

THE PLACE AT CHANNELSIDE

TAMPA, FLORIDA

FOR SALE

ENTITLED FOR 220 RESIDENTIAL UNITS
AND 4,520 SF OF RETAIL

PROPERTY DETAILS

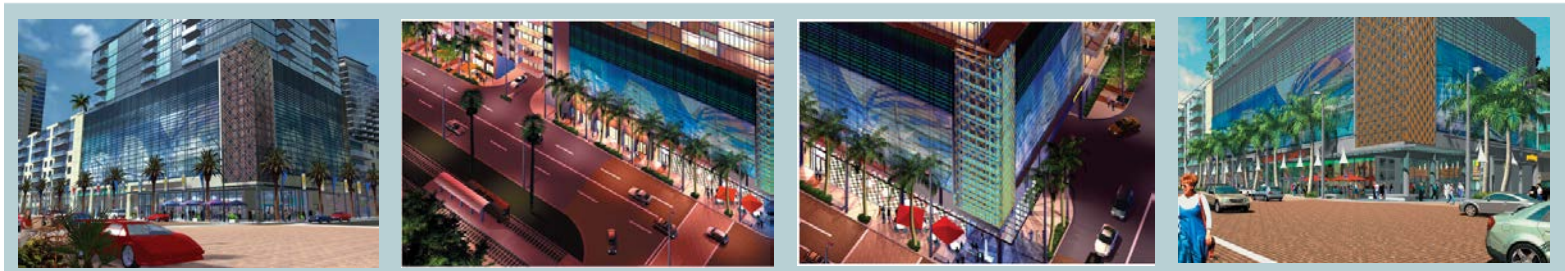
- Folio: 190207
- Zoning: CD-3: Site Plan Approved in 2006
- Site Dimensions: 190 x 115
- Sewer:
 - 15' line located on E. Washington Street
 - 8' line located on Channelside Drive
- Water
 - 16" main to the north and a 12" main to the west

PROPERTY HIGHLIGHTS

- Walkscore 80
- Walking distance to many points of interest, including Tampa Bay Lightning Games, Riverwalk, Florida Aquarium, Sparkman's Wharf, Publix, Duckweed, neighborhood bars and
- Historic Trolley stop across Channelside Drive
- Easy access to Interstates I-275, I-4 and Selmon's Expressway
- Excellent development opportunity for hotel, multifamily or mixed use
- Located across from Port Tampa mixed use master plan development of 45 acres to include waterfront parks with retail, marina, apartments, hotels and offices. See more information [here](#)
- Located proximate to Strategic Property Partners 40 acre Water Street Development, which will include more than one million square feet of office, one million square feet of hotel and residential, 250,000 square feet of retail and the USF medical school currently under construction. See more information [here](#)



2006 Phase II - Entitlement Rendering

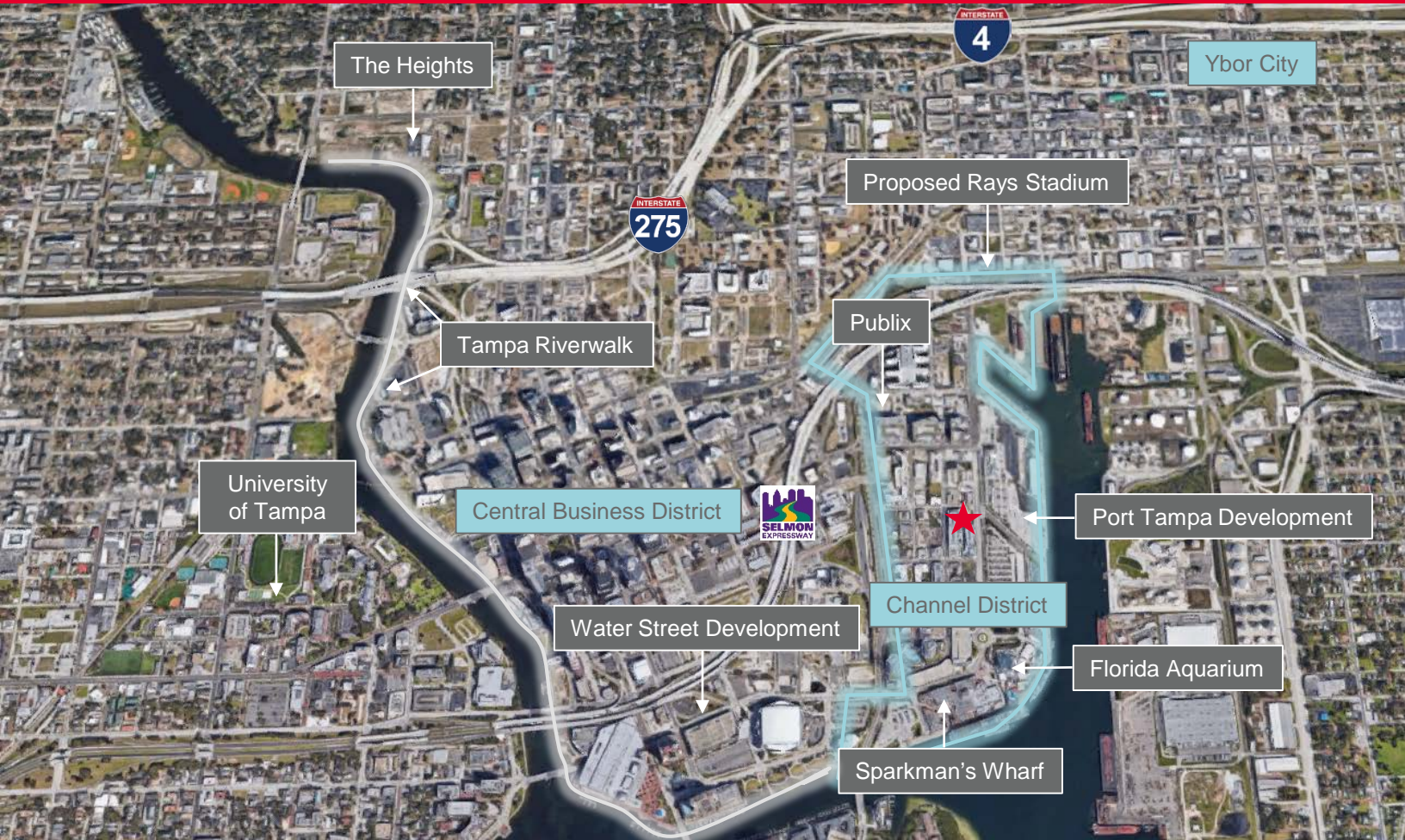


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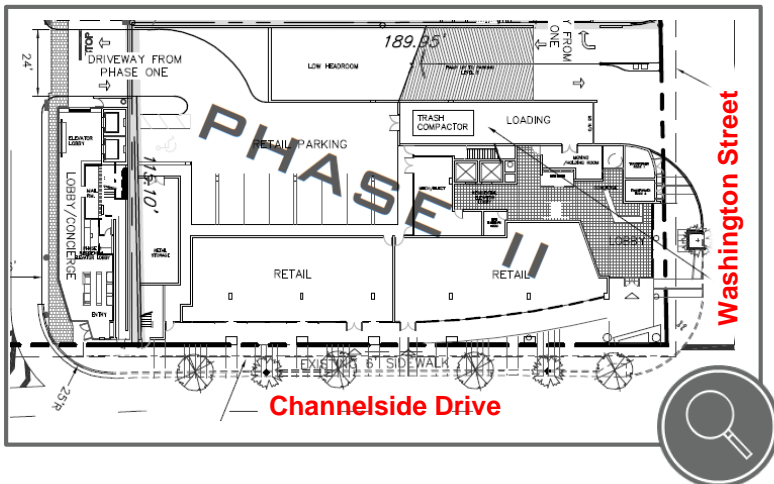
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SITE PLAN



2006 ENTITLEMENT DETAILS

Site Area: 0.50± acres

Building Areas:

Retail	4,520 sf
Storage	3,890 sf
Residential	302,850 sf (220 units)
Building Area Total	311,360 sf

Parking	Required	Provided
Retail (3/1000)	14	18
Residential (1/unit)	220	263
Total	234 spaces	261 spaces

Maximum Height: 350'

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