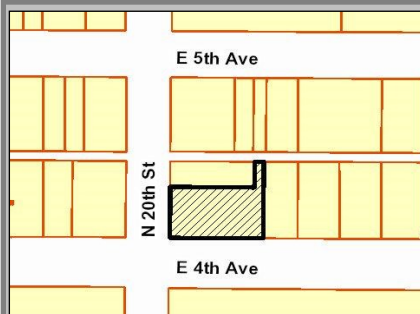


2,541 SF PROFESSIONAL OFFICE OR RETAIL



2002 E. 4th Avenue Tampa, FL 33605



PROPERTY HIGHLIGHTS

- 2,541 SF Professional Office or Retail, Ready for Occupancy **April 1, 2023**
- Building offers a Functional Layout of **9 Individual Offices**
- Corner Location, Excellent Frontage & Accessibility Featuring **5- 7 Onsite Parking Spaces**
- **Strong Surrounding Demographics** of 236,676 residents within a 5 mile radius
- **Minutes from** Downtown Tampa, Channel District, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries
- **High-Energy** Business & Retail District that is frequented by Local & Regional Visitors- a Great place to Invest, [Relocate](#) or [Expand Your Business Today!](#)

LISTING AGENT: Tina Marie Eloian • **P:** 813-997-4321 • **O:** 813-935-9600 • **E:** Tina@FloridaCommercialGroup.com



*Locally Owned,
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ www.FloridaCommercialGroup.com

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Each Office Individually Owned and Operated

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**

For Lease: **\$5,293.75 + Sales Tax + NNN**

Price Per SF: **\$25/PSF**

Expenses: **Available upon request**

(Property taxes, Insurance, Utilities, Lawn/ Maintenance, Pest Control, Alarm, etc...)

LOCATION

County: **Hillsborough**

Street Number: **2002**

Street Name: **E. 4th**

Street Suffix: **Avenue**

City: **Tampa**

Traffic Count: **2,050 VTD, N. 20th Street and E. 4th Avenue (2021-AADT)**

Market: **Tampa/ St. Petersburg**

Sub-market: **Ybor City**

THE PROPERTY

Folio Number: **189973-0000**

Zoning: **YC-7 (Ybor City- Mixed Use)**

Property Style: **Free-standing Office Building**

Previous Use: **Office**

Site Improvements: **Two Story, Wood Frame**

Improvement Size: **2,541 HSF**

Future Use: **Commercial Office/ Retail**

Lot Dimensions: **(approx..) 109' x 64' x 99' x 32' x 11' x 96'**

Lot Size (Sq. Ft.): **7,319 SF**

Front Footage: **109'**

Total Acreage: **.17 Acre**

Parking: **Onsite, Street and Nearby Paid Parking**

Number of Onsite Parking Spaces: **5-7**

TAXES

Tax Year: **2022**

Taxes: **\$7,994.40**

UTILITIES

Electricity: **TECO**

Water: **City of Tampa Utilities**

Waste: **City of Tampa Utilities**

Communications: **Verizon/ Frontier/ Spectrum**

THE LISTING

Driving Directions:

From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 4th Avenue. Turn Right (West). Head West on E. 4th Avenue to N. 20th Street. Property is located on the Right.

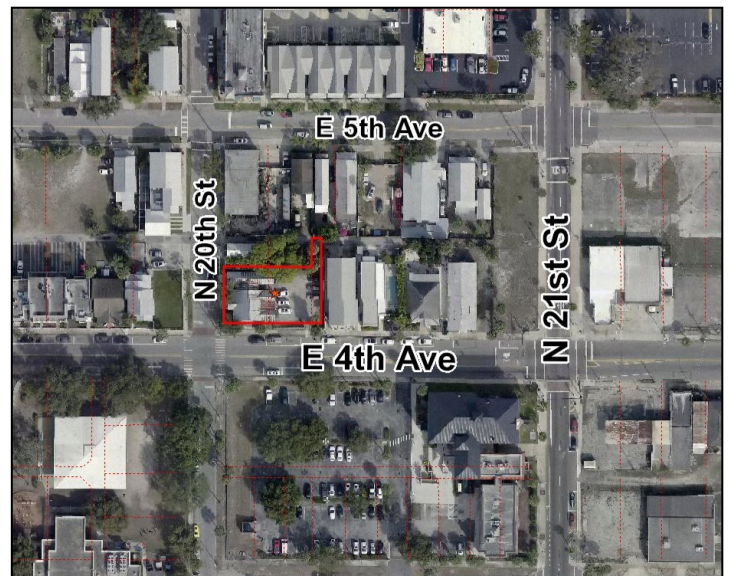
THE COMMUNITY

Community/ Subdivision Name: **Ybor City/**

Clarkson Bros Subdivision

Flood Zone Area: **X**

Flood Zone Panel: **12057C0358H**



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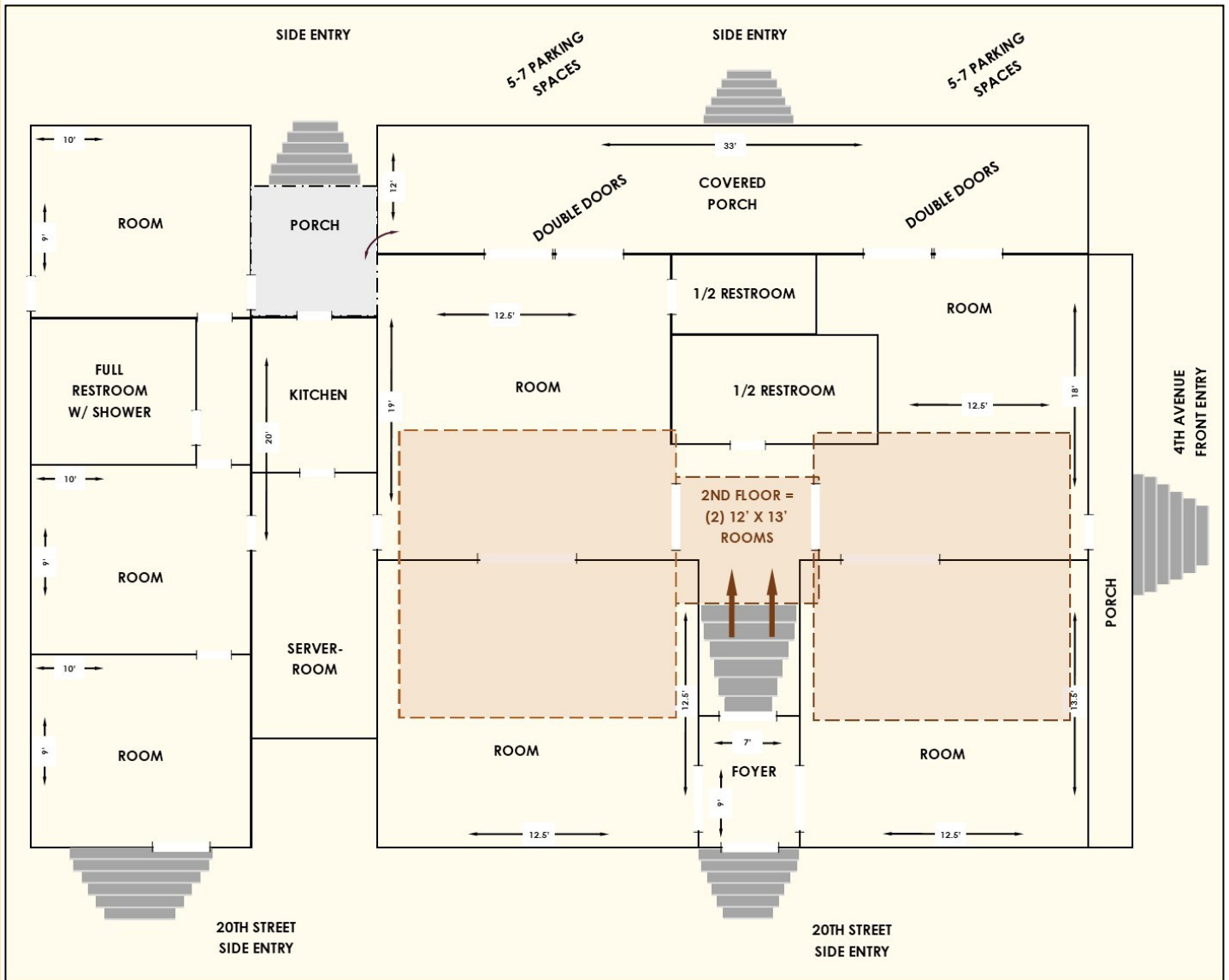
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LISTING FLOOR PLAN



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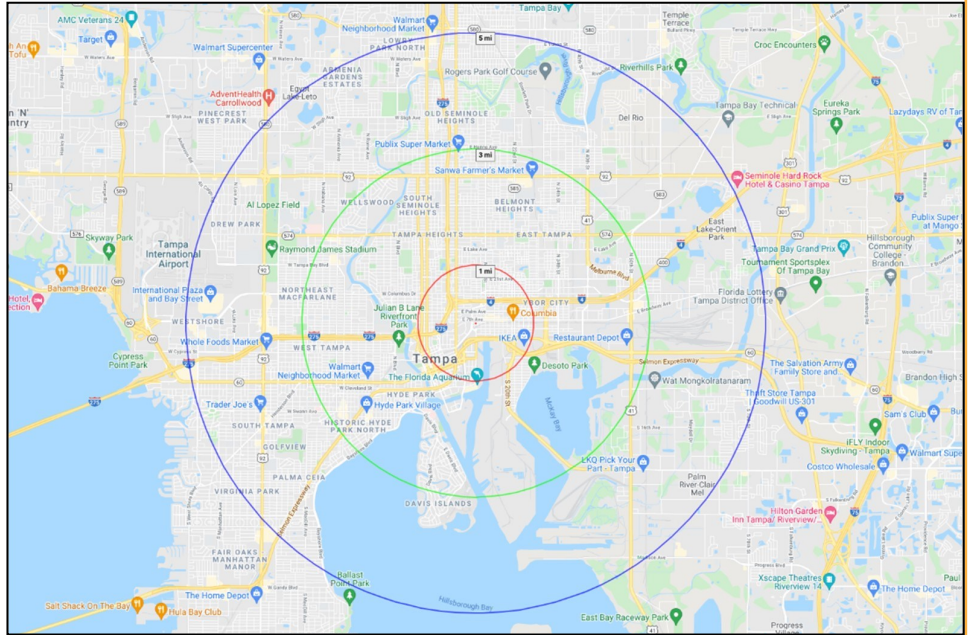
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LISTING DEMOGRAPHICS

- Zoned: YC-7, Ybor City-mixed use
- Ideal for an Attorney, Architect, Engineer, Broker or similar uses.
- Lot size: 7,319 SF
- Onsite parking spaces: Approximately 5-7 spaces
- Building is in close proximity to Centro Ybor, numerous restaurants and retail establishments.
- 3 Blocks South of 7th Avenue
- Limitless Potential



<u>POPULATION</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total population	10,150	95,101	236,676
Median age	34.8	34.9	36.9
Median age (Male)	34.2	34.4	35.9
Median age (Female)	34.9	36.2	38.2
<u>HOUSEHOLDS & INCOME</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total households	6,356	45,095	106,399
# of persons per HH	1.6	2.1	2.2
Average HH income	\$55,882	\$66,142	\$70,825
Average house value	\$225,446	\$242,074	\$261,040

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