

FOR LEASE: 2,037 SF- 7TH AVENUE



2,037 SF Leasable Space



1803 N. 13th Street Tampa, FL 33605

LEASE OPTIONS & PROPERTY HIGHLIGHTS

- ♦ 2,037 SF, turn-key, **ready for immediate occupancy**
- ♦ Equipped with **hardwood floors, full kitchen and storage**
- ♦ Extravagant **2-Story** yellow building with modern charm
- ♦ One of the 1st completely gutted and **fully renovated commercial buildings** in Ybor City
- ♦ **Highest and Best Use:** Professional office space or retail storefront
- ♦ **Location A+++** (E. 7th Avenue and N. 13th Street)
- ♦ Directly Located at **Trolley Stop** to East Ybor, Channel District and Downtown Tampa

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



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

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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Offering Price: \$27/PSF/NNN

Financing Available: **N/A**

Special Lease Provisions: **None**

LOCATION

County: **Hillsborough**

Street Number: **1803**

Street Name: **N. 13th**

Street Suffix: **Street**

City: **Tampa**

Traffic Count:

6,983- VTD, 7th Avenue and Nuccio Parkway (2018- MPSI)

THE PROPERTY

Folio Number: **197336-0000**

Zoning: **YC-1**

Property Style: **Office Building, Retail Storefront**

Current Use: **Commercial**

Future Land Use/ Zoning: **Commercial Office/ Retail**

Lot Dimensions: **194' x 95'**

Lot Size (Sq. Ft.): **20,909 SF**

Front Footage: **194'**

Total Acreage: **.48**

Additional Parcel: **No**

Water Views/ Access/ Frontage: **None**

TAXES

Tax Year: **2019**

Taxes: **\$16,435.57**



UTILITIES

Electricity: **TECO**

Water: **Hillsborough County**

Waste: **Hillsborough County**

Communications: **Verizon, Spectrum**



THE LISTING

Directions:

Take Interstate 4 to the Ybor City Exit.

Head South on 21st Street to 7th Avenue.

Turn Right (West)

Continue West on 7th Avenue for 1 mile.

Arrive at the property on the Right:

1304- 1320 E. 7th Avenue Tampa, FL 33605

THE COMMUNITY

Community/ Subdivision Name: **LE DUC'S RESUB**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354H**



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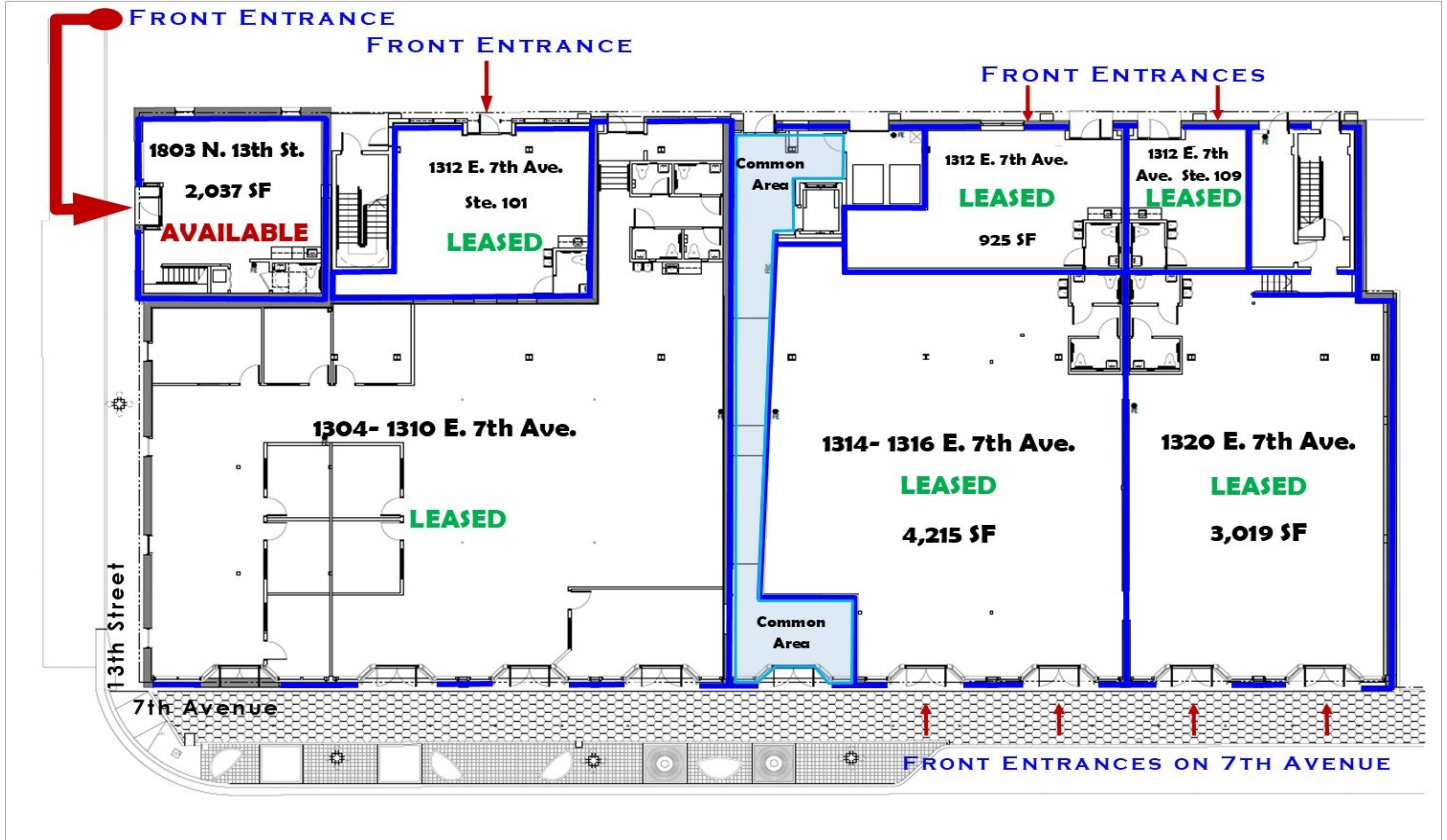
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BUILDING FLOORPLANS



SUITE DETAILS:

2,037 SF 2-STORY

VACANT & READY FOR NEW TENANT



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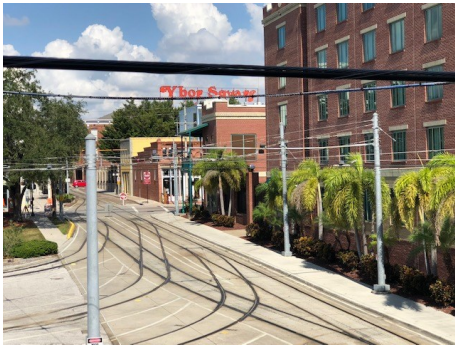
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ADDITIONAL PHOTOS



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LEASE HIGHLIGHTS

COMMERCIAL LEASE HIGHLIGHTS

- Prime Location on Ybor City's Hot Retail Corridor
- Prominent 7th Ave & 13th Street Frontage with branding and signage opportunities
- High Exposed Ceilings
- Transient Oriented Destination
- Cadrecha Plaza Trolley Station, directly in front of location

Casa Socarras Business Tenants:

Tucker Hall— Public Relations Firm

Washlava—New Laundry App

One Day Came—Contractor

The Crown Jewel— Tattoo Artist

The Snap House— Selfie Studio

... **and YOU!**

FIRST FLOOR



SECOND FLOOR



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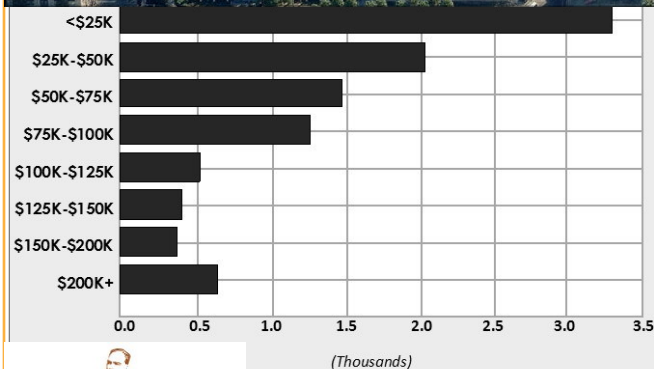
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LISTING DEMOGRAPHICS



	2019 Population	2000	1990	1980
	Pop Growth 2019- 2024:	13.55%	10.50%	9.93%
	Average Age:	38.50	37.10	37.60
HOUSEHOLDS				
	2019 Total Households:	9,917	50,862	109,723
	HH Growth 2019- 2024:	14.47%	10.88%	9.95%
	Median Household Inc:	\$46,127	\$44,626	\$45,209
	Avg House Hold Size:	1.90	2.20	2.40
HOUSING	2019 Avg HH Vehicles:	1.00	1.00	1.00
	Median Home Value:	\$167,609	\$178,746	\$176,694
	Median Year Built:	2004	1971	1971

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