



Iconic Hyde Park Investment





Executive Summary



OFFERING SUMMARY

Sale Price:	\$8,900,000
Existing Building:	11,062 SF
Total with new Development:	16,530 SF
Combined Lot Size:	0.94 Acres
Combined NOI:	\$438,897
Year Built 341 S Plant Ave/renovated:	1901/2023
Year Built 334 S Hyde Park Ave/renovated:	1900/2025
Zoning:	RO-1
VIDEO:	https://youtu.be/lvWcxD3llbl

PROPERTY OVERVIEW

A rare opportunity to acquire two iconic Hyde Park assets prominently positioned at the primary entrance and exit to Davis Islands—one of Tampa's most affluent and supply-constrained neighborhoods. This highly visible assemblage offers unmatched exposure, architectural presence, and long-term flexibility in the heart of South Tampa.

The offering includes Anderson House at 341 S. Plant Avenue, a three-story ±7,359 SF building, and 334 S. Hyde Park Avenue, a two-story ±3,703 SF building, situated on a combined ±0.94-acre site. Both properties are zoned RO-1, providing highly desirable dual zoning that allows for office and residential uses, a rarity in this submarket and a significant driver of long-term value. City approved 50% parking reduction for zoning requirements.

The property is currently 100% leased to Lecada, an extremely high-end medical aesthetics and wellness practice whose brand, build-out, and clientele align seamlessly with the prestige of Hyde Park and Davis Islands. The tenancy provides stable income today while preserving future optionality for an owner-user, investor, or developer.

Adding to the investment appeal, plans are in place to expand the campus by an additional ±5,468 SF, including a ±4,064 SF three-story office building with ground-floor parking and a two-story ±1,404 SF residential building comprised of two one-bedroom units. This expansion potential offers a clear value-add pathway in a market where new development opportunities are increasingly limited.

With irreplaceable location, dual-use zoning, expansion plans, and credit-worthy tenancy, this Hyde Park assemblage represents a compelling opportunity to acquire a landmark property at the gateway to Davis Islands—one that combines immediate income with long-term strategic upside in one of Tampa's most coveted corridors.



Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant AvePhotos





Anderson House - 341 S Plant Ave





Anderson House - 341 S Plant Ave





Blackhouse -334 S Hyde Park Ave





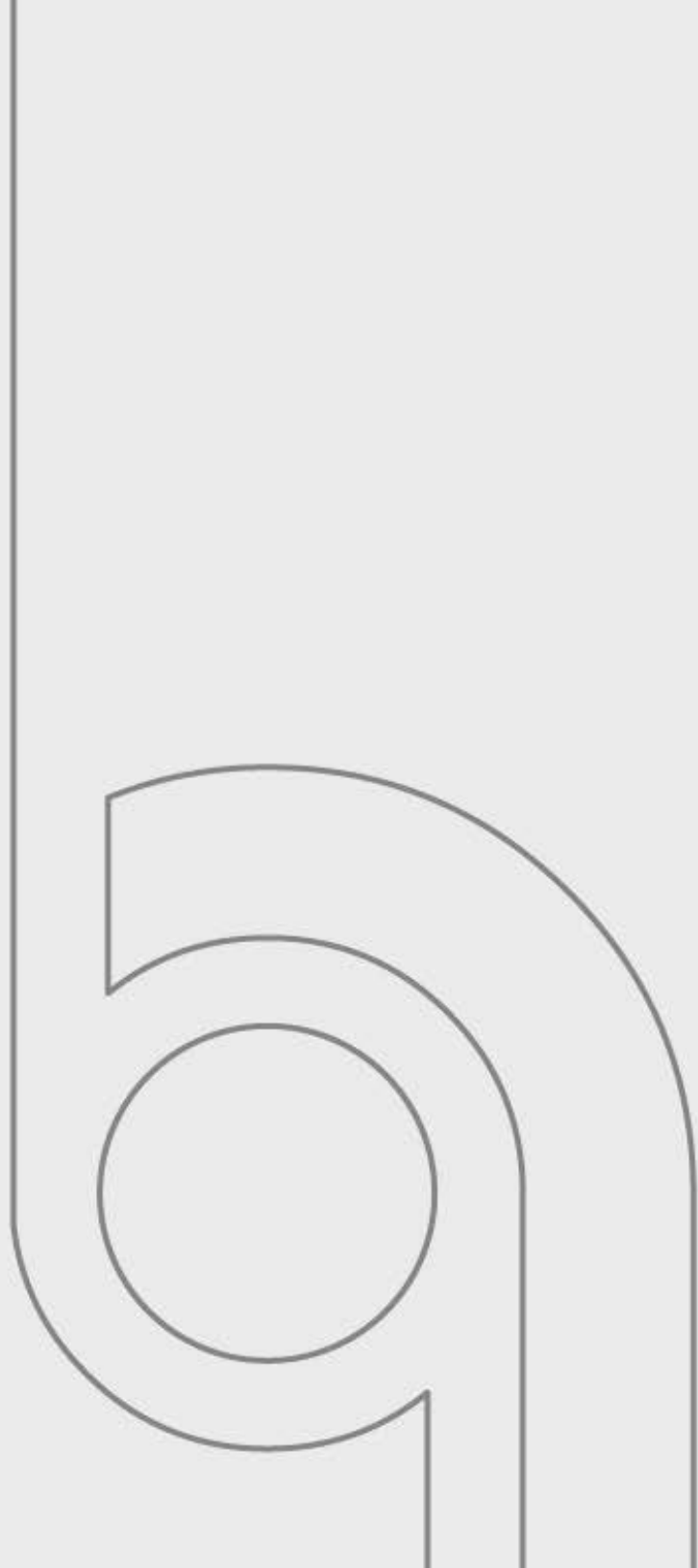
Blackhouse -334 S Hyde Park Ave





Blackhouse -334 S Hyde Park Ave



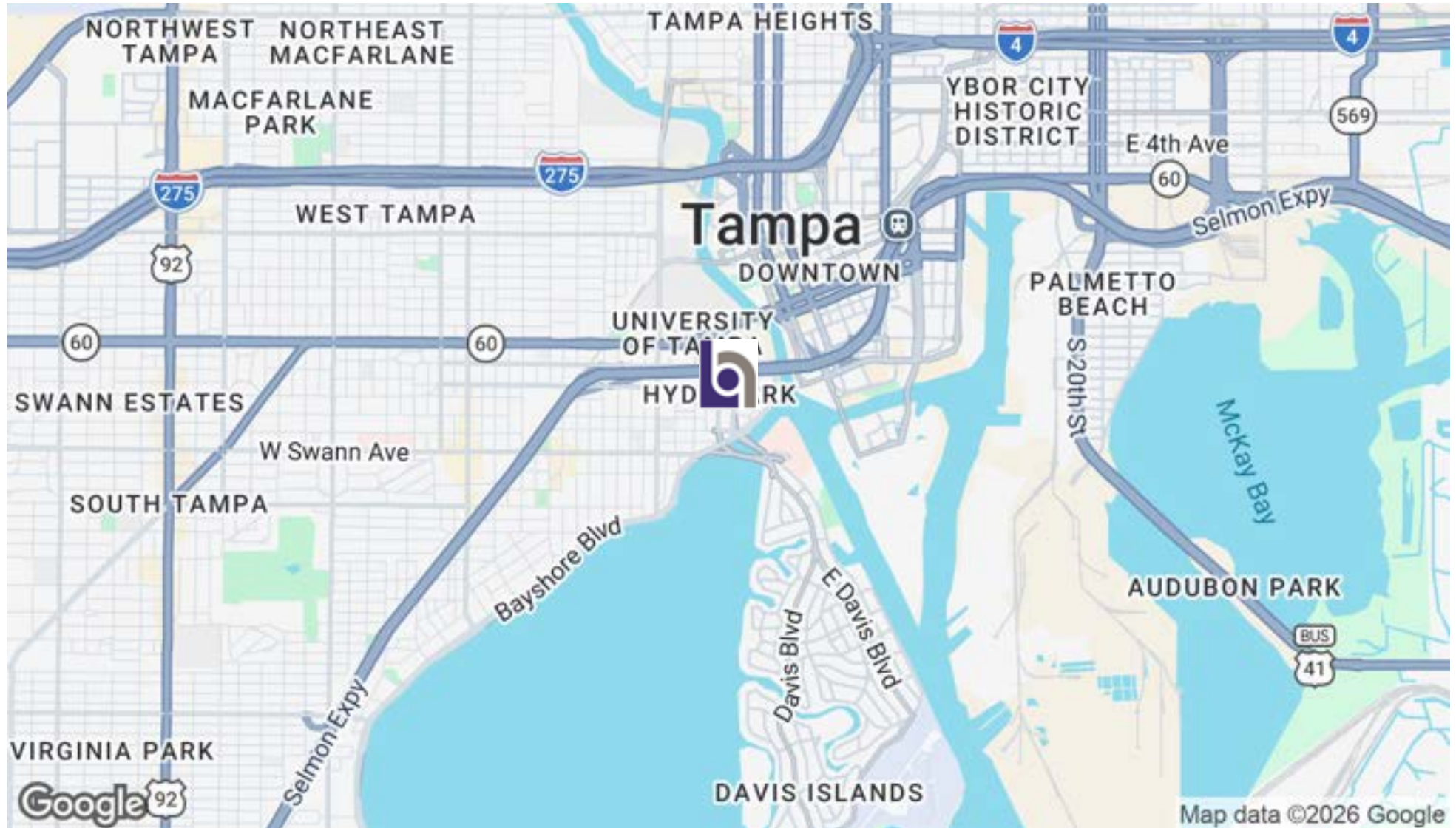


Section 1

LOCATION INFORMATION



Regional Map







Section 2

DEMOGRAPHICS

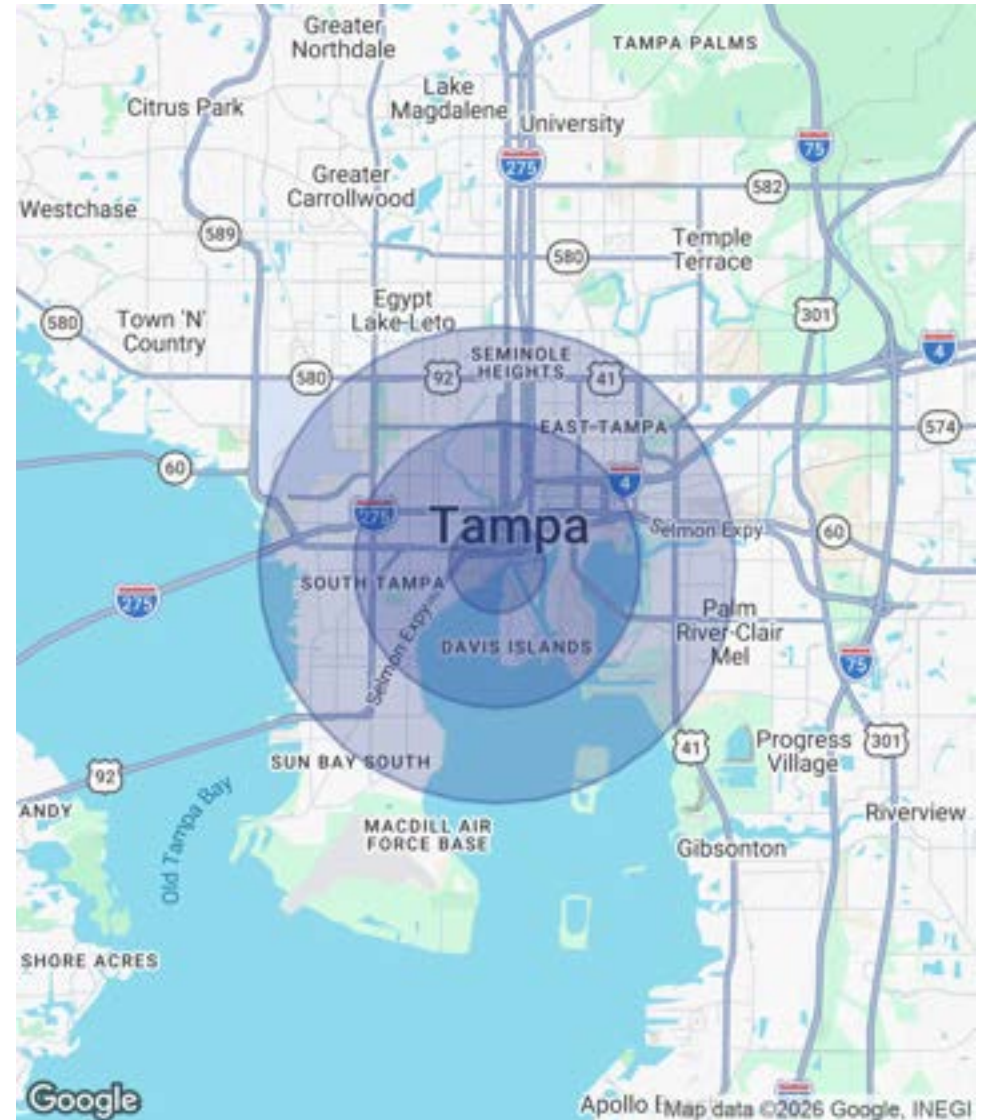


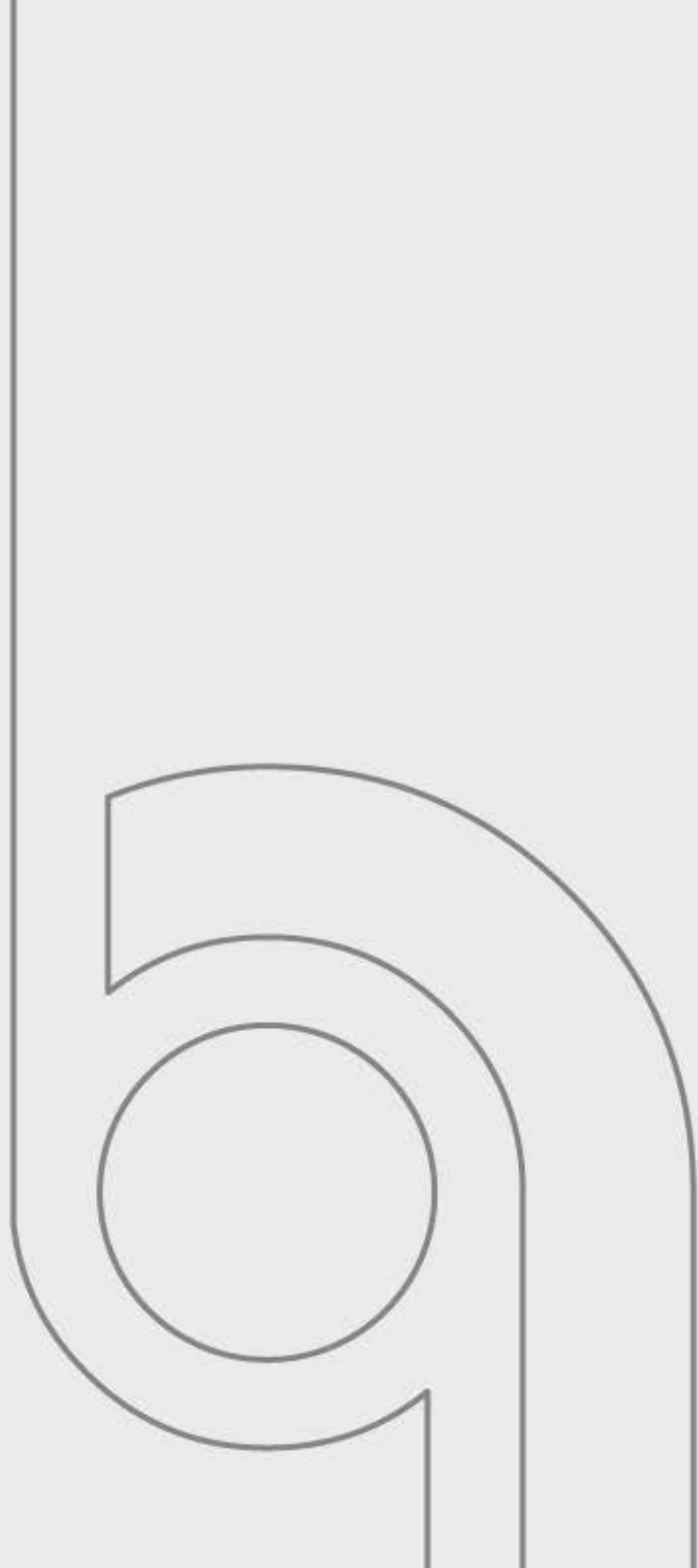
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,851	109,791	242,170
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,683	49,638	104,255
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$141,870	\$122,971	\$114,060
Average House Value	\$658,373	\$606,127	\$552,383

2020 American Community Survey (ACS)





Section 3

NEW DEVELOPMENT POTENTIAL



Description



NEW DEVELOPMENT POTENTIAL

Adding to the investment appeal, plans are in place to expand the campus by an additional $\pm 5,468$ SF, including a $\pm 4,064$ SF three-story office building with ground-floor parking and a two-story $\pm 1,404$ SF residential building comprised of two one-bedroom units. This expansion potential offers a clear value-add pathway in a market where new development opportunities are increasingly limited.

FEASIBILITY STUDY

ACCESSORY STRUCTURES

GIANCO INVESTMENT CAPITAL

Anderson-Frank House
341 S Plant Ave, Tampa, FL 33606



PROJECT NO.: 2019

DATE: 10/10/2022

REP

RENKER EICH PARKS ARCHITECTS

1609 DR. MARTIN LUTHER KING JR. STREET NORTH ST. PETERSBURG, FLORIDA 33704 TEL 727.821.2986
LIC. AAC001447

REPARCH.COM

FAR CALCULATION

TOTAL SITE SF = 31,685 SF
MAX FAR ALLOWED IS .50 = 15,842 TOTAL SF
FAR SHOWN IS .43 = 13,556 TOTAL SF

SITE INFORMATION

PROJECT LOCATION:
ANDERSON-FRANK HOUSE
341 S PLANT AVE, TAMPA, FL 33606
PARCEL ID #:A-24-29-18-506-000002-00003.0
PROPERTY DESCRIPTION:
OCCUPANCY: RESIDENTIAL OFFICE
FLOOD_ZONE: X (AREA OF MINIMAL FLOOD HAZARD)
ZONING_DISTRICT: RO-1

SETBACK/SITE INFORMATION

FLOOD_ZONE: X
ZONING_DISTRICT: RO-1, RESIDENTIAL OFFICE
RO-1 BUILDING SETBACKS - (35 FT. MAX HEIGHT)
FRONT YARD: 25 FT.
SIDE YARD: 7 FT.
CORNER: 7 FT.
REAR INTERIOR LOT / CORNER LOT: 20 FT / 20 FT.

IMPERVIOUS SOIL RATIO

TOTAL SITE SF: 31,685 SF
BUILDING EXIST SF: 3,355 SF
BUILDING NEW ADDITION SF: 1,262 SF
DRIVEWAY SF: 11,626 SF
WALKWAY SF: 1,858 SF
POOL / SPA SF: 935 SF
DECKS SF: 1,695 SF
A/C PADS SF: 90 SF

TOTAL PERVIOUS SOIL SF: 10,864 SF
TOTAL IMPERVIOUS SOIL SF: 20,821 SF
IMPERVIOUS SOIL RATIO: 65.7% < 75% MAX.
IMPERVIOUS SOIL 0.7% BELOW MAX

PARKING REQUIREMENTS				
PKG TABLE 1				
USE	AREA	PARKING FACTOR	REQUIRED	PROVIDED
EXISTING ANDERSON-FRANK HOUSE, RESIDENTIAL OFFICE	-	N/A	N/A	-
NEW ACCESSORY DWELLING UNITS	-	1.5 (1-2 BEDROOMS)	1.5	2
NEW ACCESSORY OFFICE	4,871 SF	3.3 PER 1000 SF	16	18
TOTALS:			20	18 + (2 ADA SPACES)
			+ 2 VEHICLE	
			* (4) BICYCLE SLOTS (IN RACK)	
			22 TOTAL PROVIDED	

NOTE:
UP TO 20% OF REQUIRED PARKING MAY BE OFF-SET WITH THE INSTALLATION OF BICYCLE RACKS/CORRAL, AT A RATE OF 1 VEHICLE STALL = (2) BICYCLE SLOTS (IN RACK), ONE (1) BICYCLE SLOT = 2' X 6' (CORRAL)

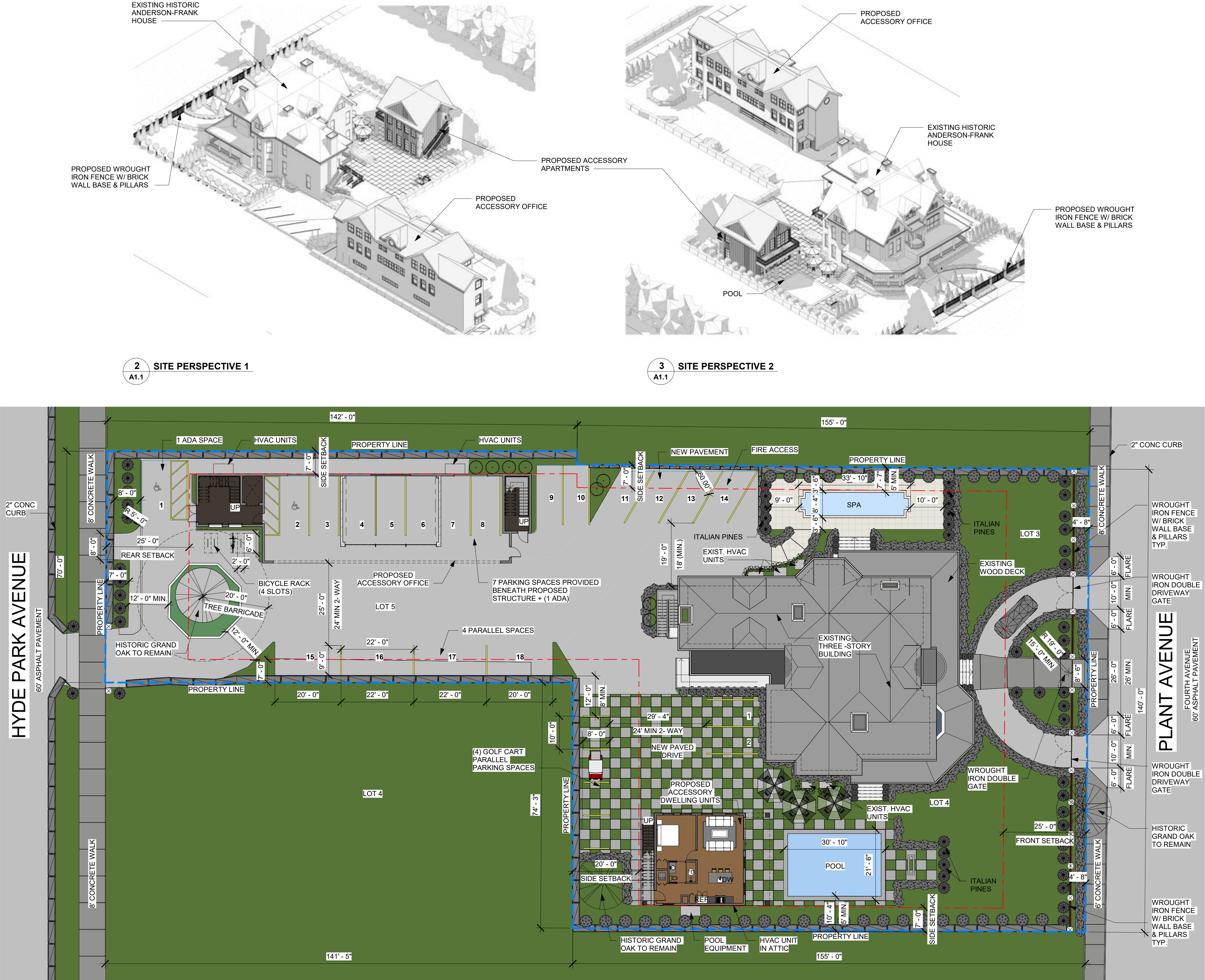
* 17.5 REQ. PARKING.
20% = 3.5 MAX. BICYCLE SLOTS
4 BICYCLE SLOTS PROVIDED

RENTABLE SF - ACC. DWELLING

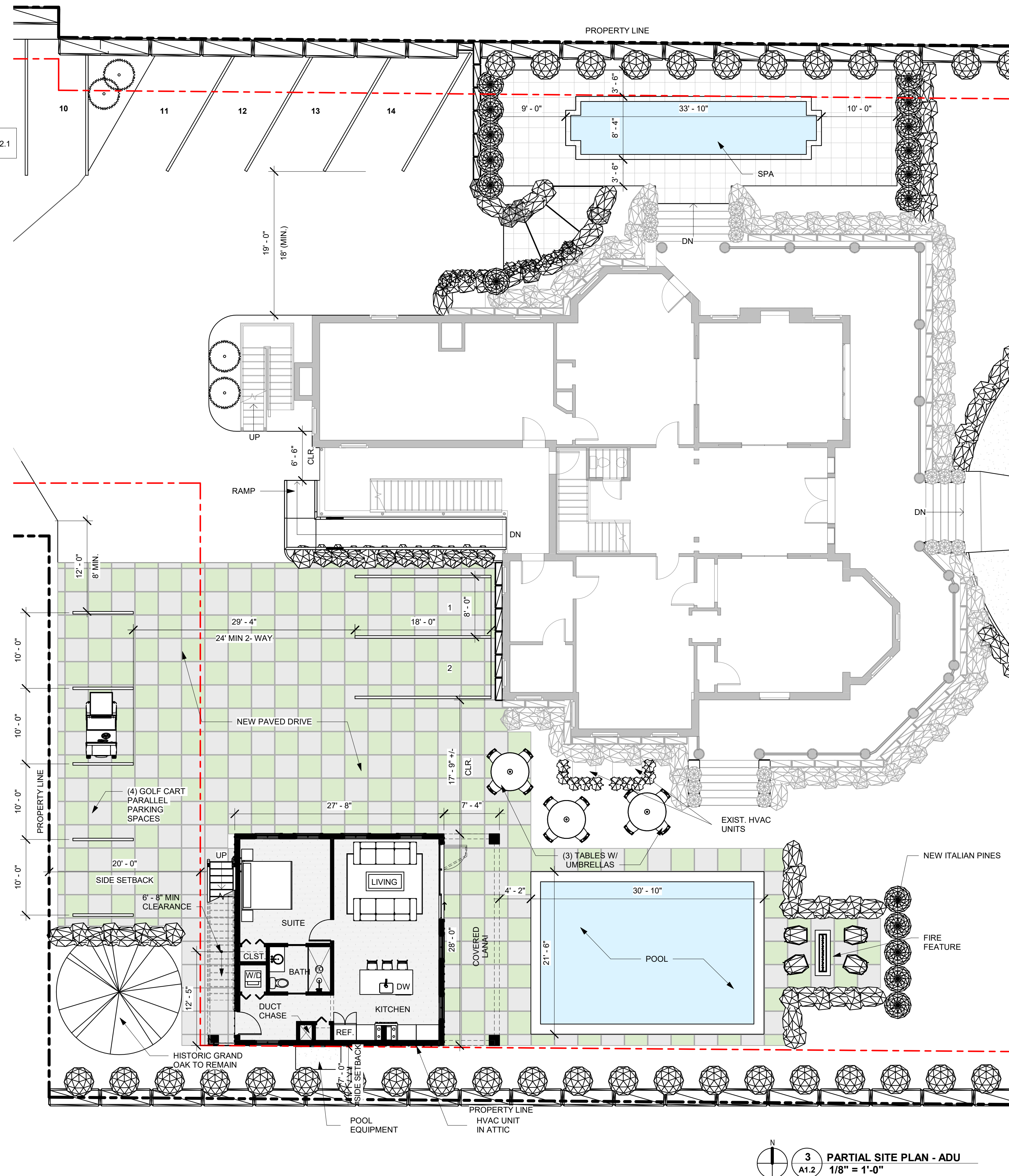
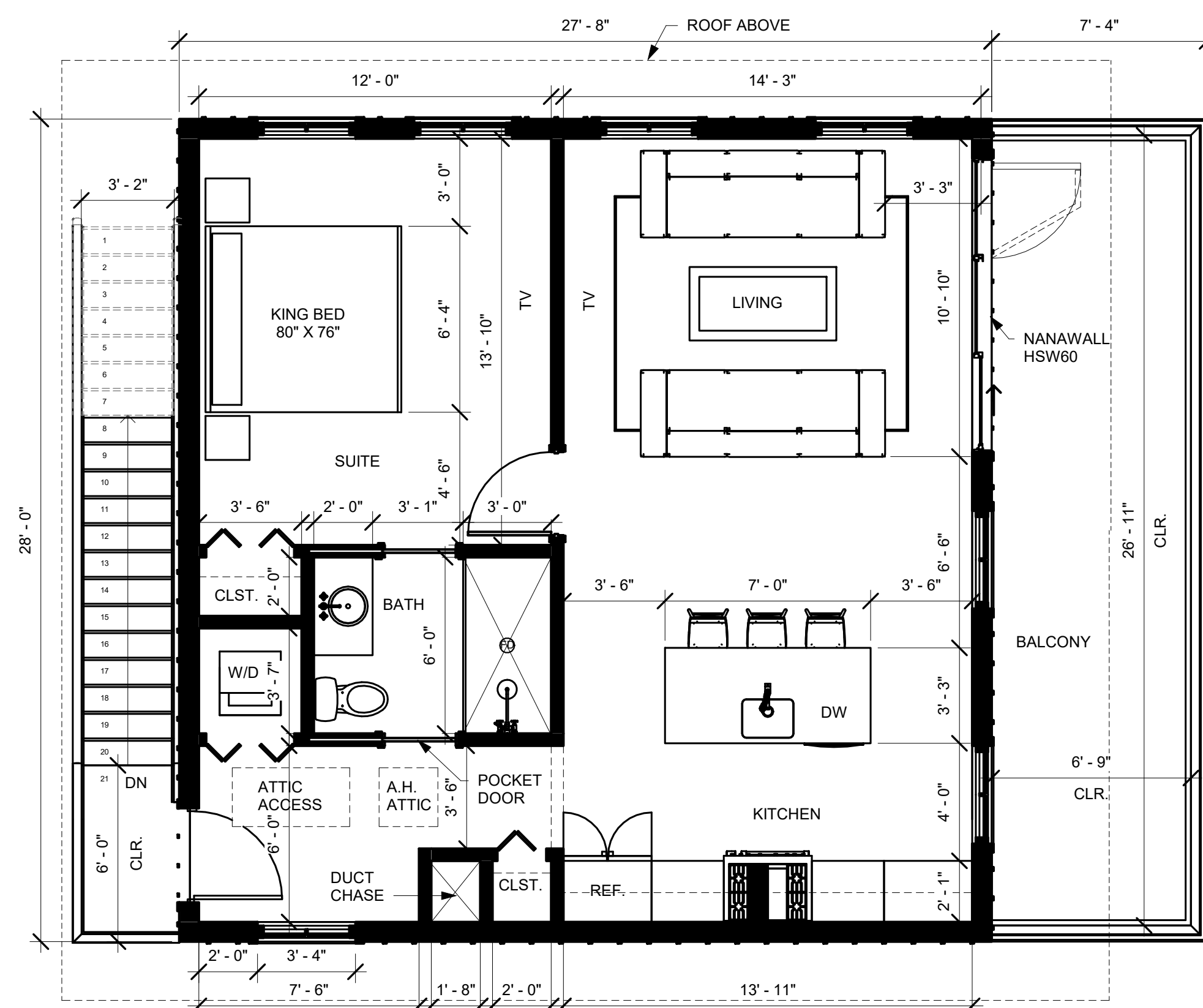
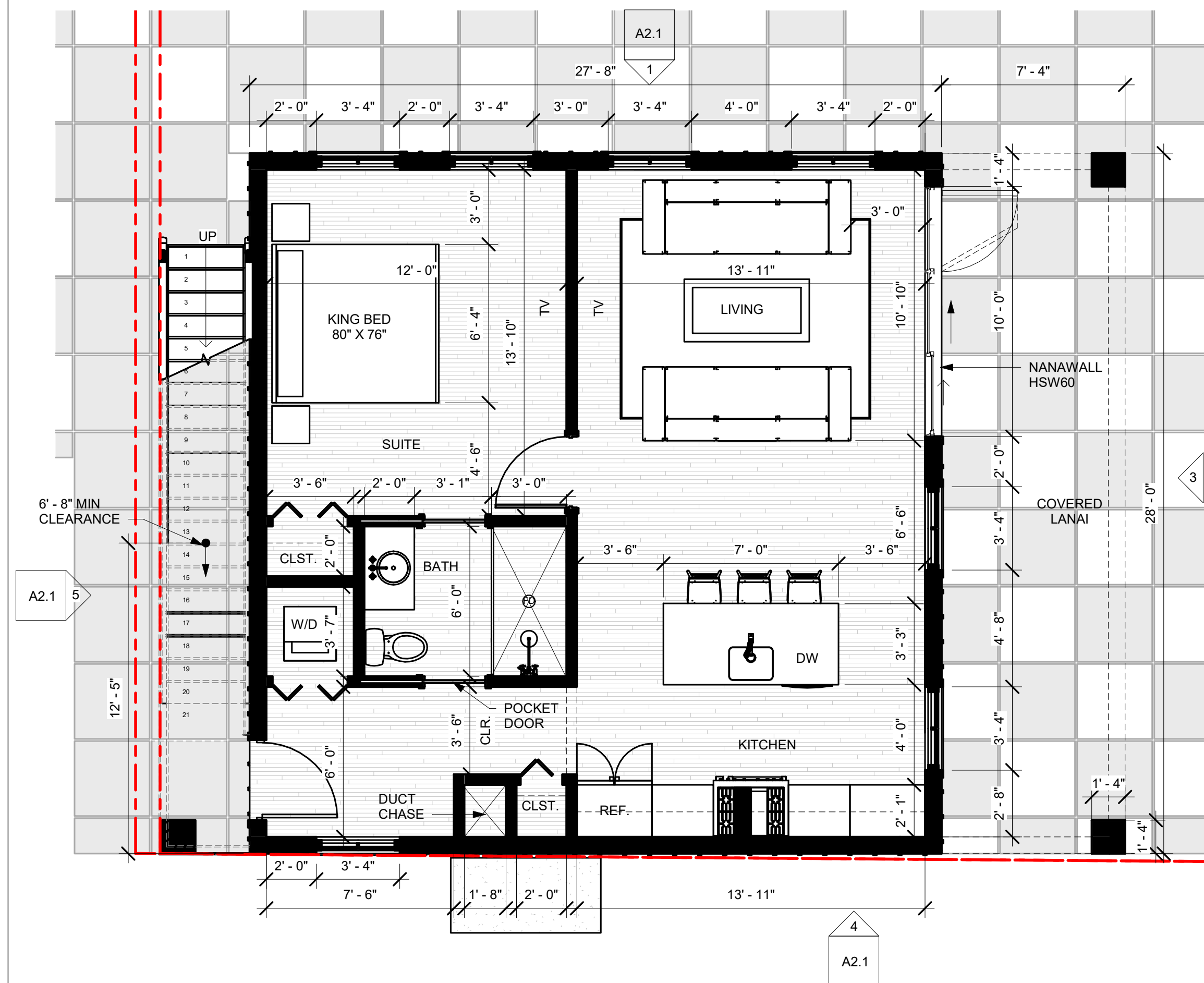
ACCESSORY DWELLING 1ST FLOOR 702 SF
ACCESSORY DWELLING 2ND FLOOR 702 SF
1,404 SF TOTAL

RENTABLE SF - ACC. OFFICE

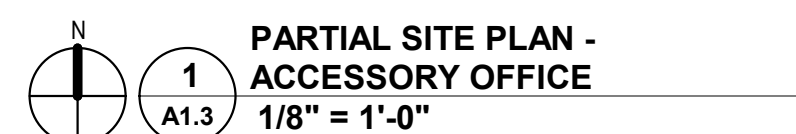
ACCESSORY OFFICE, SECOND FLOOR 2032 SF
ACCESSORY OFFICE, THIRD FLOOR 2032 SF
4,064 SF TOTAL



1 SITE PLAN
A1.1 1/16" = 1'-0"



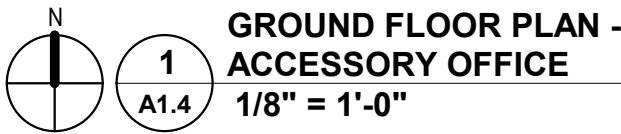
 NEW WALL / PARTITION
 EXISTING WALL TO REMAIN

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Scale	As indicated
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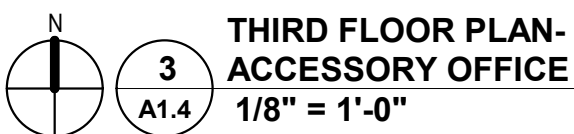
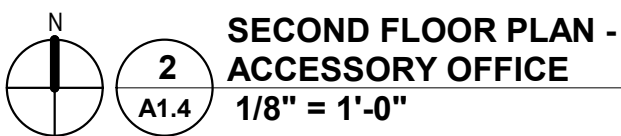
NEW WALL / PARTITION

EXISTING WALL TO REMAIN



ACCESSORY OFFICE - GROUND FLOOR LOBBY, STAIRS N.1 & ELEV.	331 SF
ACCESSORY OFFICE - GROUND FLOOR STAIRS N.2	156 SF
ACCESSORY OFFICE - SECOND FLOOR (LOBBY & OFFICE SPACE)	2192 SF
ACCESSORY OFFICE - THIRD FLOOR (LOBBY & OFFICE SPACE)	2192 SF
	4,871 GSF TOTAL

ACCESSORY OFFICE, SECOND FLOOR	2032 SF
ACCESSORY OFFICE, THIRD FLOOR	2032 SF
	4,064 SF TOTAL

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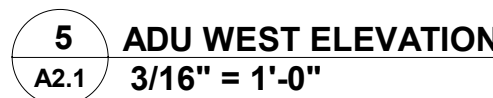
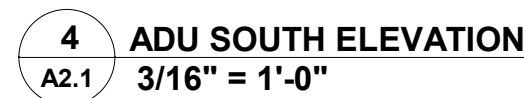
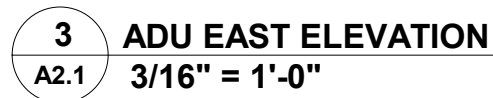
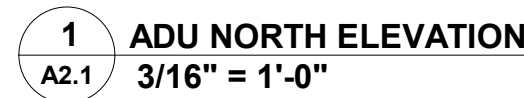
GIANCO INVESTMENT CAPITAL

ACCESSORY STRUCTURES
FLOOR PLANS - ACCESSORY OFFICE

PROJECT STATUS	
Project number	2019
Date	10/10/2022
Drawn by	MKR / ML
Checked by	SDS

A1.4

Scale As indicated



GIANCO INVESTMENT CAPITAL	
ACCESSORY STRUCTURES	
ACCESSORY DWELLING ELEVATIONS	
PROJECT STATUS	
Project number	2019
Date	10/10/2022
Drawn by	ML
Checked by	SDS
A2.1	
Scale	3/16" = 1'-0"



ACCESSORY OFFICE SOUTH
ELEVATION
3/16" = 1'-0"



3 A2.2	ACCESSORY OFFICE EAST
	ELEVATION 3/16" = 1'-0"



ACCESSORY OFFICE NORTH
ELEVATION
3/16" = 1'-0"



2 A2.2	ACCESSORY OFFICE WEST
	ELEVATION
	3/16" = 1'-0"

REP

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GIANCO INVESTMENT CAPITAL

ACCESSORY STRUCTURES

ACCESSORY OFFICE ELEVATIONS

	PROJECT STATUS
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Project number	2019
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Date	10/10/2022
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Date	10/10/2022
Drawn by	MKR / ML

Drawn by	MIRK / ME
Checked by	SDS

A2.2

Scale	3/16" = 1'-0"
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