



BROKERAGE DONE DIFFERENTLY

live
work
& play

IN THE HEART OF YBOR CITY!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

5900 N. FLORIDA AVENUE

TAMPA, FL 33604 :: FOR SALE: \$1,250,000/

REDEVELOPMENT OPPORTUNITY :: RETAIL OFFICE
SEMINOLE HEIGHTS

- **LOCATED DIRECTLY ON N. FLORIDA AVENUE** •
- ZONED: SH-CI (COMMERCIAL INTENSIVE)**



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

LISTING DETAILS

FINANCIAL & TERMS

Status: Active
 Offering Price: \$1,250,000/
 Price PSF: \$243.24
 Purchase Options: Cash, Hard Money, SBA, Conventional
 Income and Expenses: Available Upon Request
 (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Address:
 5900 N. Florida Avenue
 City: Tampa
 County: Hillsborough
 Traffic Count/ Cross Streets:
 17,500 VTD (2021 AADT) N. Florida Avenue/ Clifton Street
 Market: Tampa-St. Petersburg-Clearwater
 Sub-market: Seminole Heights

THE PROPERTY

Folio Number: 162418-0000
 AYB: 1926
 Zoning: SH-CI (Seminole Heights, Commercial Intensive)
 Commercial Intensive zoning district provides areas for intense commercial activity, permitting heavy commercial and service uses. Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.
 Site Improvement: Single-story commercial building
 Improvement Size: 5,139 SF
 Lot Size: 18,480 SF
 Front Footage: (approx.) 77' / Florida Avenue
 Total Acreage: .42 Acres
 Parking: Onsite, Front and Rear Parking

UTILITIES

Electricity: TECO
 Water: City of Tampa Utilities Department
 Waste: City of Tampa Utilities Department
 Communications: Verizon/ Frontier/ Spectrum

TAXES

Tax Year: 2022
 Taxes: \$9,841.79

LEGAL DESCRIPTION

IDLEWILD ON THE HILLSBOROUGH LOT 4 BLOCK 21

THE COMMUNITY

Community/ Subdivision Name: Seminole Heights
 Flood Zone Area: X
 Flood Zone Panel: 12057C0214J



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

CALL FOR A SHOWING AND GRAB UP A GREAT INVESTMENT ASSET OR PORTFOLIO EXPANSION OPPORTUNITY TODAY



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

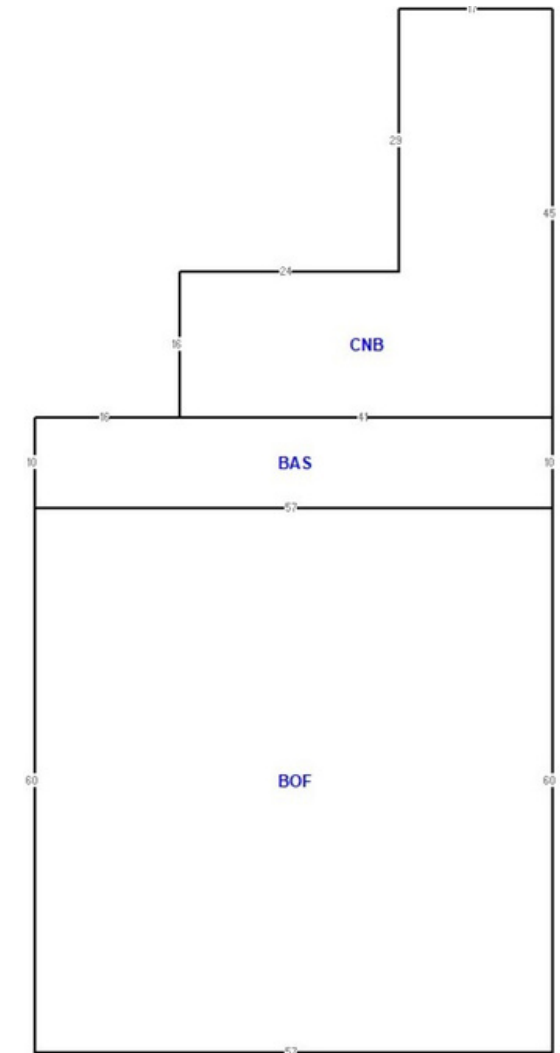
401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

LOCATED IN A TRANSIT-ORIENTED COMMUNITY

MEASURING 5,139 SF AND ZONED CI, THIS PROPERTY REPRESENTS A FANTASTIC VALUE-ADD OPPORTUNITY OF ENDLESS POSSIBILITIES FOR PRODUCTION, MANUFACTURING, DISTRIBUTION, WAREHOUSE OR SHOWROOM/ OFFICE USE.

PROPERTY HIGHLIGHTS

- Seminole Heights Business District
- Direct Florida Avenue frontage
- Commercial (warehouse, distribution, light manufacturing)
- Large, single-story flex property
- Freestanding 5,139 SF bldg.
- .42 acres :: 18,480 SF Lot
- Zoned: CI
- Separate warehouse :: Rear storage
- Front and rear parking
- Fenced rear lot
- Dual A/C systems
- Building is wired for 220v
- Easily accessible to travelers on the buzzing thoroughfare of N. Florida Avenue and within walking distance for nearby residents.
- Thriving area with new and happening restaurants, long standing office firms and retail tenants offering commerce and trade of all types
- Vacant, ready for redevelopment



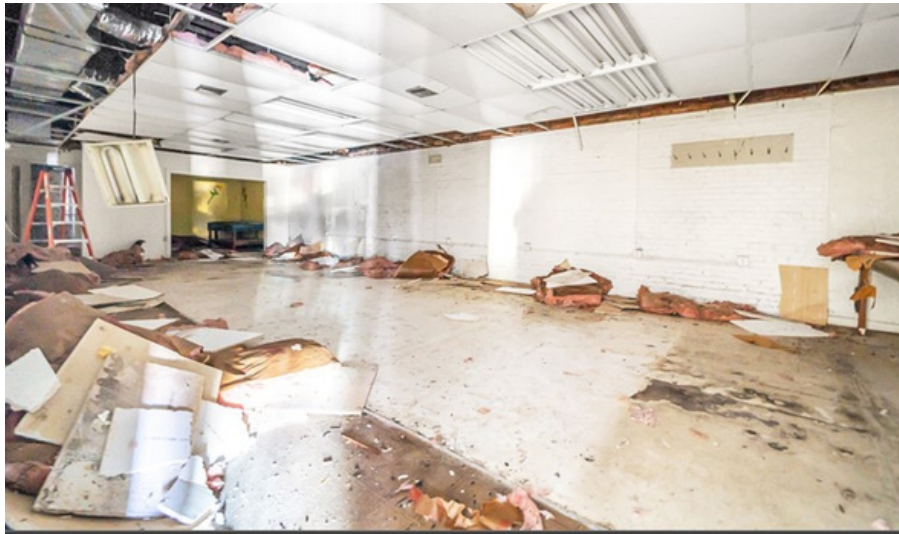
BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



BRING YOUR UNIQUE STYLE AND FLAIR TO THE HEART OF BUZZING SEMINOLE HEIGHTS

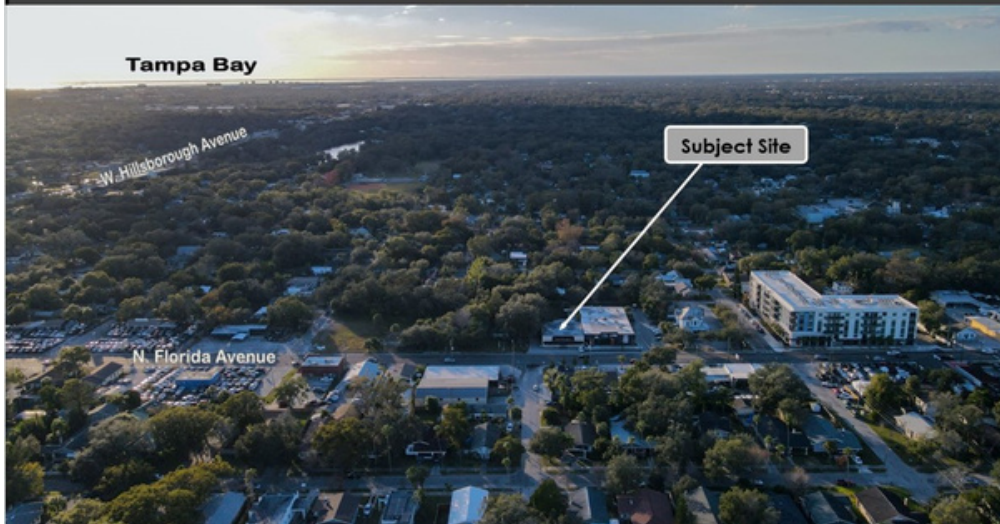


BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

POPULATION RANGES OF: 14,418 - 1 mile | 144,534 - 3 mile | 321,690 - 5 mile



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

COMMERCIAL REDEVELOPMENT OPPORTUNITY

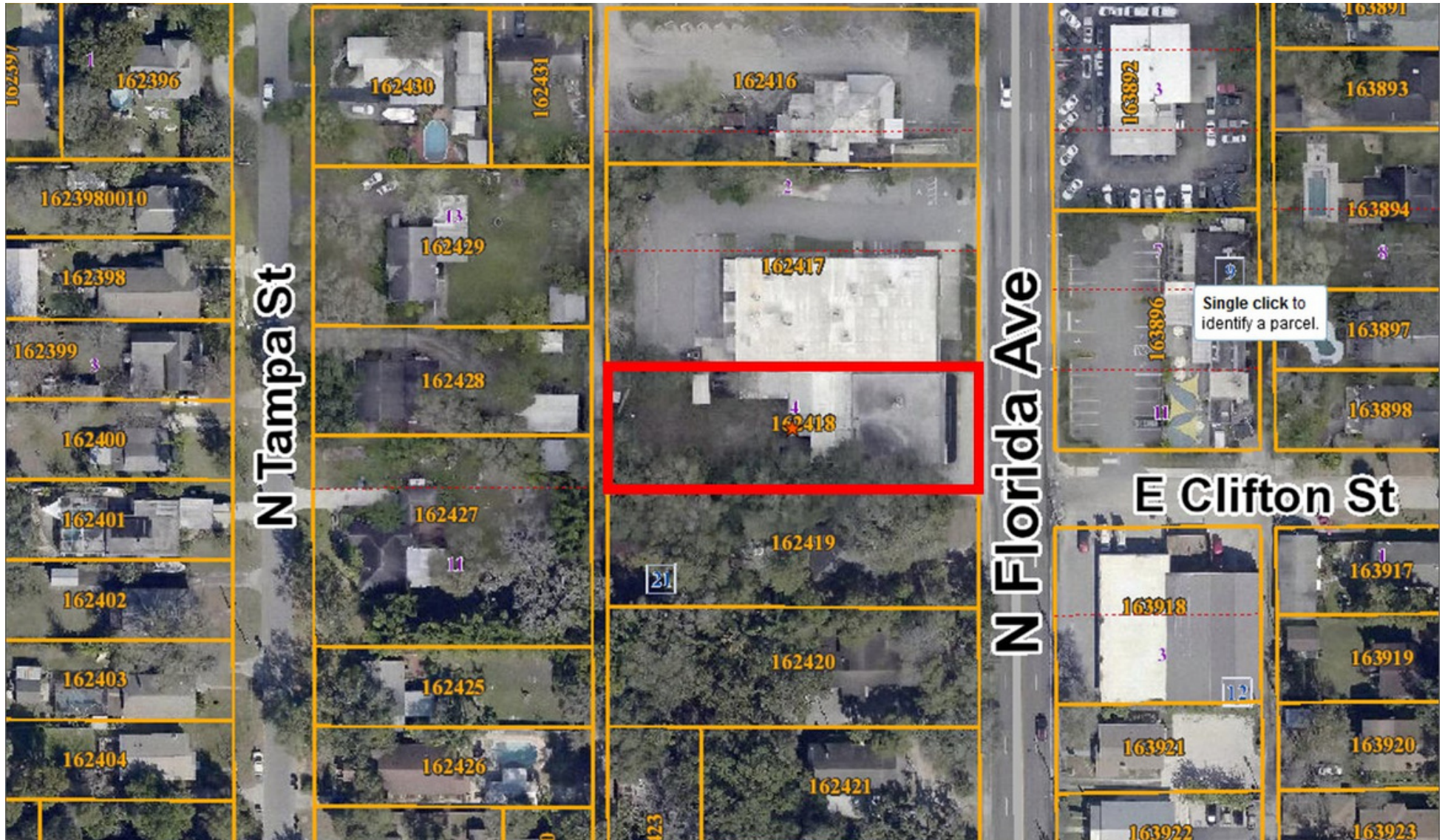


BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 | FLORIDACOMMERCIALGROUP.COM

AERIAL PARCEL MAP



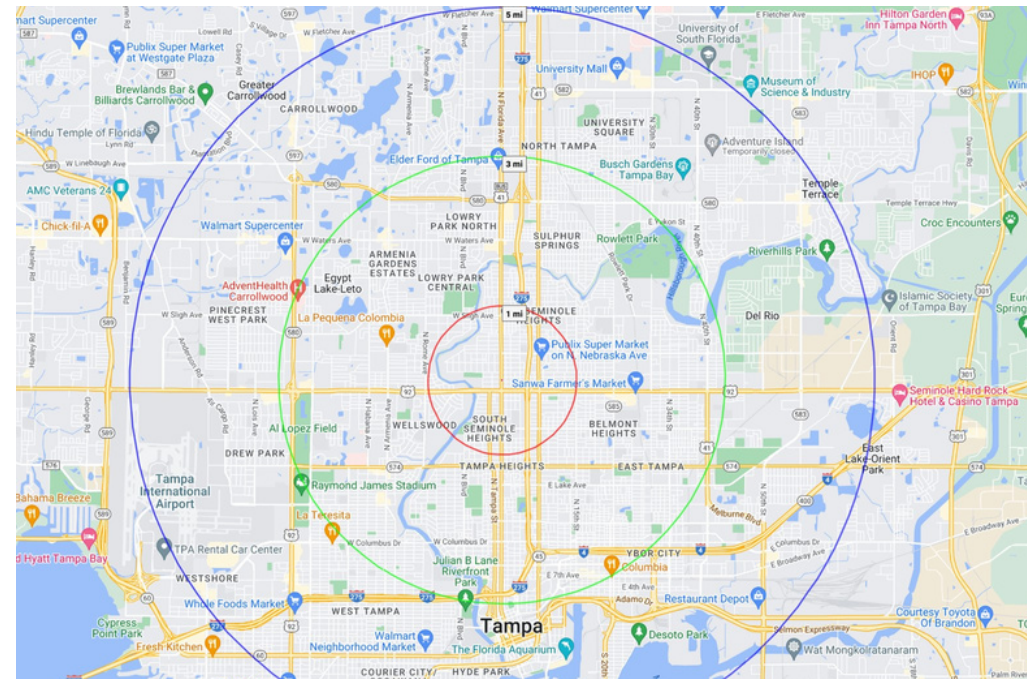
BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

INVESTMENT HIGHLIGHTS | DEMOGRAPHICS

- Seminole Heights boasts one of the best business climates in the Central Tampa area due to its trade and commerce significance. Major industries such as retail, entertainment and dining benefit from the growing economy and rising residential influx.
- Great demographics: average household income of \$72,992 within a 1-mile radius
- The SH-CI zoning district provides areas for intense commercial activity, permitting heavy commercial and service uses. Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.
- Conveniently located 6/10ths of a mile from Interstate 275 North
- Highest and best use: Retail Storefront, Office/ Showroom or Professional Office



| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Total population | 14,418 | 144,534 | 321,690 |
| Median age | 38.3 | 37.9 | 36.9 |
| Median age (Male) | 38.7 | 36.9 | 35.8 |
| Median age (Female) | 38.4 | 39.5 | 38.2 |

| HOUSEHOLDS & INCOME | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total households | 6,874 | 61,240 | 141,774 |
| # of persons per HH | 2.1 | 2.4 | 2.3 |
| Average HH income | \$72,992 | \$51,856 | \$63,395 |
| Average house value | \$228,822 | \$173,124 | \$210,434 |

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

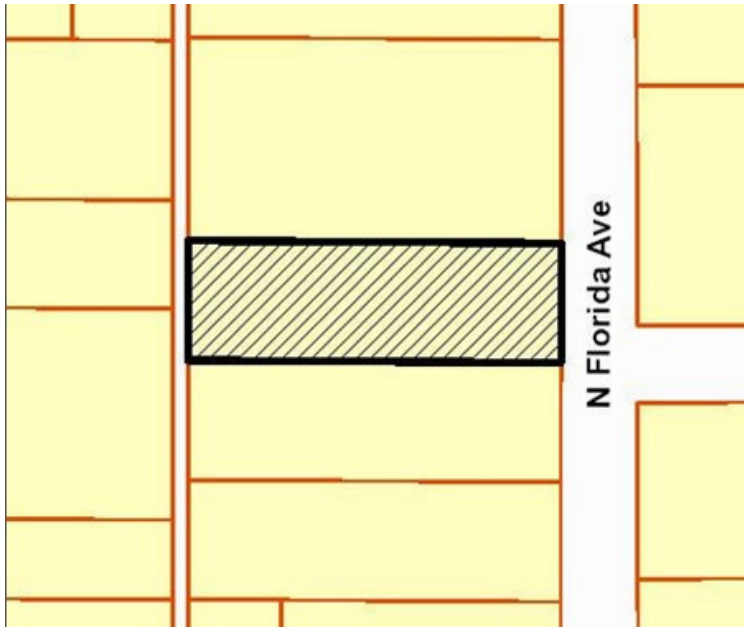
BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

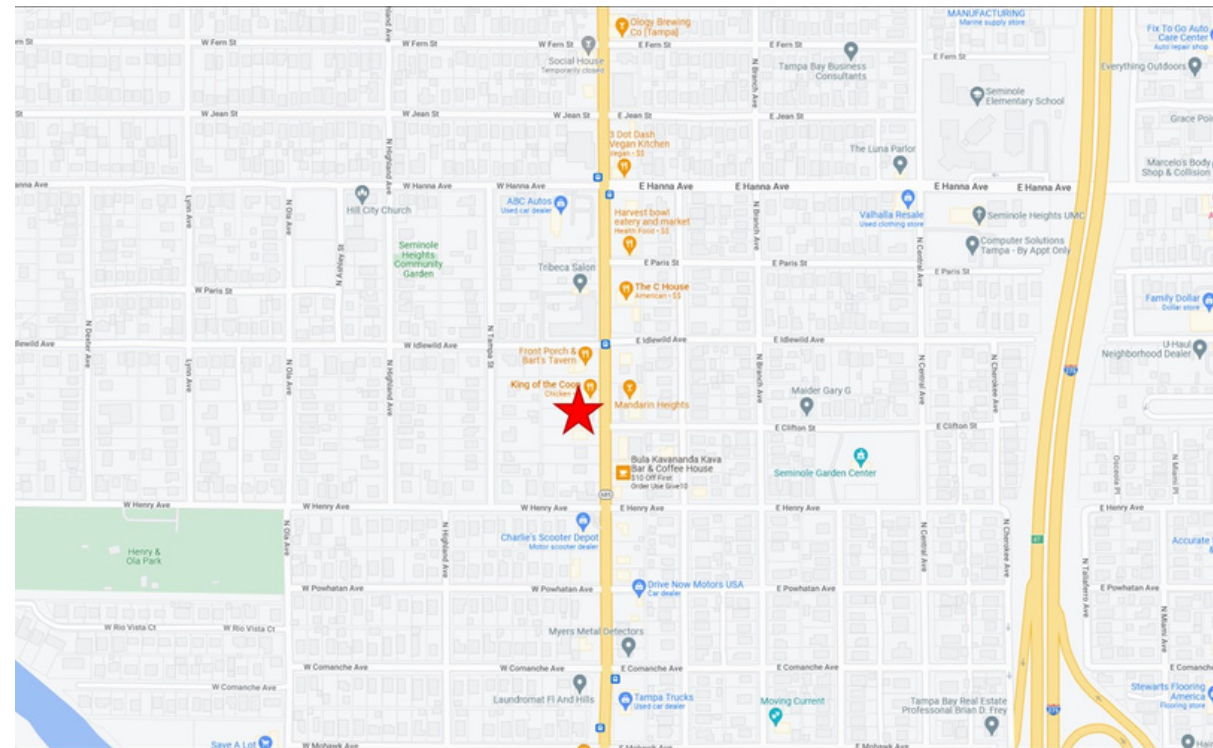


MAPS & DIRECTIONS



DIRECTIONS

From Downtown Tampa:
Head north on Florida Avenue three miles. Arrive at the property on the left. 5900 N. Florida Avenue.



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

CALL OUR TEAM TODAY!
813.935.9600



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



BROKERAGE DONE DIFFERENTLY
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

