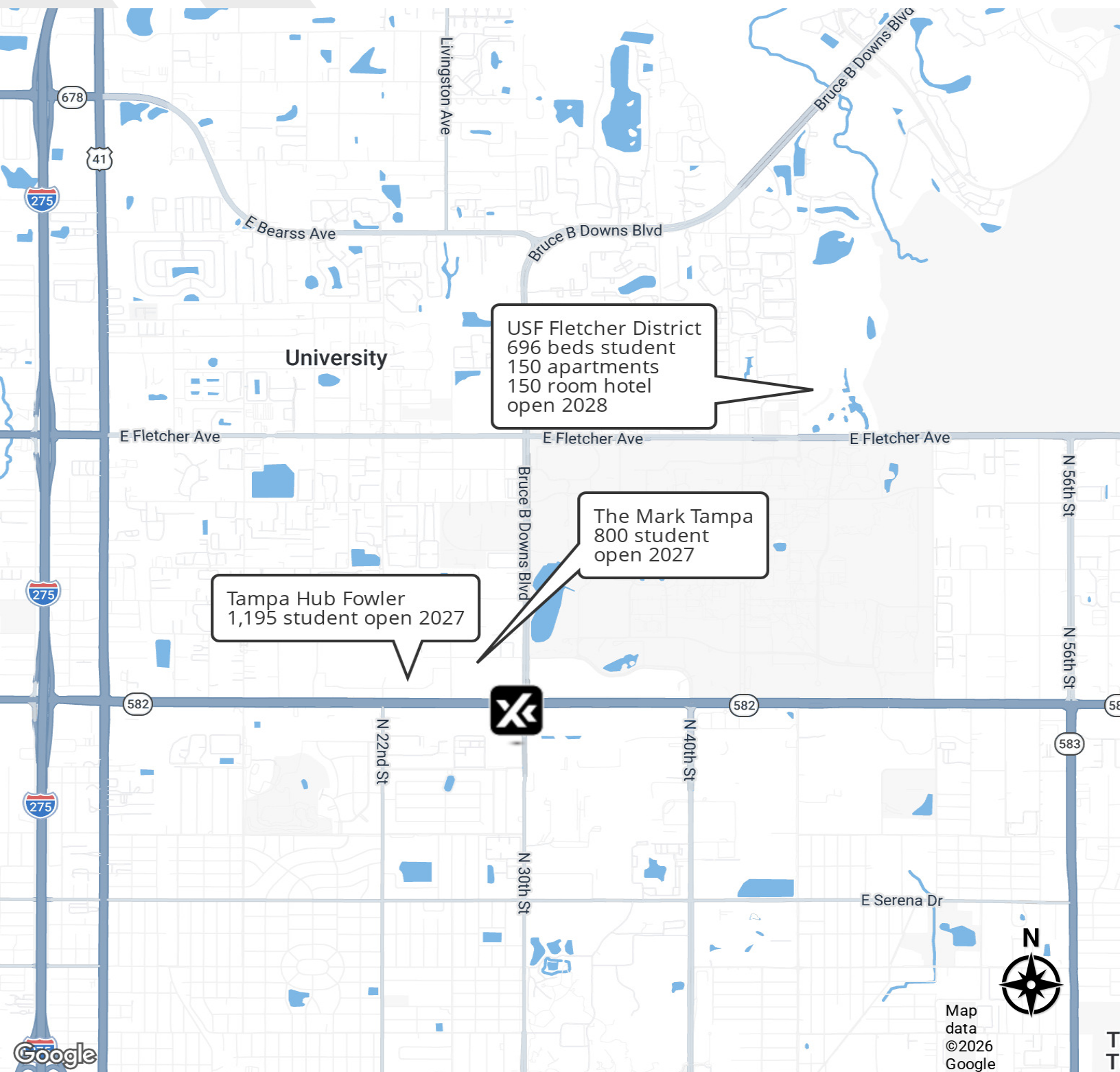


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Student Housing Development Map



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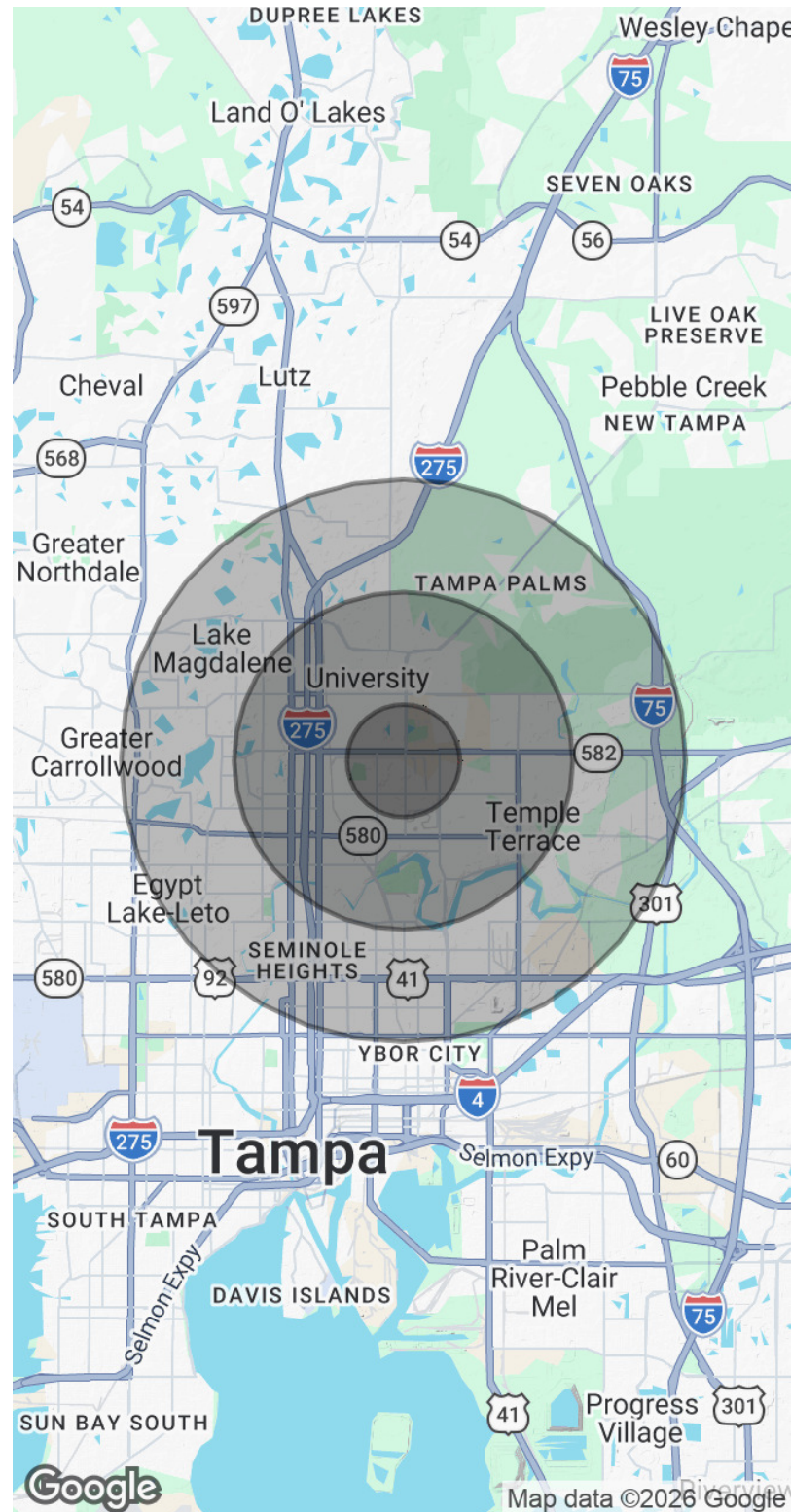
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,666	145,836	289,237
Average Age	30.3	33.1	35.4
Average Age (Male)	29.3	31.9	34.5
Average Age (Female)	29.9	34.3	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,407	56,168	113,549
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$46,464	\$56,304	\$75,997
Average House Value	\$191,268	\$230,224	\$306,070

TRAFFIC COUNT	
Fowler	47,500/day
Traffic Count Street	N 30th Street
2023 American Community Survey (ACS)	



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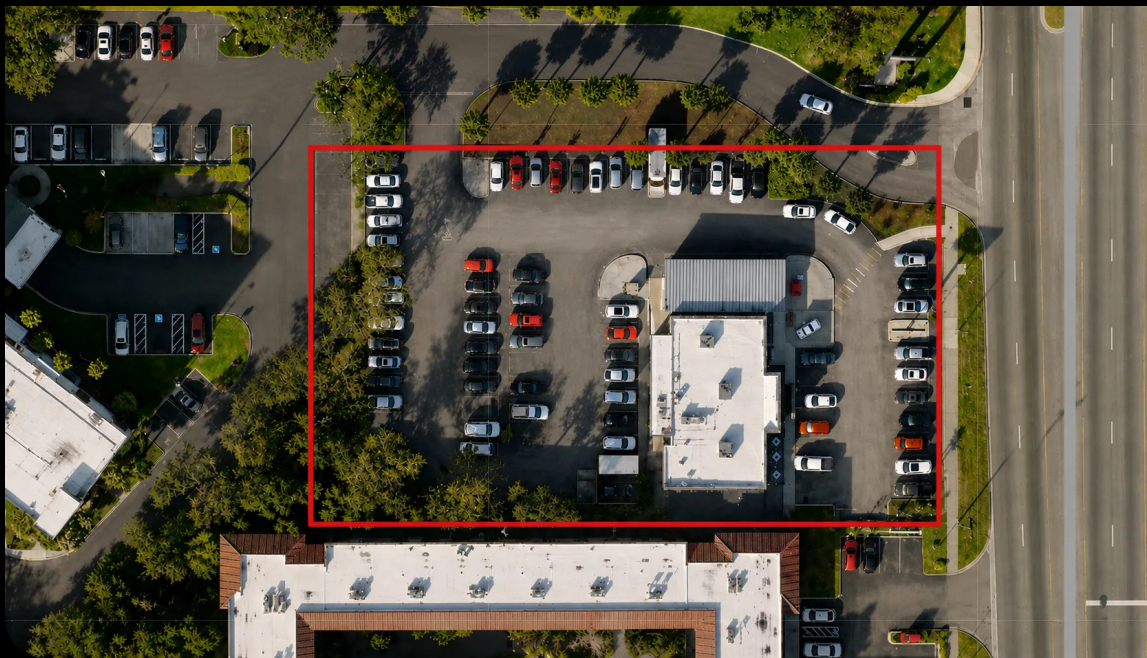
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Advisor Bios



Advisor Bio 1

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PROFESSIONAL BACKGROUND

Denise proudly represents eXp Commercial LLC, where she works with sellers and buyers navigating commercial real estate transactions and business exit and entry transitions. Her unique combination of lending expertise, financial analysis skills, market intelligence, and certified designee credentials positions her as a rare resource for advisory to business owners and investors who need more than a transaction facilitator — they need a trusted advisor who truly understands the full financial picture on both sides of the table. Whether a business owner is exploring a sale, a buyer is evaluating an acquisition, or an investor is analyzing a commercial property, Denise brings the analytical rigor of a seasoned lender and the strategic perspective of a CCIM designee to every conversation.

Denise's approach is collaborative, client-first, and results-driven. She leads with education, moves with integrity, and stays focused on what matters most: helping her clients achieve their goals.

Let's work together to achieve — or explore — yours.

EDUCATION

In 2022, Denise achieved the CCIM Designation (Certified Commercial Investment Member), one of the most rigorous and respected credentials in commercial real estate. Earned through a demanding curriculum of financial, market, and investment analysis combined with a portfolio of verified transaction experience, the CCIM designation represents a commitment to excellence, ethical practice, and analytical precision that defines how Denise approaches every engagement. CCIM designees are bound by a strict Code of Ethics that governs their professional conduct, reinforcing Denise's long-held belief that integrity and transparency are non-negotiable in any business relationship.

MEMBERSHIPS

Her leadership footprint in the Tampa Bay commercial real estate and business community is equally impressive. Denise has been an active member of CCIM and CREW Tampa Bay (Commercial Real Estate Women) since early 2000's — organizations dedicated to advancing professional excellence, diversity, and ethical leadership in commercial real estate. She is also a graduate of both Leadership Tampa Bay and Leadership Pasco, demonstrating a sustained investment in community leadership that extends well beyond transaction volume.

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Thank you!



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