

FOR LEASE: 3,430 SF Commercial Office | Flex Space



1407 E. 5th Avenue Tampa, FL 33605

PROPERTY HIGHLIGHTS

- ⇒ 3,430 SF **Freestanding** Building, Vacant & Ready for Occupancy
- ⇒ Located **Two (2) Blocks** from 7th Avenue. In the **Heart** of the District!
- ⇒ **Highest and Best Use:** Professional Office | Retail with Flex Space
- ⇒ **266,367 residents** within **5 miles** of the property
- ⇒ Minutes from Downtown Tampa, Channel District, Tampa River Walk, Hyde Park, Seminole Heights, 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!
- ⇒ **Local Brewery (BarrieHaus Beer Co) Adjacent to Property**, HCC across the Street & Parking Garage 1 Block. Excellent for Tourist Type Business, Import/Export, Unique Location for Unique Tenant!

OFFERED FOR LEASE AT: \$18/PSF/NNN



LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • 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: **\$18/PSF/NNN**

NNN Expenses: **See NNN Worksheet**

LOCATION

County: **Hillsborough**

Street Number: **1407**

Street Name: **E. 5th**

Street Suffix: **Avenue**

City: **Tampa**

Traffic Count: **2,424- VTD, Angel Oliva Senior Street and 4th Avenue (2018- MPSI)**

Market: **Tampa/ St. Petersburg**

Sub-market: **Ybor City**

THE PROPERTY

Folio Number: **189670-0000**

Zoning: **YC- 6 (Community Commercial)**

Property Style: **Free-standing, Commercial**

Previous Use: **Office | Retail**

Site Improvements: **Single Story, Concrete Block Building with Fenced in Front & Gated with Lock**

Improvement Size: **3,430 GSF**

Future Use: **Commercial Office/ Retail/ Flex Space**

Lot Dimensions: **50' x 100'**

Lot Size (Sq. Ft.): **4,792 SF**

Front Footage: **50'**

Total Acreage: **.11 AC**

Parking: **Onsite and Nearby Paid Parking**

Number of Onsite Parking Spaces: **2**

TAXES

Tax Year: **2020**

Taxes: **\$3,3,24.36**

UTILITIES

Electricity: **TECO**

Water: **City of Tampa Utilities**

Waste: **City of Tampa Utilities**

Communications: **Verizon/ Frontier/ Spectrum**

THE COMMUNITY

Community/ Subdivision Name: **Ybor City**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354H**

DRIVING DIRECTIONS

From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 5th Ave. Turn right. Head West, Past N. 15th Street. Arrive at Property on the left at: **1407 E. 5th Avenue**



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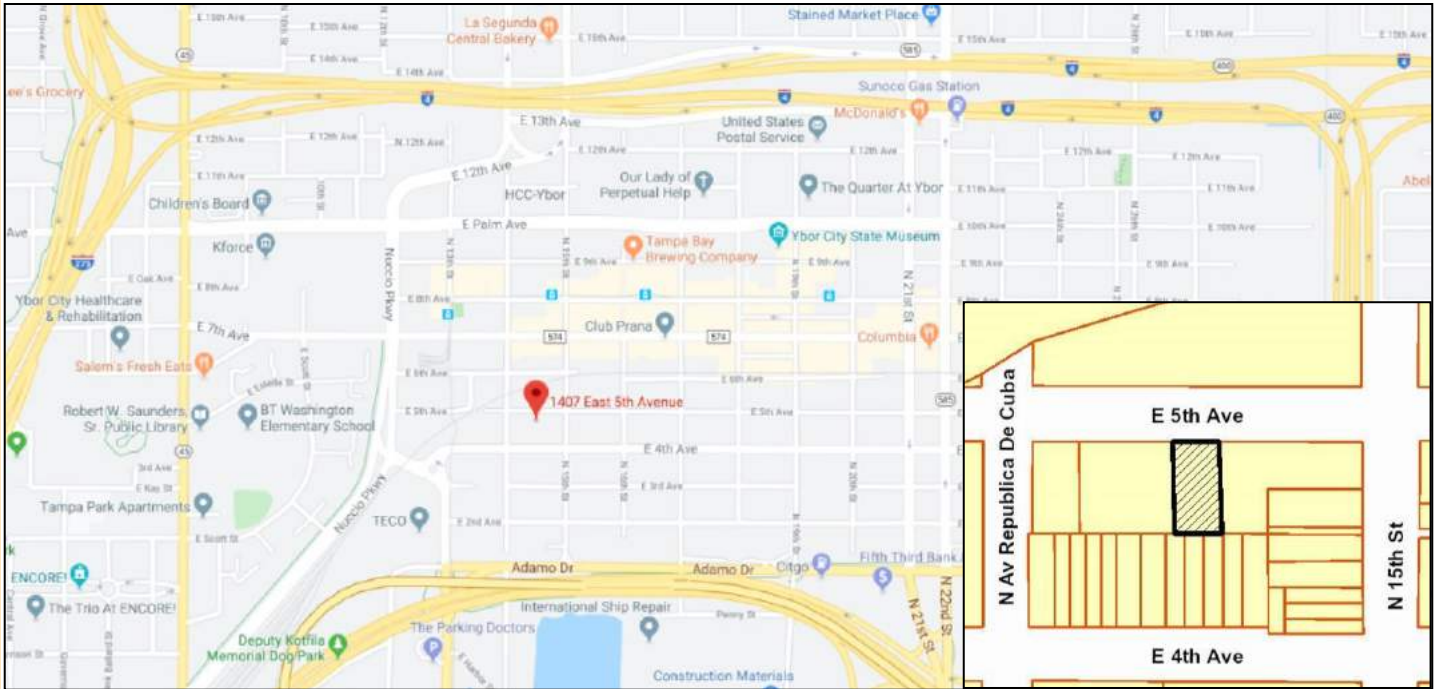
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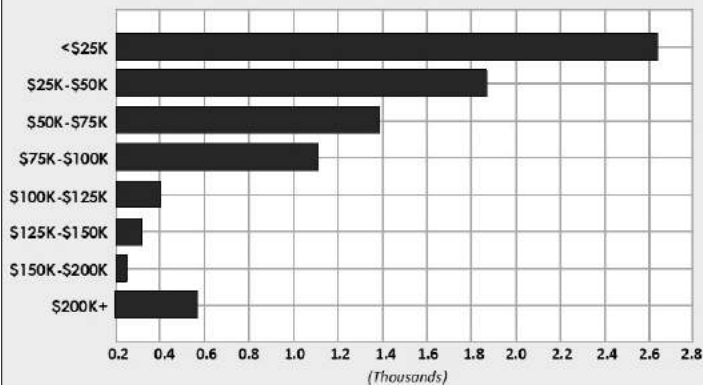
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LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ ± MILE RADIUS



POPULATION	± Mile	3 Mile	5 Mile
2019 Total Population:	17,423	114,983	259,734
2024 Population:	19,848	127,267	285,630
Pop Growth 2019- 2024:	13.92%	10.68%	9.97%
Average Age:	38.30	36.80	37.50
HOUSEHOLDS			
2019 Total Households:	8,582	47,708	105,162
HH Growth 2019- 2024:	14.73%	11.14%	10.00%
Median Household Inc:	\$47,308	\$43,175	\$44,637
Avg House Hold Size:	1.90	2.20	2.40
2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING			
Median Home Value:	\$145,401	\$174,069	\$173,206
Median Year Built:	2004	1974	1971

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AREA HIGHLIGHTS & INTERIOR PHOTOS

PRIME DETAILS:

Central Location

in Ybor City's bustling 5th Avenue Office Corridor w/ Flex Space

Property Features

Waiting/Receptionist Area, Open Workstations, Universal Restrooms and a Production Area. Work area could be converted to dock high for easy import/export.

Incredible Visibility

And Accessibility from 7th Avenue and/ or Hwy 60

Parking and Fenced

Onsite Parking in Fenced Area & Parking Garage less than 1 block

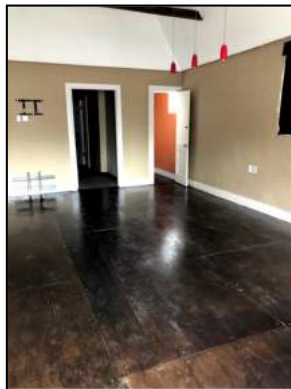
Neighboring Retailers include

BarrieHaus Beer Co, HCC Collaboration Studio, Ybor City Barbering Company, Hampton Inn & Suites, The Bricks, Metro Wellness Community Center, Hotel Haya, Coppertail, et al.

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