

FOR SALE LAND



TAMPA
COMMERCIAL
REAL ESTATE

808 N Armenia Ave, Tampa FL 33609



- For Sale at \$1,040,000
- Vacant commercial land
- Two Land Parcels—Total 0.28 Acres
 - a) Folio: 168364-0000—808 N Armenia—4,992 sf
 - b) Folio: 168365-0000—3202 W State St—7,200 sf
- Zoning: PD Commercial. Approved for a Planned Development for a 6,401 sf Cultural Facility/Office with 24 parking spaces. FAR 0.52
- Future Land Use i-R-20. use

- Flood Zone X—Outside the 100 year floodplain.
- Located across from the JCC & close to Kennedy Bv. this property easily covers the S Tampa market area.
- Proximity to I-275 makes enables this property to reach a market area of 375,000 people within a 15 minute drive time. The offramp from I-275 is right on Armenia Ave.
- 96 ft frontage on busy N Armenia Av

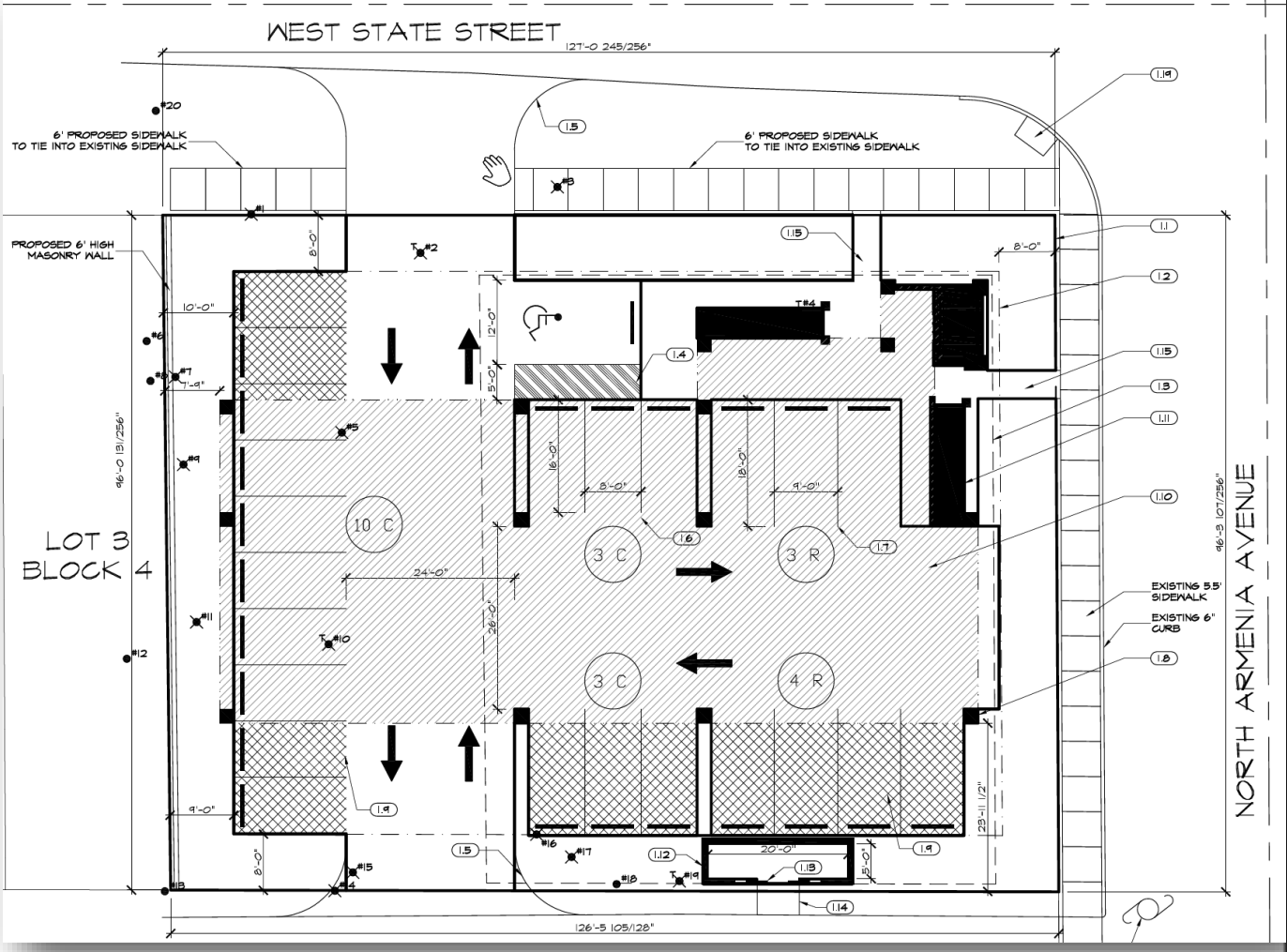
Information is from sources deemed reliable. Broker is not responsible for errors & omissions








Approved Site Plan

- 6,401 sf
- Cultural Facility/ Office
- 24 parking spaces.
- FAR 0.52



Current Land Use In The Area

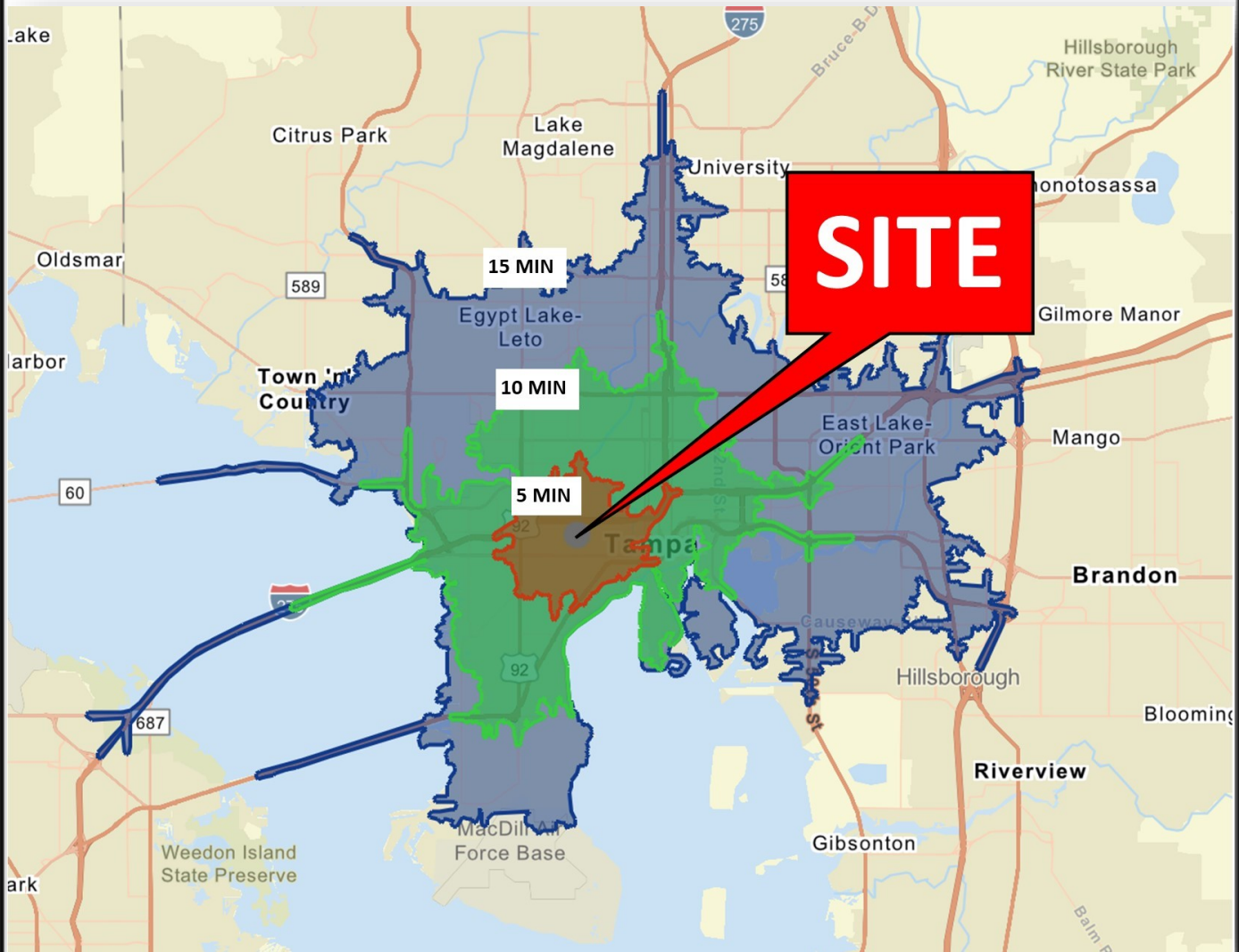


-  Residential
-  Commercial
-  Industrial

TAMPA COMMERCIAL REAL ESTATE

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialREalEstate.com
www.TampaCommercialRealEstate.com

Market Area Demographics: Drive Time 5 min-10 min- 15 min



2023	5 MIN	10 MIN	15 MIN
POPULATION	40,662	172,472	375,518
HOUSEHOLDS	17,132	77,570	158,348
MED AGE	32.4	37.1	37.0
MED HH INCOME	\$66,469	\$73,661	\$60,767
AV HH INCOME	\$108,232	\$120,426	\$81,808

TAMPA COMMERCIAL REAL ESTATE

Flood Plain



The property sits in Floodzone X—outside the 100 year floodplain

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com
www.TampaCommercialRealEstate.com

TAMPA COMMERCIAL REAL ESTATE