

# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Proposed Elevations



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase .17 of an acre approved and permitted for a 3,429 SF office building with 13 parking spaces (9 covered) in the heart of South Tampa on S. Dale Mabry Blvd. Alternatively, the seller could build the building as designed and sell it completed, which could be done in 120 days or less.

## LOCATION DESCRIPTION

The property is ideally located at 3724 W. San Pedro which is at the SE corner of S. Dale Mabry and San Pedro in the city of Tampa. This highly travelled thoroughfare sits in the heart of South Tampa with easy access to all the South Tampa amenities.

## PROPERTY SIZE

0.17 Acres

## ZONING

PD

## PARCEL ID

123694.0000

## PRICE

Call for details

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Senior Advisor/Managing Partner

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[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

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3724 W SAN PEDRO ST // TAMPA, FL 33629



# Additional Photos



# Additional Photos



# Additional Photos



# Proposed Elevations

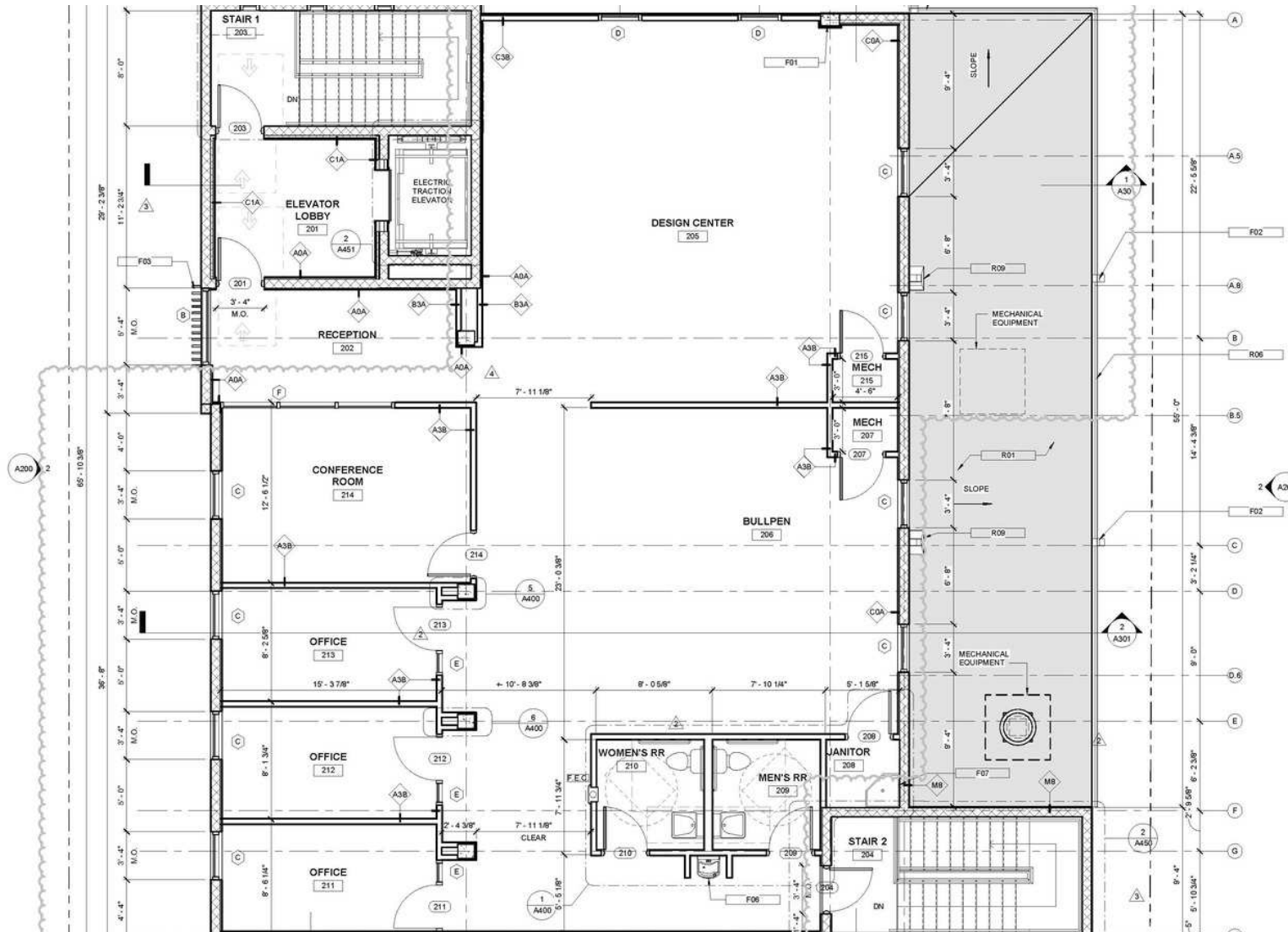


# Proposed Elevations





# Proposed Office Layout



5. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE EDITION OF ALL GOVERNING CODES, ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
6. GENERAL CONTRACTOR WILL SECURE INSPECTIONS NECESSARY FOR THE COMPLETION OF THE PROJECT.
7. GENERAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES AND PROVIDE BLOCKING, STEEL SUPPORTS AND ANCHORS AS REQUIRED. ALL PARTITIONS TO BE IMBEDDED IN DRYWALL PARTITIONS OR RELATE TO HIS WORK OR THE WORK OF OTHER CONTRACTORS. ALL WOOD BLOCKING, FRAMING, ETC. SHALL BE FIRE RETARDANT. CONTRACTOR SHALL BE FIRE RETARDANT FOR BY THE GOVERNING BUILDING CODES. CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE RETARDANT TO THE OWNER.
8. REFER TO EXTERIOR ELEVATIONS AND SCHEDULE FOR ADDITIONAL STOREFRONT FINISHES.
9. REFERENCE ENGINEERING PLANS FOR ELECTRICAL EQUIPMENT AND SYSTEMS AND COORDINATE PLUMBING ROUGH-IN WITH PLUMBER.

**FLOOR PLAN KEYNOTE**

KEY VALUE	KEYNOTE
F01	CAST IN PLACE CONCRETE COLUMN DRAWINGS
F02	PREFINISHED METAL DOWNSPOUT
F03	UNDERGROUND DRAINAGE BASIN
F06	EXTRUDED ALUMINUM FACED WITH ANCHORS
F07	ADA ACCESSIBLE DRINKING FOUNTAIN DRAWINGS
F07	MOP SINK REFER TO PLUMBING DRAWINGS

**ROOF PLAN KEY**

KEY VALUE	KEYNOTE
R01	50 MIL FULLY ADHERED TPO MEMBRANE BOARD OVER 4" RIGID TAPERED INSULATION ADHERED TO STRUCTURAL PRECAST CONCRETE
R06	PREFINISHED METAL GUTTER SLOPE
R09	PREFINISHED METAL DOWNSPOUT

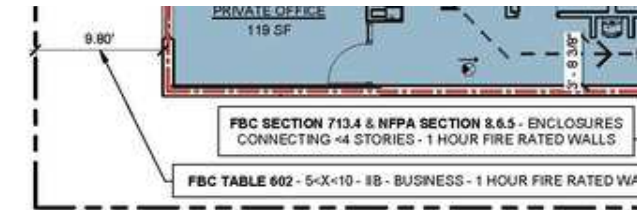
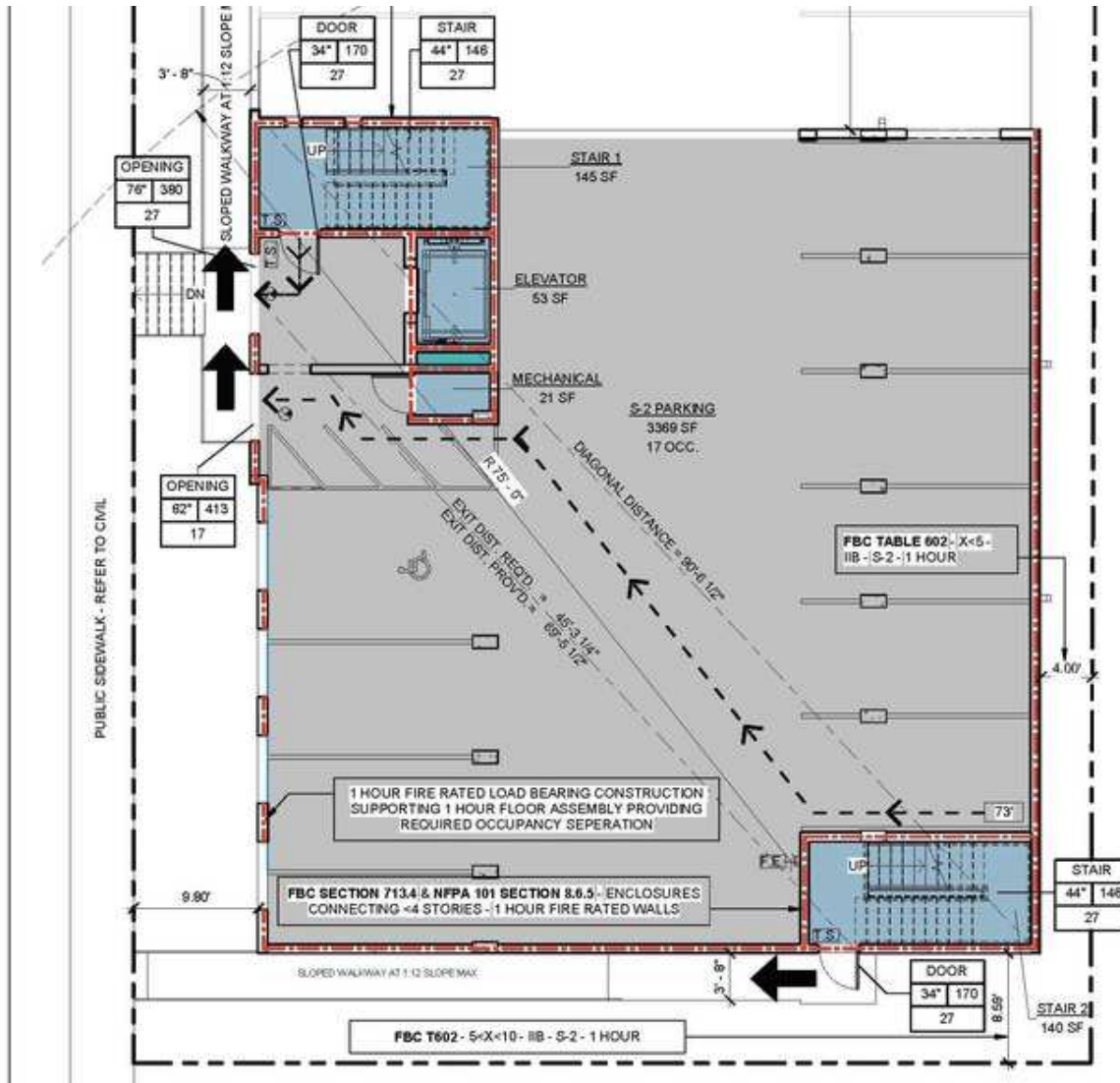
**WALL TYPE LEGEND**

	8" MASONRY WALL TO BE CONFORM TO ALL APPLICABLE CODES WITH UL DESIGN NO. U905 WITH
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**ROOM FINISH SCHEDULE**

NUMBER	NAME	WALL FINISH	FLOOR FINISH
201	ELEVATOR LOBBY	PAINT	VIP
202	RECEPTION	PAINT	VIP
203	STAIR 1	PAINT	VIP
204	STAIR 2	PAINT	VIP
205	DESIGN CENTER	PAINT	VIP
206	BULLPEN	PAINT	VIP
207	MECH	PAINT	VIP
208	JANITOR	PAINT	VIP
209	MEN'S RR	PAINT	VIP
210	WOMEN'S RR	PAINT	VIP
211	OFFICE	PAINT	VIP
212	OFFICE	PAINT	VIP
213	OFFICE	PAINT	VIP
214	CONFERENCE ROOM	PAINT	VIP
215	MECH	PAINT	VIP

# Proposed Parking Layout

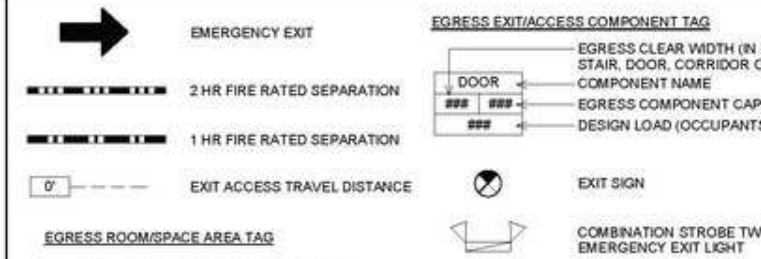


② 2ND FLOOR LIFE SAFETY PLAN  
1/8" = 1'-0"

Area Schedule (Life Safety Plan)

Level	Name	Load Factor	Area
2ND FLOOR	RECEPTION	15 SF	49 SF
2ND FLOOR	CONFERENCE	15 SF	208 SF
			257 SF
2ND FLOOR	CONCENTRATED BUSINESS AREA	50 SF	1244 SF
			1244 SF
FFE	STAIR 2	150 SF	140 SF
FFE	MECHANICAL	150 SF	21 SF
FFE	STAIR 1	150 SF	145 SF
FFE	ELEVATOR	150 SF	53 SF
2ND FLOOR	MECHANICAL	150 SF	32 SF
2ND FLOOR	STAIR 1	150 SF	150 SF
2ND FLOOR	ELEVATOR	150 SF	63 SF
2ND FLOOR	WOMEN'S RR	150 SF	65 SF
2ND FLOOR	MEN'S RR	150 SF	64 SF
2ND FLOOR	JANITOR	150 SF	29 SF
2ND FLOOR	STAIR 2	150 SF	144 SF
2ND FLOOR	PRIVATE OFFICE	150 SF	126 SF
2ND FLOOR	PRIVATE OFFICE	150 SF	119 SF
2ND FLOOR	PRIVATE OFFICE	150 SF	119 SF
2ND FLOOR	BUSINESS AREA	150 SF	659 SF
			1928 SF

## LIFE SAFETY LEGEND



# Demographics Map & Report

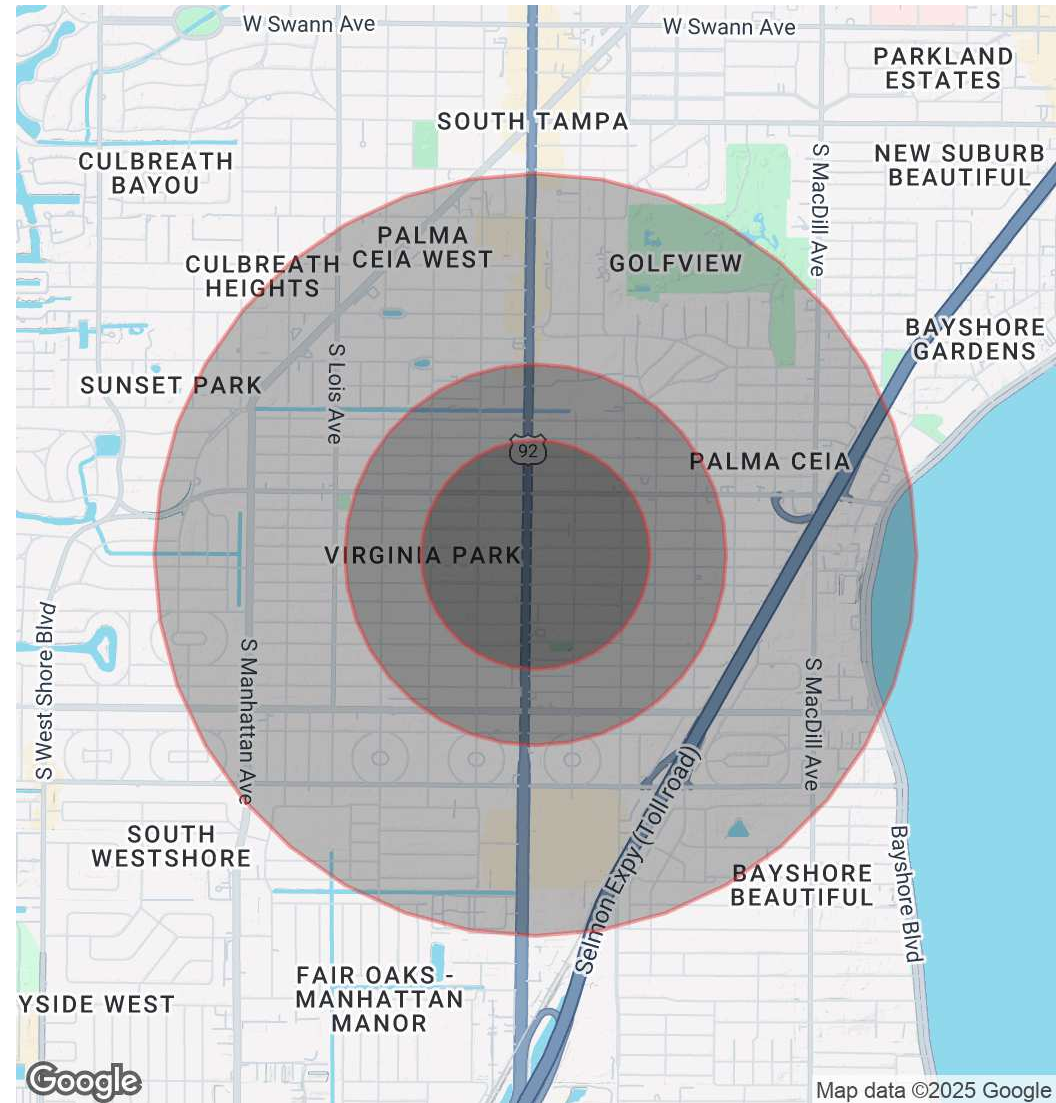
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,095	5,377	17,207
Average Age	37	37	41
Average Age (Male)	36	36	40
Average Age (Female)	37	37	42

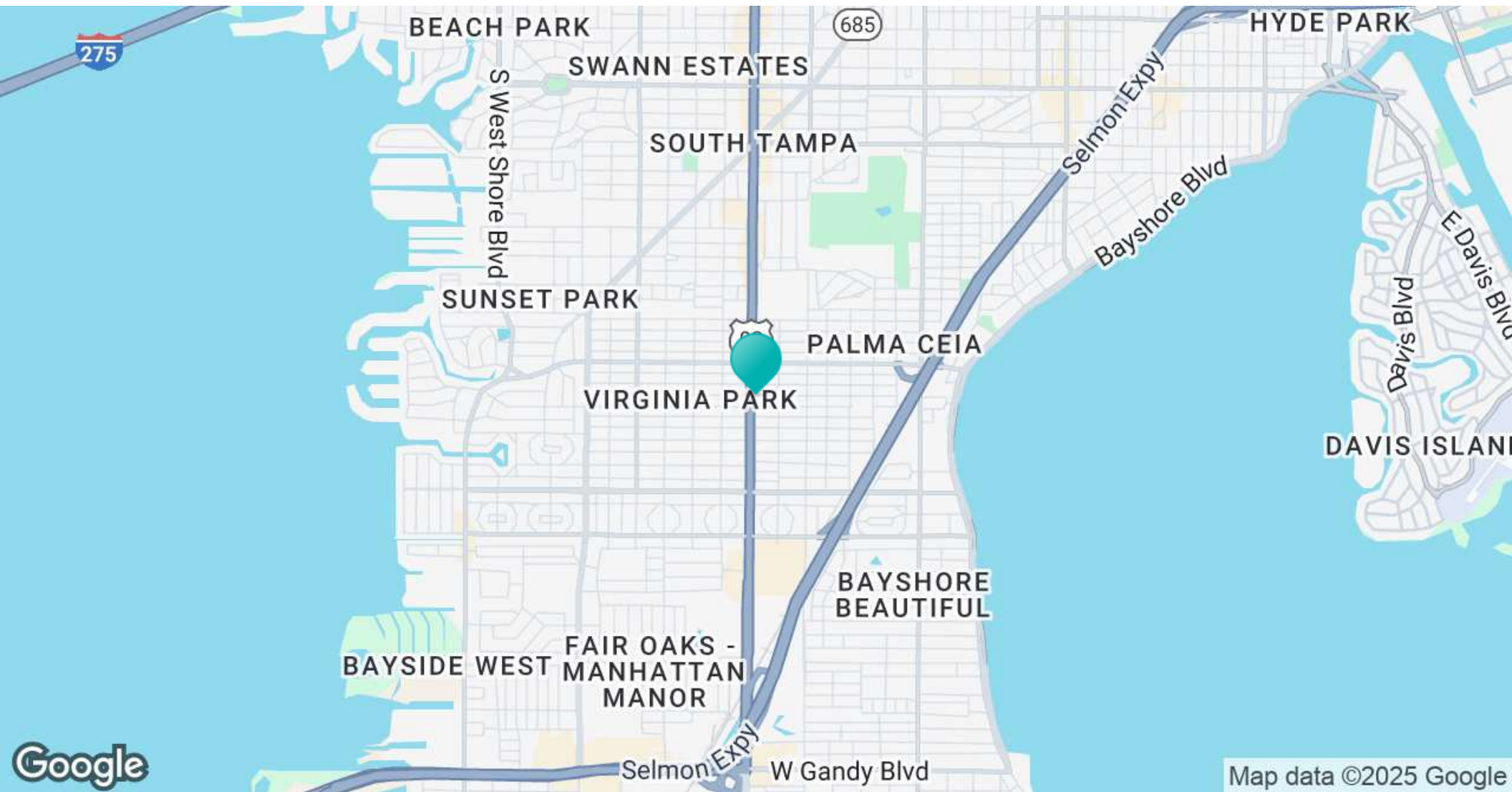
## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	729	1,913	6,996
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$229,452	\$220,974	\$204,936
Average House Value	\$812,852	\$829,578	\$865,078

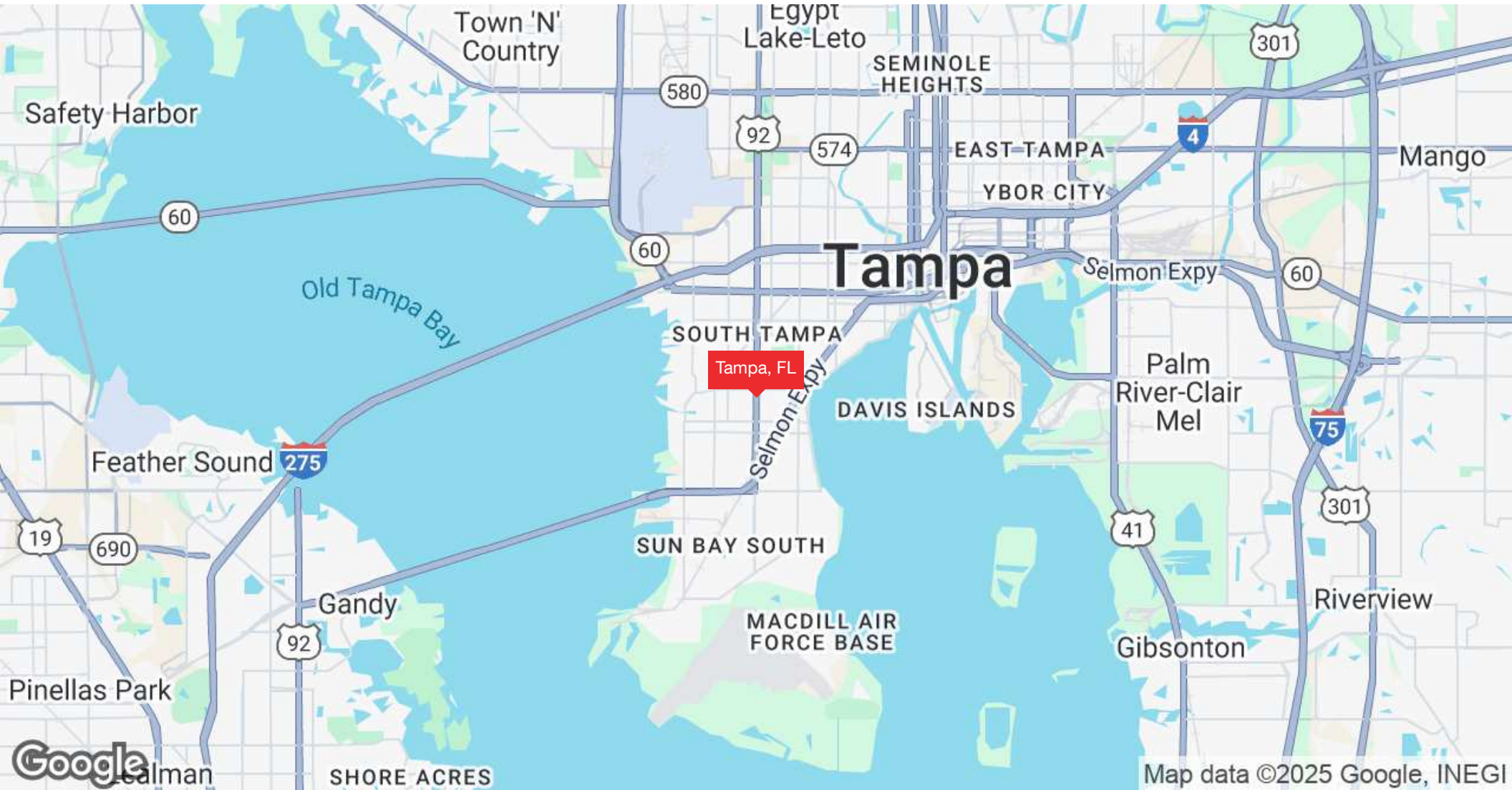
Demographics data derived from AlphaMap



# Location Map



# Regional Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.