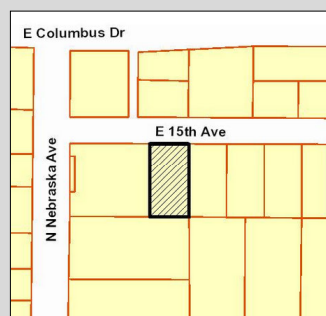
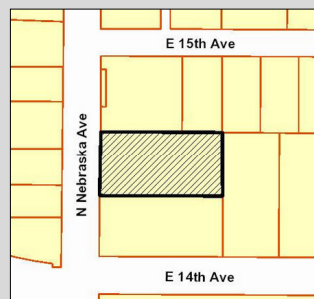
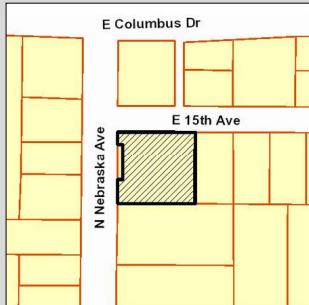


FOR LEASE: Retail space | Land



2305 N. Nebraska Ave. Tampa 33605

Property Highlights

- **Lease Rate: \$15,000 per month NNN**
- Superior Corner Location with AMAZING visibility
- Located on the heavily traveled corridor of Nebraska Ave
- Traffic counts total 13,100 VTD
- Signalized intersection of Columbus Dr. and Nebraska Ave.
- Around the corner from Ybor City!
- Zoned YC-5 (General Commercial)

LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • E: Tina@FloridaCommercialGroup.com



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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Lease Rate: **\$15,000 per Month NNN**

LOCATION

Street Addresses: 2305 & 2309 N. Nebraska Avenue
907 E. 15th Avenue
Street City: Tampa
County: Hillsborough T
Traffic Count/ Cross Streets: 13,100 VTD, Columbus Drive and N. Nebraska Avenue (AADT, 2020)
Market: Tampa-St. Petersburg-Clearwater
Sub-market: V.M. Ybor City

THE PROPERTY

Folio Number: 198402-0000, 198370-0000,
198371-0000

Zoning: YC-5 (General Commercial)
Current Use: Retail/ land
Site Improvements: 864 SF Freestanding building
Future Use: Investment/ Redevelopment
Lot Dimensions: 193' x 217' (approx.)
Lot Size: 41,725 SF Total (up to 3 parcels)
Total Acreage: .98 AC (approx.)
Parking: Onsite, TBD

TAXES

Tax Year: 2021

Taxes: **\$8,263.69**

UTILITIES

Electricity- **TECO**

Water- **City of Tampa Utilities**

Waste- **City of Tampa Utilities**

Communications-

Frontier Communications/ Verizon/ Spectrum

THE LISTING

Driving Directions

From Tampa, Head South on I-275. Take exit 46A to Floribrasca Ave. Merge onto N. Elmore Avenue. At the light, turn left on Floribrasca Ave., Head East to N. Nebraska Ave. Turn Right. Head South 3/10ths of a mile. Arrive at property on the left. 2305-2309 N. Nebraska Avenue.

THE COMMUNITY

Community/ Subdivision Name: **Ybor City/East Seminole Heights area**

Flood Zone Area: **X Flood Panel : 12057C0354J**



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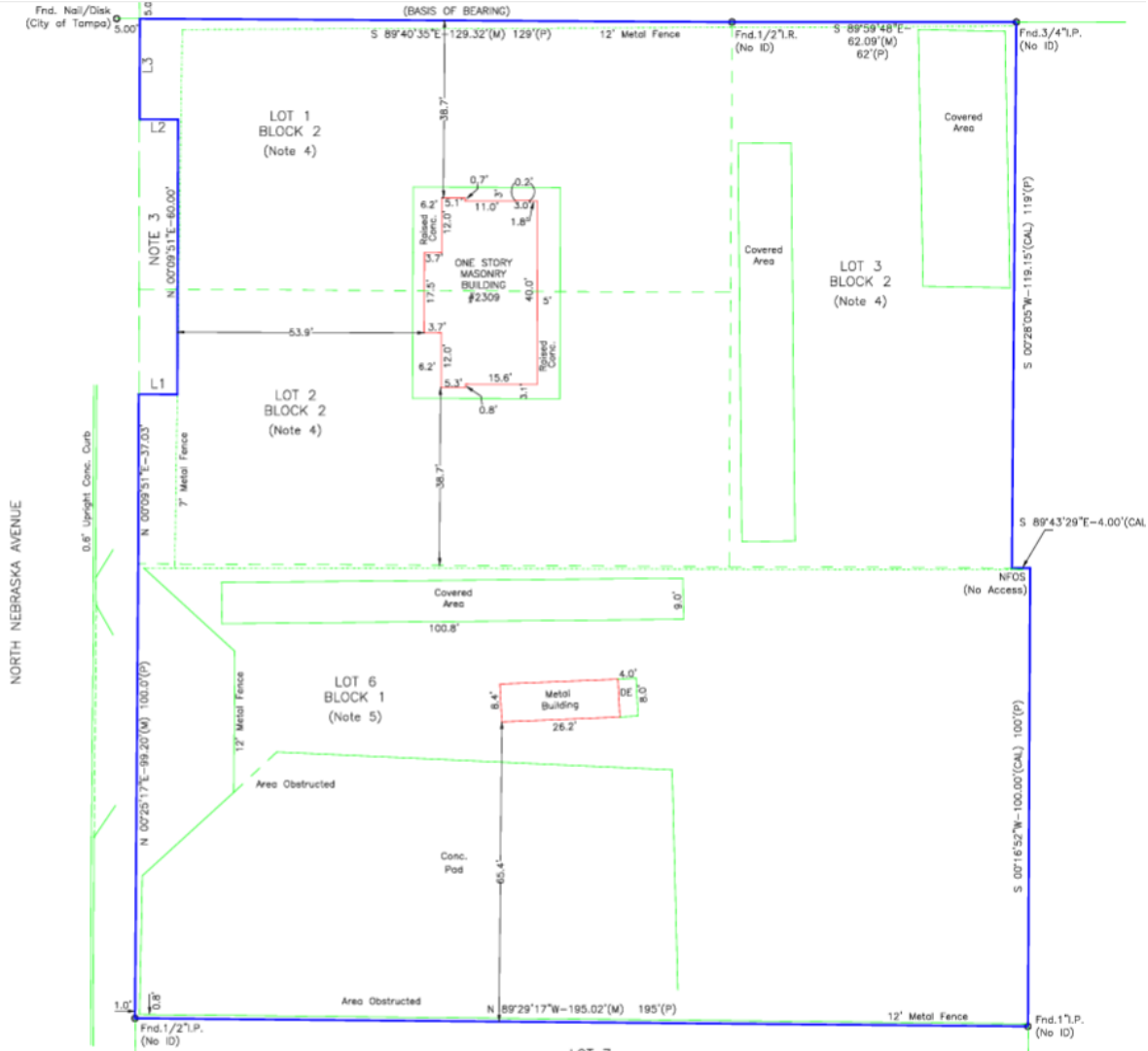
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SURVEY



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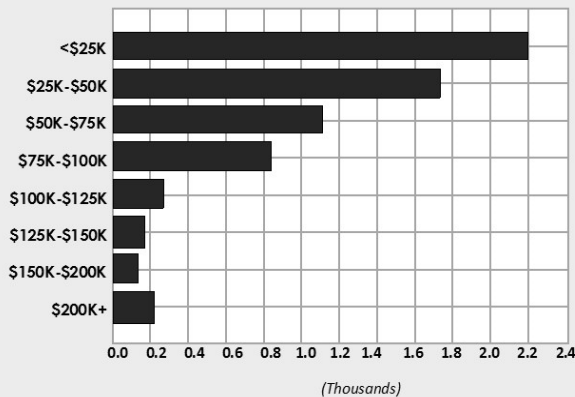
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LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



	1 Mile	3 Mile	5 Mile
POPULATION			
2019 Total Population:	14,588	107,135	251,973
2024 Population:	16,489	118,703	276,835
Pop Growth 2019 - 2024:	13.03%	10.80%	9.87%
Average Age:	37.90	36.50	37.30
HOUSEHOLDS			
2019 Total Households:	6,687	43,858	101,231
HH Growth 2019 - 2024:	13.91%	11.38%	9.91%
Median Household Inc:	\$42,889	\$41,530	\$43,109
Avg House Hold Size:	2.10	2.30	2.40
2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING			
Median Home Value:	\$126,513	\$168,623	\$164,679
Median Year Built:	1993	1975	1971

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