

FOR SALE

100% Leased

**1.09 ACRE SOUTH
TAMPA ASSEMBLAGE**



OFFERING MEMORANDUM

1.09 Acre Assemblage

3602 - 3626 Manhattan Ave. Tampa, FL 33629
3613 & 3611 South Coolidge Ave. Tampa, FL 33629



Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property, has been prepared by REMAX REALTEC Group, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

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Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

Property Tours

Interested parties must execute a confidentiality agreement and schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the broker's knowledge. Please see broker contact information below to schedule a tour.

Contact

Daniel Nelson
Investment Broker/Realtor
+1 813 323 3353

Daniel@RemaxCommercialRealty.net



Table of Contents

04 Investment Summary

05 Property Overview

07 Parcel Details

15 Property Photos

25 Property Survey

29 Location Overview

The Offering

RE/MAX Commercial is pleased to present a rare opportunity to acquire a ±1.09-acre assemblage in the highly sought-after South Tampa submarket, located at 3602–3626 Manhattan Avenue and 3611 & 3613 South Coolidge Avenue in Tampa 33629. This strategically positioned assemblage consists of multiple contiguous parcels, offering exceptional frontage and accessibility within one of Tampa’s most affluent and rapidly developing corridors.

The property is ideally suited for redevelopment, with surrounding land uses characterized by high-end residential, mixed-use, and neighborhood-serving retail. The assemblage benefits from its proximity to major thoroughfares, including West Euclid Avenue and South Dale Mabry Highway, providing seamless connectivity to Downtown Tampa, Tampa International Airport, and the greater Tampa Bay region.

Currently improved with retail store/medical office and residential structures, the site presents a prime value-add or redevelopment opportunity for builders, developers, and investors seeking to capitalize on South Tampa’s strong demand drivers and limited infill supply. The surrounding area is known for its top-rated schools, dense population base, and proximity to premier retail and dining destinations, further enhancing the site’s long-term investment appeal.

For developers and investors pursuing an infill development opportunity in one of Tampa’s most desirable neighborhoods, this ±1.09-acre assemblage offers significant upside potential. With its premier location, assemblage scale, and strong market fundamentals, the property represents an exceptional opportunity to deliver a high-quality residential or mixed-use project in the heart of South Tampa.

Key Investment Highlights

- ❑ ±1.09 Acres Contiguous Assemblage
- ❑ Prime South Tampa Infill Location
- ❑ Multiple Parcels: 3602–3626 Manhattan Ave
3611–3613 S Coolidge Ave
- ❑ Strong Redevelopment Opportunity
- ❑ High Barrier-to-Entry Submarket
- ❑ Surrounded by Luxury Residential & New Development
- ❑ Zoning Supports Residential / Potential Mixed-Use
- ❑ Excellent Frontage on Manhattan Avenue
- ❑ Close Proximity to South Dale Mabry Highway
- ❑ Minutes to Downtown Tampa
- ❑ Convenient Access to Tampa International Airport
- ❑ Located in Top-Rated School Districts
- ❑ Utilities Available to Site
- ❑ Ideal for Townhome, Single-Family, or Boutique Development

Property Overview – 1.09 Acres - South Tampa Assemblage



Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

1.09 Acres

Property Overview – 1.09 Acre - South Tampa Assemblage

PROPERTY ADDRESS	3602 - 3626 Manhattan Ave. Tampa, FL 33629 3613 & 3611 South Coolidge Ave. Tampa, FL 33629
TAX DISTRICT	Hillsborough County
SUBMARKET	City of Tampa
PARCEL ID	Various Identified in the Parcel Details to Follow
FOLIO	124675-0000 124711-0000 124710-0000 124709-0000 124707-0000 124714-0000 124713-0000
PARCEL SIZE	1.09 Acres
ZONING	GC – General Commercial RO – Residential Office
LAND USE	Medical Office Retail Store Single Family
FUTURE LAND USE	Residential-20 (RES-20) Residential-10 (RES-10)
FLOOD ZONE	Zone AE
EVACUATION ZONE	A
TOTAL HEATED AREA	1,606 SF 2,622 SF 1,712 SF 2,000 SF 1,924 SF 1,478 SF 1,822 SF
TOTAL GROSS AREA	1,622 SF 2,885 SF 1,768 SF 5,162 SF 2,630 SF 1,959 SF 2,269 SF
YEAR BUILT	1954 1950 1964 1953 1950 1959 1955
CONSTRUCTION	Concrete Block Masonry/ Brick Wood / Metal Truss
OFFERING PRICE	\$6,100,000.00



Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

Parcel Details

PROPERTY ADDRESS	3602 S. Manhattan Ave. Tampa, FL 33629
TAX DISTRICT	Hillsborough County
SUBMARKET	City of Tampa
PARCEL ID	A-33-29-18-3TU-000000-00151.0
FOLIO	124675-0000
PARCEL SIZE	.17 +/- Acres
ZONING	CG – Commercial General
LAND USE	Medical Office
FUTURE LAND USE	Residential-20 (RES-20)
FLOOD ZONE	Zone AE
EVACUATION ZONE	A
TOTAL HEATED AREA	1,626 SF
TOTAL GROSS AREA	1,622 GSF
YEAR BUILT	1954
CONSTRUCTION	Concrete Block Masonry/ Brick Wood / Metal Truss
ACCESS	Full Access off S. Manhattan Ave.



1.09 Acres

Parcel Details

PROPERTY ADDRESS 3612 S. Manhattan Ave. Tampa, FL 33629

TAX DISTRICT Hillsborough County

SUBMARKET City of Tampa

PARCEL ID A-33-29-18-3TU-000000-00152.0

FOLIO 124711-0000

PARCEL SIZE .18 +/- Acres

ZONING CG – Commercial General

LAND USE Retail Store

FUTURE LAND USE Residential-20 (RES-20)

FLOOD ZONE Zone AE

EVACUATION ZONE A

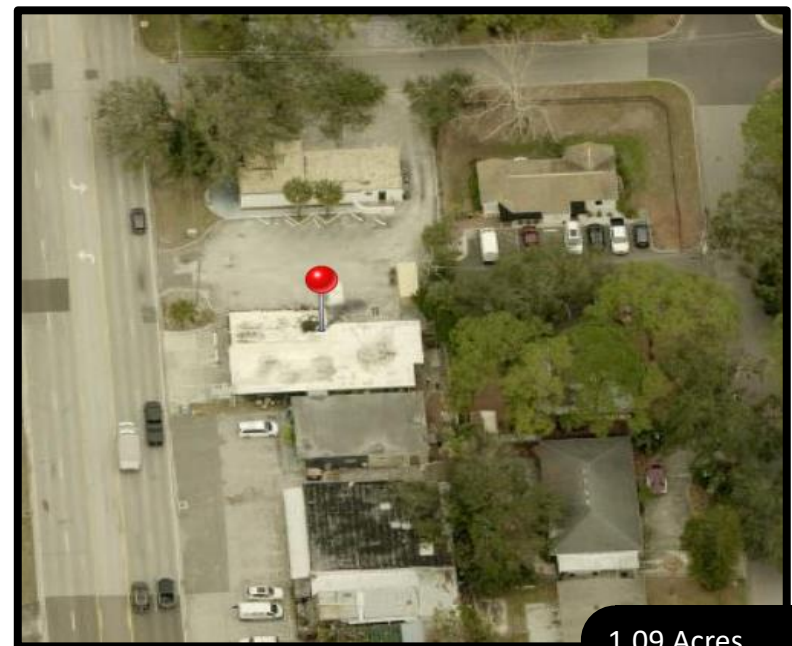
TOTAL HEATED AREA 2,622 SF

TOTAL GROSS AREA 2,885 GSF

YEAR BUILT 1950

CONSTRUCTION Concrete Block | Masonry/ Brick | Wood / Metal Truss

ACCESS Full Access off S. Manhattan Ave.



1.09 Acres

8

Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

Parcel Details

PROPERTY ADDRESS 3614 S. Manhattan Ave. Tampa, FL 33629

TAX DISTRICT Hillsborough County

SUBMARKET City of Tampa

PARCEL ID A-33-29-18-3TU-000000-00267.0

FOLIO 124710-0000

PARCEL SIZE .11 +/- Acres

ZONING CG – Commercial General

LAND USE Retail Store

FUTURE LAND USE Residential-20 (RES-20)

FLOOD ZONE Zone AE

EVACUATION ZONE A

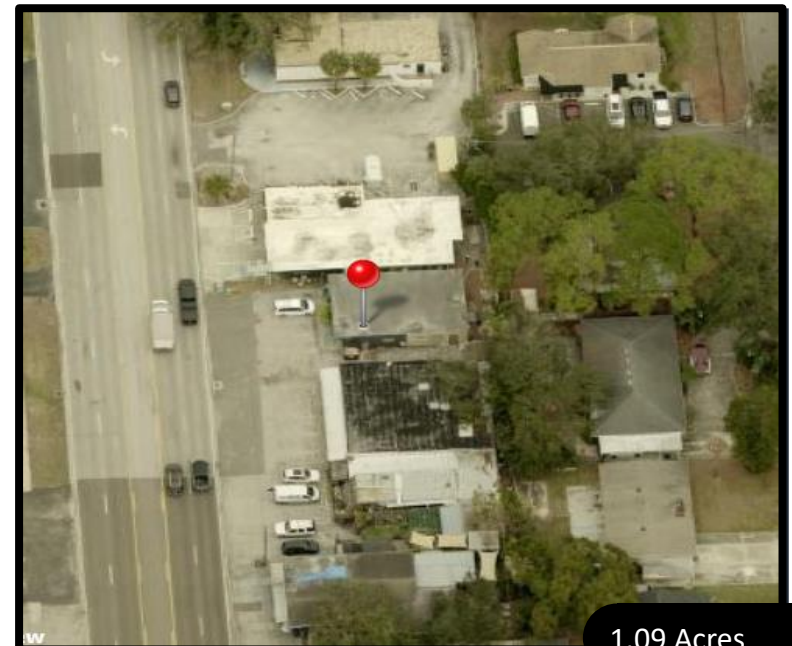
TOTAL HEATED AREA 1,712 SF

TOTAL GROSS AREA 1,768 GSF

YEAR BUILT 1964

CONSTRUCTION Concrete Block | Masonry/ Brick | Wood / Metal Truss

ACCESS Full Access off S. Manhattan Ave.



1.09 Acres

9

Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

Parcel Details

PROPERTY ADDRESS 3620 S. Manhattan Ave. Tampa, FL 33629

TAX DISTRICT Hillsborough County

SUBMARKET City of Tampa

PARCEL ID A-33-29-18-3TU-000000-00265.0

FOLIO 124709-0000

PARCEL SIZE .21 +/- Acres

ZONING CG – Commercial General

LAND USE Retail Store

FUTURE LAND USE Residential-20 (RES-20)

FLOOD ZONE Zone AE

EVACUATION ZONE A

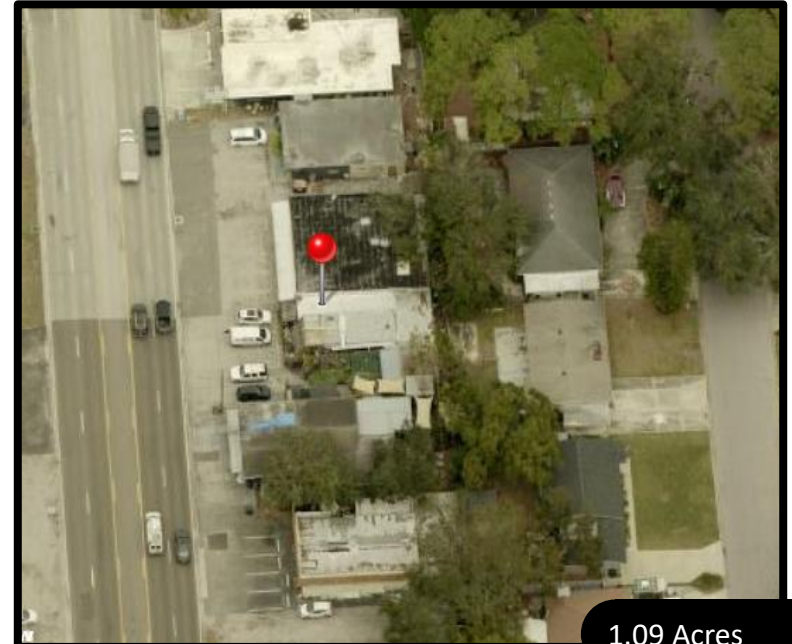
TOTAL HEATED AREA 2,000 SF

TOTAL GROSS AREA 5,162 GSF

YEAR BUILT 1953

CONSTRUCTION Concrete Block | Masonry/ Brick | Wood / Metal Truss

PARCEL ID Full Access off S. Manhattan Ave.



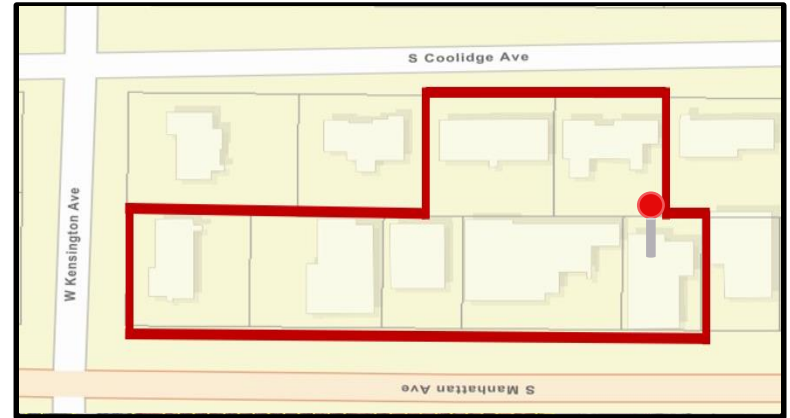
1.09 Acres

10

Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

Parcel Details

PROPERTY ADDRESS	3626 S. Manhattan Ave. Tampa, FL 33629
TAX DISTRICT	Hillsborough County
SUBMARKET	City of Tampa
PARCEL ID	A-33-29-18-3TU-000000-00261.0
FOLIO	124707-0000
PARCEL SIZE	.11 +/- Acres
ZONING	CG – Commercial General
LAND USE	Retail Store
FUTURE LAND USE	Residential-20 (RES-20)
FLOOD ZONE	Zone AE
EVACUATION ZONE	A
TOTAL HEATED AREA	1,924 SF
TOTAL GROSS AREA	2,630 GSF
YEAR BUILT	1950
CONSTRUCTION	Concrete Block Masonry/ Brick Wood / Metal Truss
PARCEL ID	Full Access off S. Manhattan Ave.

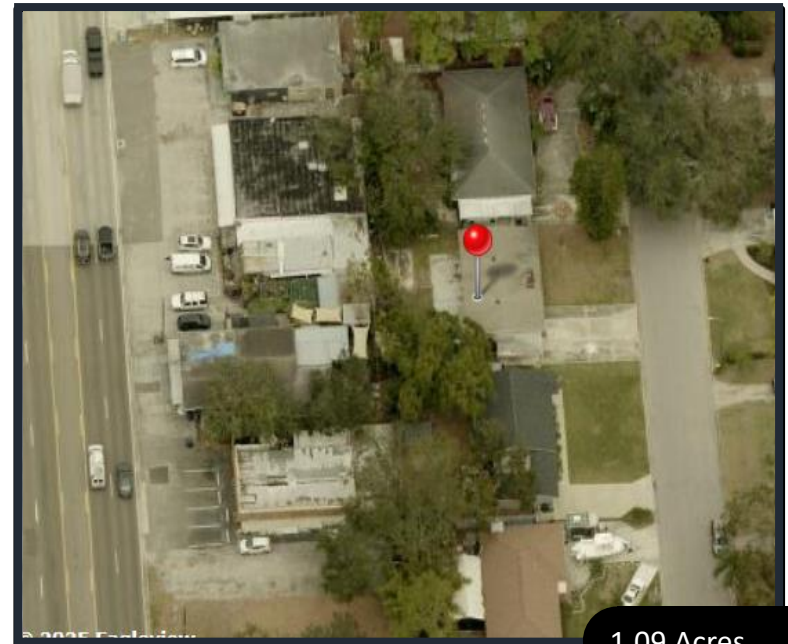


1.09 Acres

11

Parcel Details

PROPERTY ADDRESS	3613 S. Coolidge Ave. Tampa, FL 33629
TAX DISTRICT	Hillsborough County
SUBMARKET	City of Tampa
PARCEL ID	A-33-29-18-3TU-000000-00277.0
FOLIO	124714-0000
PARCEL SIZE	.15 +/- Acres
ZONING	RO – Residential Office
LAND USE	Single Family
FUTURE LAND USE	Residential-10 (RES-10)
FLOOD ZONE	Zone AE
EVACUATION ZONE	A
TOTAL HEATED AREA	1,478 SF
TOTAL GROSS AREA	1,959 GSF
YEAR BUILT	1959
CONSTRUCTION	Concrete Block Masonry Wood Truss
PARCEL ID	Full Access off S. Coolidge Ave. Ave.



1.09 Acres

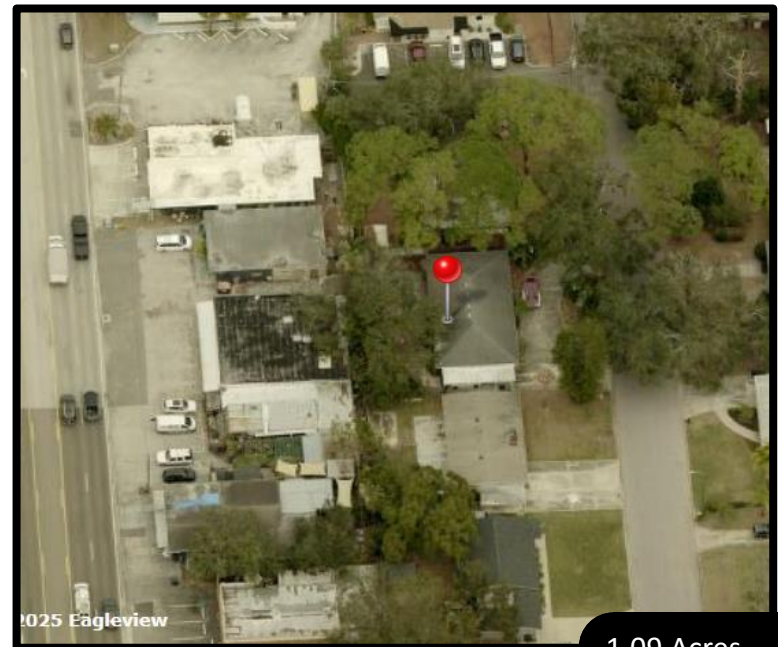
12

Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

Parcel Details

PROPERTY ADDRESS	3611 S. Coolidge Ave. Tampa, FL 33629
TAX DISTRICT	Hillsborough County
SUBMARKET	City of Tampa
PARCEL ID	A-33-29-18-3TU-000000-00274.0
FOLIO	124713-0000
PARCEL SIZE	.17 +/- Acres
ZONING	RO – Residential Office
LAND USE	Single Family
FUTURE LAND USE	Residential-10 (RES-10)
FLOOD ZONE	Zone AE
EVACUATION ZONE	A
TOTAL HEATED AREA	1,822 SF
TOTAL GROSS AREA	2,269 GSF
YEAR BUILT	1955
CONSTRUCTION	Concrete Block Masonry Wood Truss

PARCEL ID Full Access off S. Coolidge Ave. Ave.



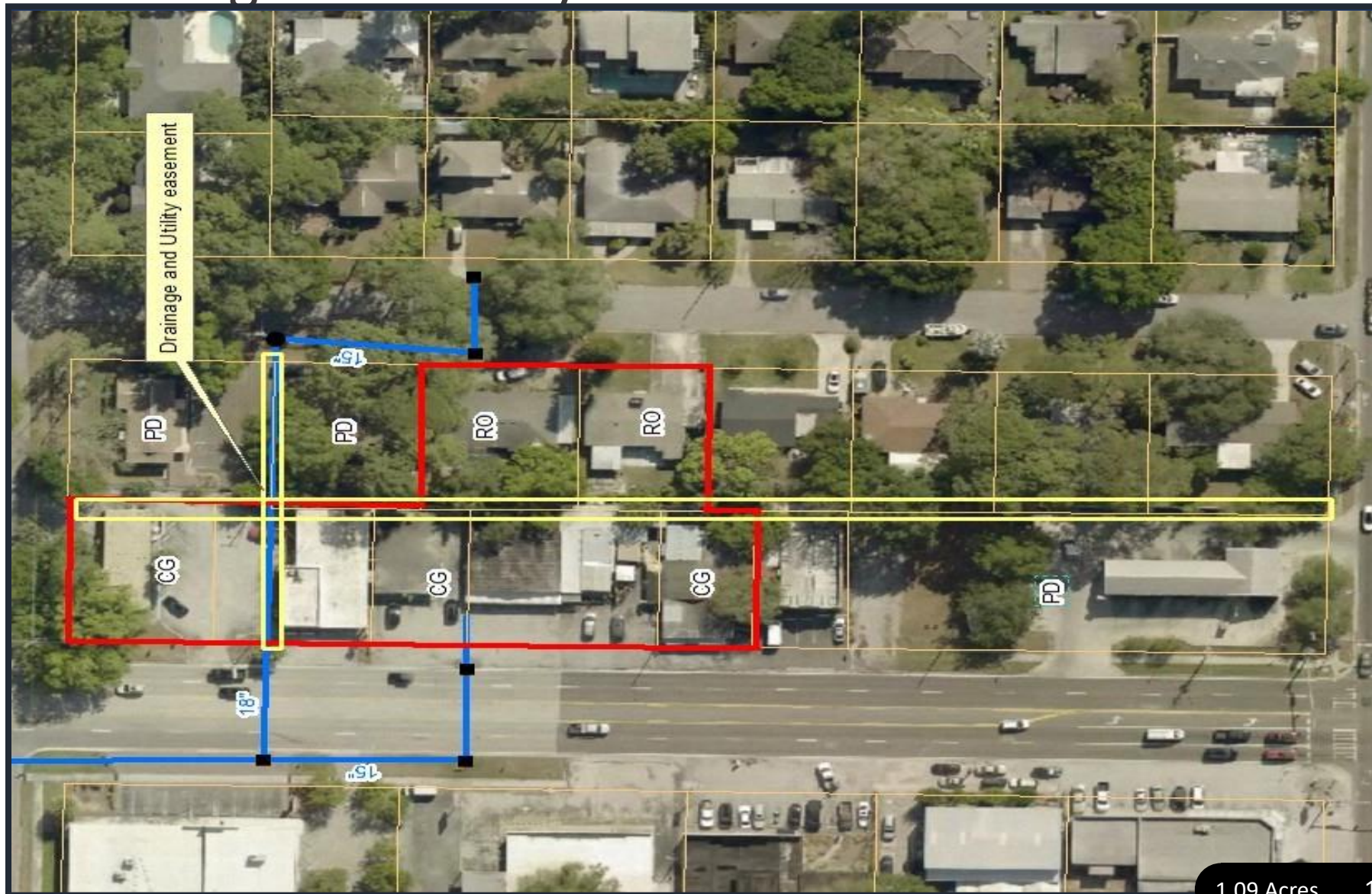
1.09 Acres

13

Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

Parcel Details

Drainage and Utility Easement Overview

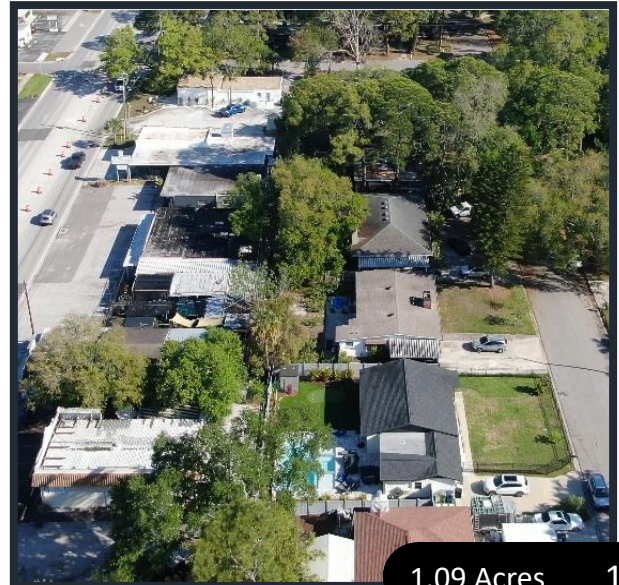
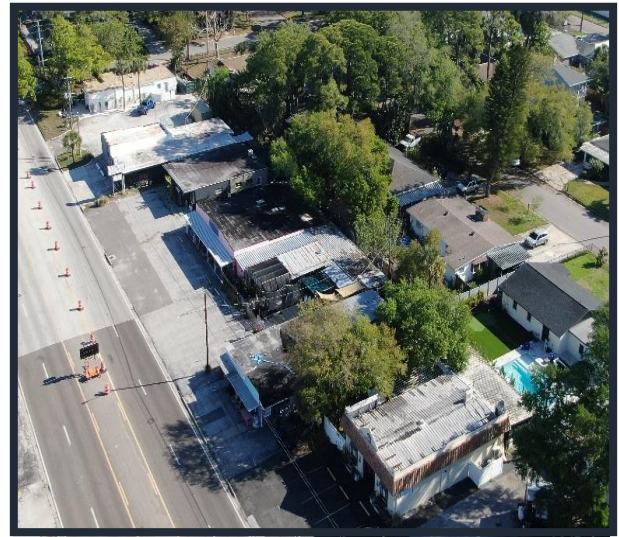


PROPERTY PHOTOS



Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

PROPERTY PHOTOS

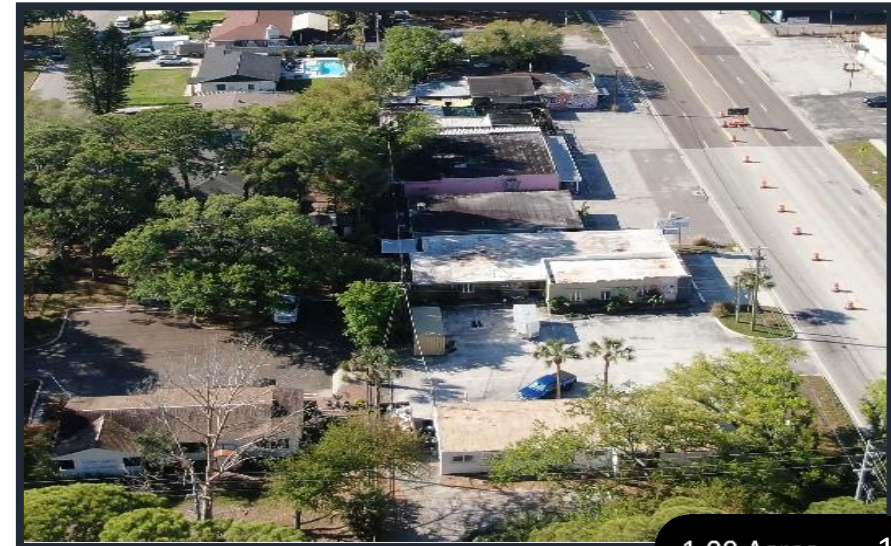
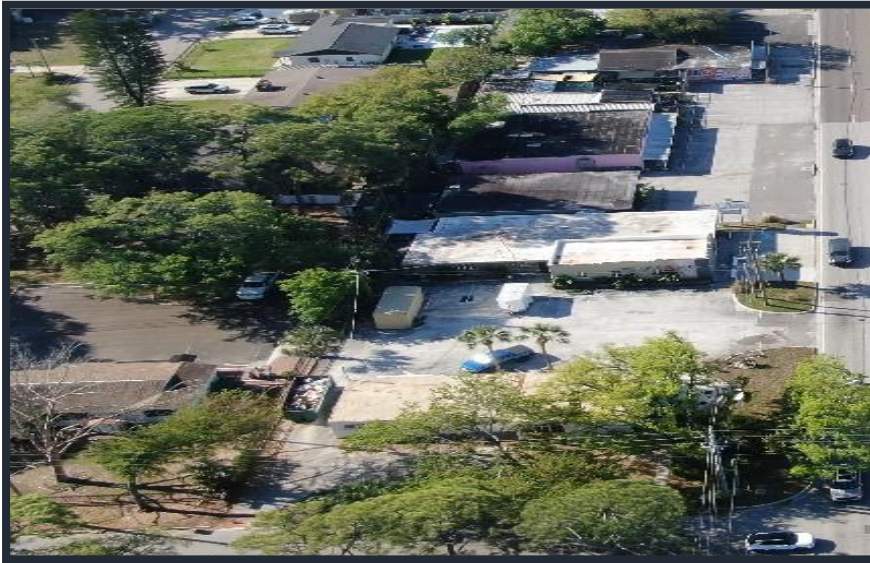


Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

1.09 Acres

16

PROPERTY PHOTOS

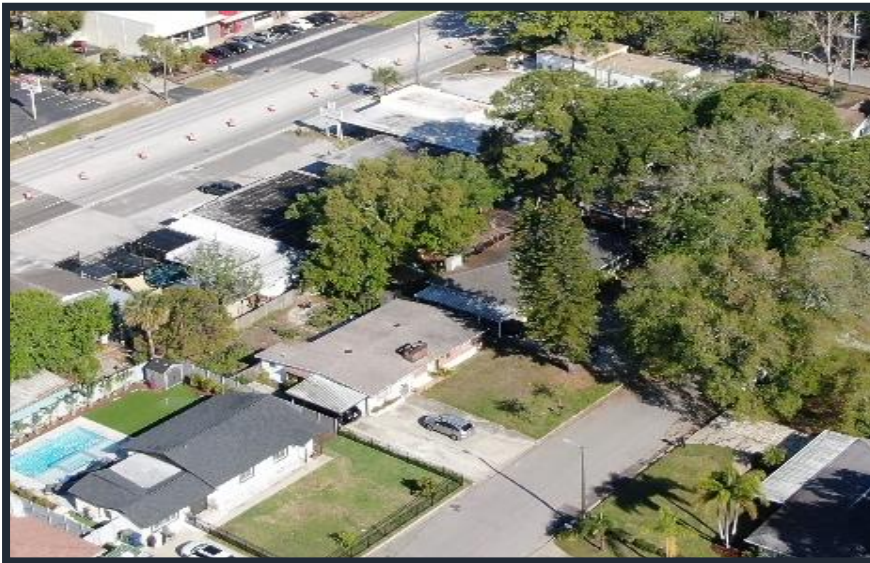


Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

1.09 Acres

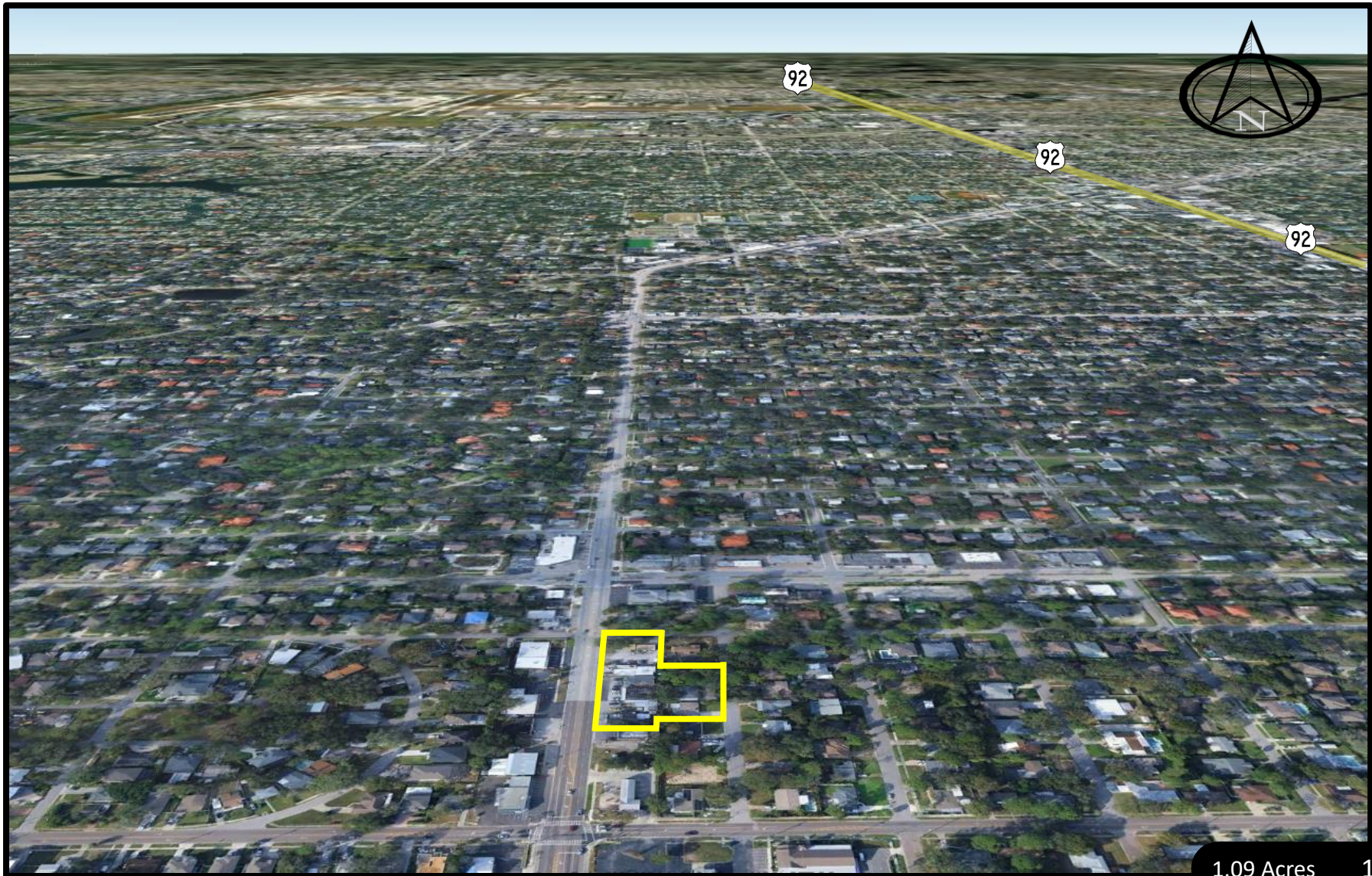
17

PROPERTY PHOTOS



Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

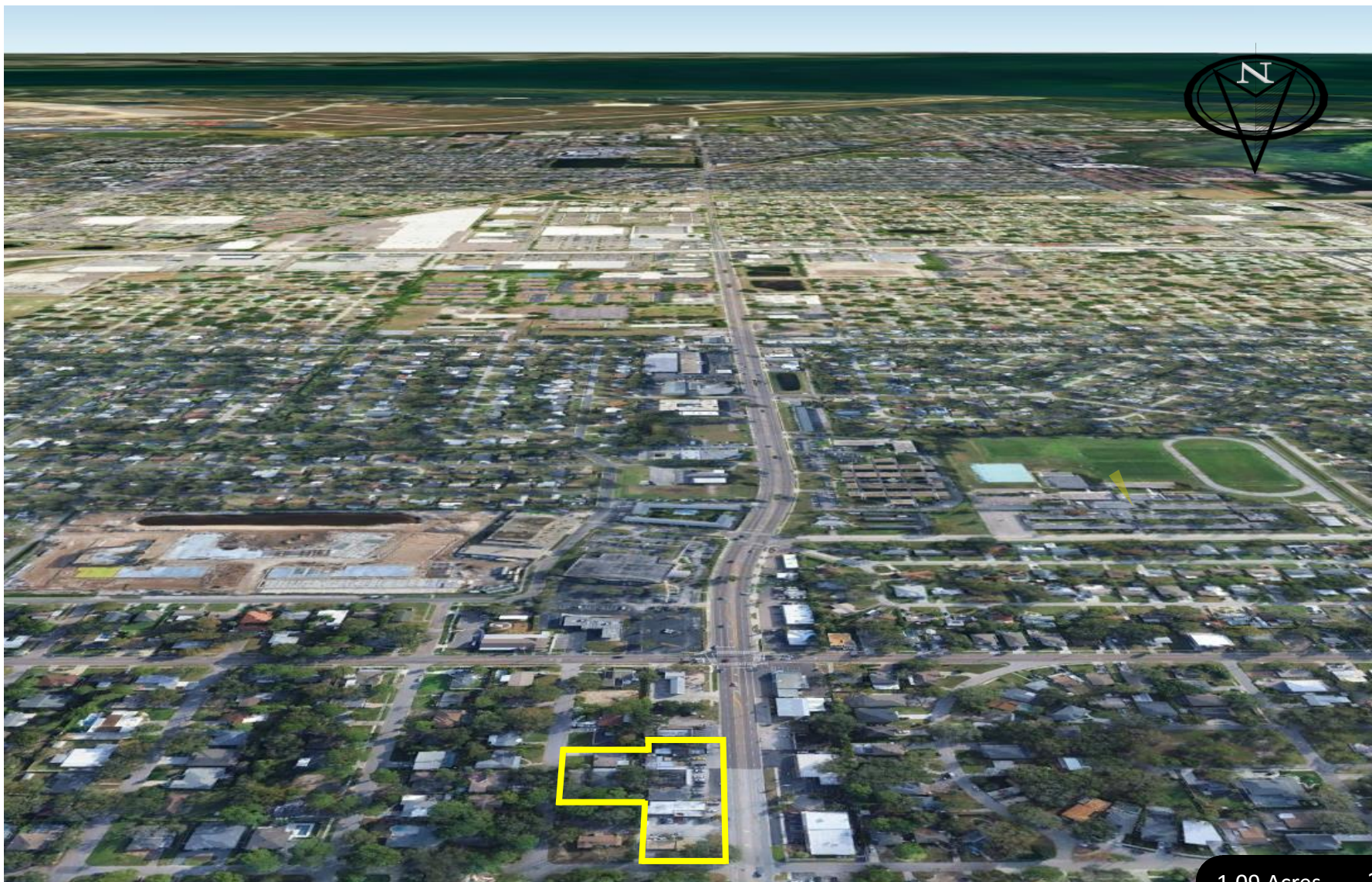
NORTH VIEW



Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

1.09 Acres

SOUTH VIEW

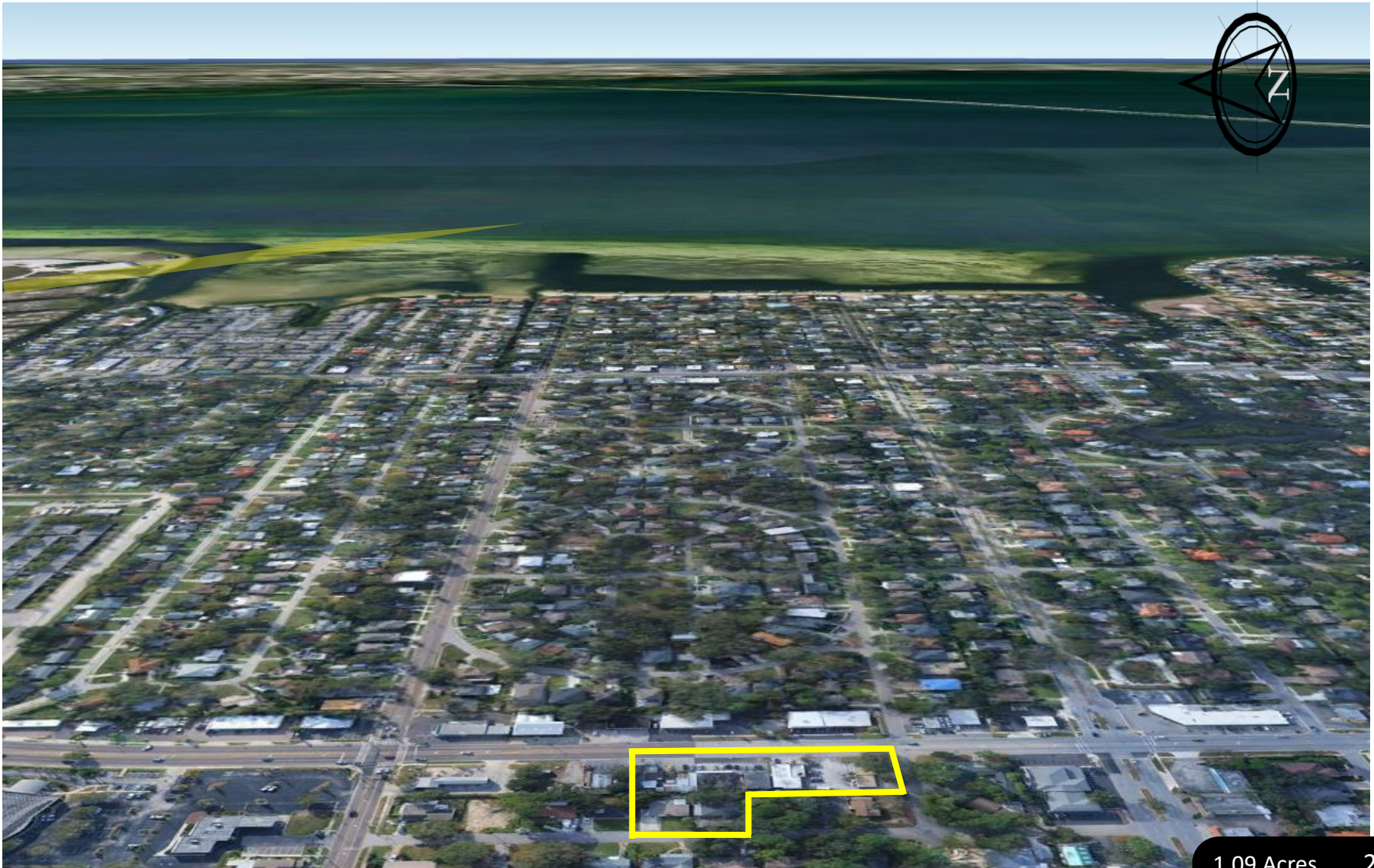


1.09 Acres

20

Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

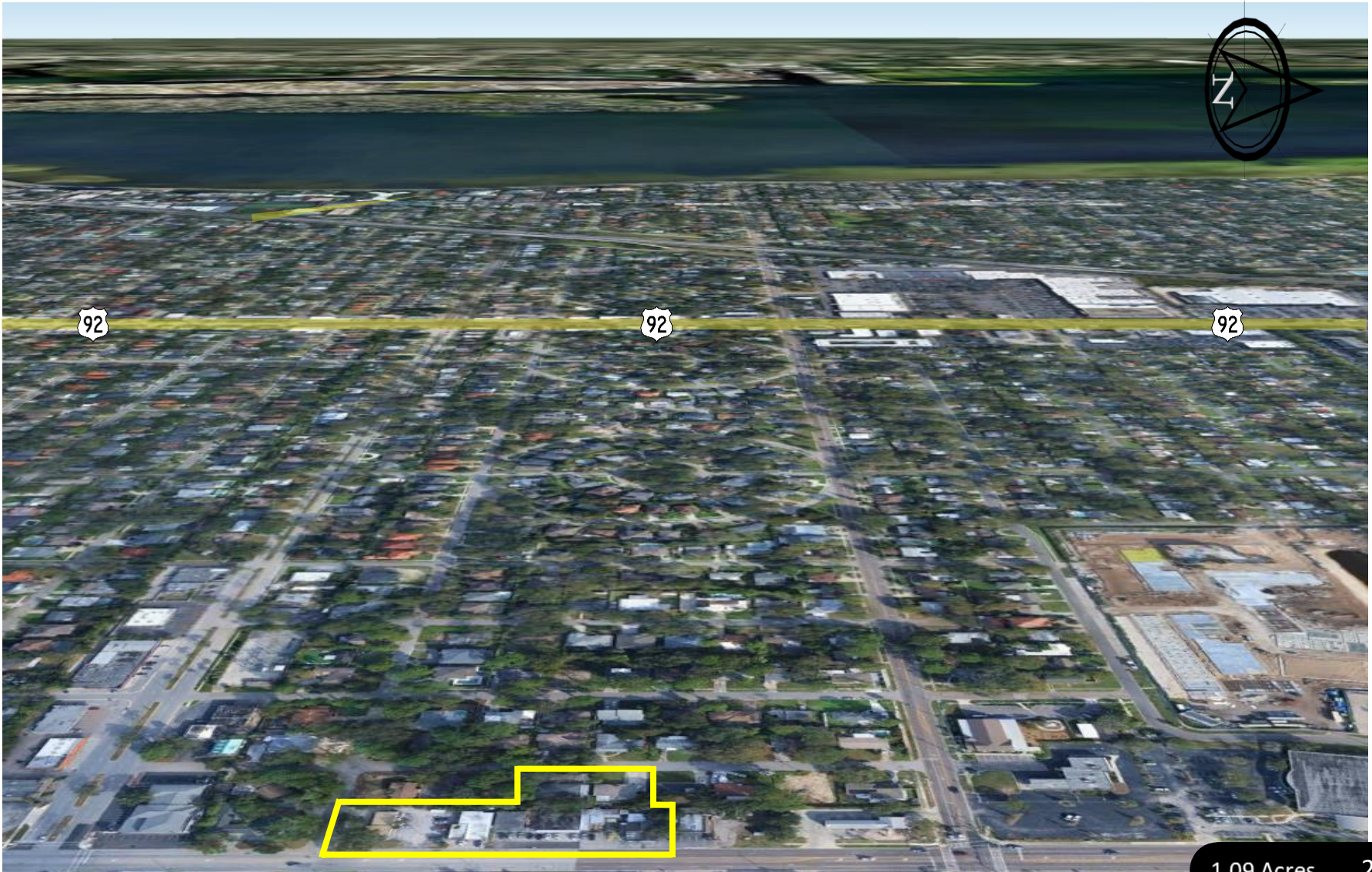
EAST VIEW



Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

1.09 Acres

WEST VIEW



Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

1.09 Acres

22

AERIAL



1.09 Acres

24

Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida
Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

CONCEPTIONAL TOWNHOME DEVELOPMENT



Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

CONCEPTIONAL TOWNHOME DEVELOPMENT



1.09 Acres 26

Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

Location Overview

Nestled in the heart of South Tampa, one of the most desirable and affluent submarkets in Tampa, the subject property offers an exceptional blend of urban convenience and neighborhood charm. Known for its tree-lined streets, top-rated schools, and proximity to Tampa Bay's waterfront, South Tampa continues to attract residents, developers, and investors seeking premier infill opportunities. The area's strong demographics and limited available land contribute to its reputation as a high barrier-to-entry market with sustained growth.

The subject assemblage is strategically positioned along Manhattan Avenue, with immediate access to key transportation corridors including South Dale Mabry Highway and the Selmon Expressway, providing seamless connectivity to Downtown Tampa, Westshore Business District, and Tampa International Airport. This central location enhances accessibility for residents and supports strong demand for new residential and mixed-use development.

Surrounded by established neighborhoods and an influx of new luxury residential construction, the area benefits from a dense and growing population base. South Tampa is home to an array of upscale retail, dining, and entertainment destinations, as well as proximity to Bayshore Boulevard and Tampa's waterfront amenities. With its premier location, strong market fundamentals, and continued redevelopment activity, South Tampa presents an ideal setting for high-quality residential development and long-term investment growth.

Location Highlights:

- ✓ **Parks and Recreation:** South Tampa offers exceptional access to outdoor amenities, highlighted by Bayshore Boulevard—one of the longest continuous sidewalks in the U.S.—where residents enjoy walking, running, and waterfront views. Nearby parks and green spaces provide additional opportunities for recreation and leisure.
- ✓ **Schools:** The property is located within some of Tampa's most highly regarded school districts, including Plant High School, widely recognized for its academic excellence and strong community reputation, making the area highly desirable for families.
- ✓ **Premier Infill Market:** South Tampa is one of the most supply-constrained and sought-after submarkets in Tampa, with ongoing redevelopment driving strong property values and continued demand for new residential and mixed-use projects.
- ✓ **Strong Demographics:** The surrounding area features a dense, affluent population with high household incomes, supporting upscale residential development and neighborhood-serving retail.
- ✓ **Thriving Economy:** Tampa's economy continues to expand, supported by key sectors including finance, healthcare, technology, and tourism, with major employment centers such as the Westshore Business District just minutes away.
- ✓ **Lifestyle & Amenities:** Residents benefit from proximity to premier shopping, dining, and entertainment destinations, as well as easy access to Downtown Tampa and the vibrant Hyde Park Village district.
- ✓ **Accessibility:** The property offers convenient connectivity via South Dale Mabry Highway and the Selmon Expressway, with quick access to Tampa International Airport and the greater Tampa Bay region.

Area Overview

Hillsborough County, located on the western coast of Florida along Tampa Bay, is a dynamic and highly desirable region encompassing the City of Tampa and its vibrant neighborhoods, including South Tampa. Known for its blend of historic charm, luxury residential enclaves, and prime waterfront access, Hillsborough County offers a diverse mix of lifestyle, business, and recreational opportunities. Here are 10 highlights of this thriving county:

Location: Hillsborough County enjoys a strategic coastal location bordered by Pasco and Pinellas counties to the north and west, with Tampa Bay providing scenic waterfronts. The county's warm subtropical climate features mild winters and hot, humid summers, making it attractive year-round.

Waterfront Access: South Tampa, situated within Hillsborough County, offers extensive waterfront amenities along Bayshore Boulevard and Hillsborough Bay, ideal for jogging, cycling, boating, and enjoying panoramic bay views.

Parks and Recreation: Hillsborough County is home to over 150 parks and recreation areas, including Ballast Point Park, Al Lopez Park, Lettuce Lake Park, and the Hillsborough River State Park, providing abundant opportunities for hiking, fishing, kayaking, and outdoor leisure.

Bayshore Boulevard: A world-renowned waterfront pathway in South Tampa, this mile-long stretch is perfect for cycling, jogging, and enjoying scenic views, enhancing the lifestyle appeal of the neighborhood.

Schools: The county features highly-rated public and private schools, including Plant High School, ensuring excellent education opportunities for families residing in South Tampa and surrounding communities.

Healthcare: Hillsborough County provides access to premier medical facilities, including Tampa General Hospital, as well as numerous specialty clinics and healthcare centers serving the population.

Economic Growth: Hillsborough County has a robust and diverse economy, with key employment sectors in finance, healthcare, technology, tourism, and logistics. South Tampa benefits from proximity to Downtown Tampa and the Westshore Business District, supporting residential and commercial growth.

Arts and Culture: The county offers a thriving arts and cultural scene, with venues like Tampa Theatre, the Straz Center for the Performing Arts, and a variety of museums and galleries.

Shopping and Dining: Hillsborough County, and South Tampa in particular, offers a mix of upscale retail, boutique shopping, and premier dining destinations, including Hyde Park Village, providing residents with convenience and lifestyle amenities.

Accessibility: South Tampa's location within Hillsborough County provides excellent connectivity via South Dale Mabry Highway, the Selmon Expressway, and Tampa International Airport, ensuring seamless access to the greater Tampa Bay region and beyond.

Demographics Overview

South Tampa, located within Hillsborough County, is a vibrant and affluent community with a diverse population and strong demographic fundamentals. Within a 20-minute radius, the total population is approximately 412,500, expanding to 1,250,000 within a 30-minute radius, and 2,500,000 within a 45-minute radius. The average age across these areas is 42.7 within 20 minutes, 43.1 within 30 minutes, and 43.5 within 45 minutes.

Gender Breakdown: Males have an average age of 41.2, 42.5, and 43.0 within 20-, 30-, and 45-minute radii, respectively. Females average 44.1, 44.5, and 44.8 within the same radii.

Households: South Tampa contains a substantial number of households, with 172,400 within a 20-minute radius, 523,000 within 30 minutes, and 1,050,000 within 45 minutes. Average household sizes are 2.44, 2.42, and 2.40, respectively, reflecting a mix of families, professionals, and downsizing retirees.

Income: Average household income within 20 minutes is \$125,700, increasing to \$132,400 within 30 minutes, and \$135,200 within 45 minutes. Median household income within the same radii is \$89,500, \$92,800, and \$94,100, respectively, highlighting the area's affluent demographics.

Growth Trends: South Tampa has experienced steady population growth of 18.3% over the past twelve years, with projections estimating a 3.2% increase over the next five years. Income growth is expected to continue, with an anticipated increase of 12.4% over the same period.

Housing and Real Estate: The area features a mix of owner-occupied and renter-occupied housing, with average home values of \$435,000 for owner-occupied units and \$235,000 for rentals. The median home value in South Tampa stands at \$412,500 and is projected to increase by 11.2% over the next five years, reflecting strong demand for infill residential and luxury redevelopment opportunities.

Workforce: South Tampa benefits from a well-educated and skilled workforce, attracting professionals seeking proximity to Downtown Tampa, Westshore Business District, and waterfront amenities, while also appealing to families desiring highly amenitized urban living.

This demographic profile underscores South Tampa as a highly desirable submarket for residential, mixed-use, and investment opportunities, with strong population density, income levels, and long-term growth potential.

Population	20 MIN	30 MIN	45 MIN
2020 Population	412,500	1,250,000	2,500,000
2023 Population	398,750	1,210,000	2,420,000
2028 Population	410,500	1,255,000	2,485,000
2023 Median Age	42.7	43.1	43.5
Households			
2023 Total Households	172,400	523,000	1,050,000
2023 Families	99,500	300,000	600,000
2023 Owner Occupied Housing	130,000	400,000	800,000
2023 Renter Occupied Housing	42,400	123,000	250,000

Median Household Income	20 MIN	30 MIN	45 MIN
2020 Median Household Income	89,500	92,800	94,100
2020 Median Household Income	125,700	132,400	135,200
2020 Per Capita Income	54,000	56,000	57,200
2023 Median Household Income	107,299	115,806	117,615
2023 Median Household Income	125,700	132,400	135,200
2023 Per Capita Income	44,498	49,622	50,683

Demographics Overview

SOUTH TAMPA ASSEMBLAGE DEMOGRAPHIC RADIUS MAP



3602 - 3626 Manhattan Ave & 3611 - 3613 S Coolidge Ave
Tampa, FL 33629



DRIVE TIME RADIUS

● 20 MIN	Population: 398,750
● 30 MIN	Population: 1,210,000
● 45 MIN	Population: 2,420,000

DEMOGRAPHICS

	20 MIN	30 MIN	45 MIN
Population (2023)	398,750	1,210,000	2,420,000
Households	172,400	523,000	1,050,000
Median HH Income	\$107,299	\$115,806	\$117,615
Avg. HH Income	\$125,700	\$132,400	\$135,200
Median Age	42.7	43.1	43.5

LOCATION HIGHLIGHTS

- Downtown Tampa - 3 mi
- Tampa Int'l Airport - 6 mi
- Westshore Business District - 5 mi
- Hyde Park / SoHo - 4 mi
- Bayshore Bival - 2 mi
- St. Petersburg - 8 mi
- Orlando - 84 mi

1.09 Acres 30

Manhattan Ave. & Coolidge – South Tampa Assemblage, Florida

CONTACTS



1.09 ACRE SOUTH TAMPA ASSEMBLAGE

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Investment Broker
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Daniel@RemaxCommercialRealty.net

RE/MAX
COMMERCIAL®

Commercial Real Estate Division
RE/MAX REALTEC GROUP LLC
4175 Woodlands Pkwy.
Palm Harbor, FL 34685

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property. All financial projections and information are provided for general reference purposes only. Neither the Owner or REMAX Realtec Group LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.