



florida  
**COMMERCIAL**  
group

BROKERAGE DONE DIFFERENTLY

**live**  
**work**  
**& play**

IN YBOR CITY!

**813.935.9600**

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**1504 E. 7TH AVENUE**  
**TAMPA, FL 33605 :: FOR LEASE**

**OFFICE/ CREATIVE SPACE/ MICRO LOFTS**  
**PRIME 7TH AVENUE LOCATION**

• **12,918 SF :: FULL 2ND FLOOR SUITE** •  
**AVAILABLE FOR SALE**



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.

## IDEAL FOR EXECUTIVES, CREATIVE PROFESSIONALS, CATERERS, RETAILERS AND INSPIRED ENTREPRENEURS

A full build-out of this space is needed and will be delivered to the tenant as a cold shell lease. The owner may assist the tenant and build-to-suit. However, for qualified tenants the owner will offer rent concessions, tenant allowance and or rent abatement towards the cost of buildout.

*(\*\*Landlord's concession amount will take into consideration the scope of tenant's build-out costs.)*

### FLORIDA COMMERCIAL GROUP IS PLEASED TO PRESENT AN OPPORTUNITY TO LEASE OR PURCHASE A COMMERCIAL SPACE IN FLOURISHING YBOR CITY

- Circa 1900 Historic Building with a strong Ybor City presence
- Phenomenal lease or sale opportunity
- Highest and best use includes co-work meeting space, professional office, executive suites, creative workspace, skills center, studio or production space, artistic gallery, retail showroom, upscale lounge, event space or micro lofts
- Building is wet zoned
- Five to ten year+ lease preferred
- Buildout options are flexible and landlord's terms are negotiable
- Located in a HUBzone (providing long-term tax benefits to tenants and business owners)
- Qualified Hubzone (federal tax incentives to buyers who invest in distressed areas)
- Great views overlooking 7th Avenue and 15th Street
- High ceilings :: Original brick exposed walls :: Lots of window for an abundance of natural lighting
- Walking distance to hotels, dining, entertainment and shopping
- This space is also grand enough to build luxury apartment homes or stylish lofts for urban living
- Quick access to Interstate 4, Interstate 275 and Crosstown Expressway
- Within a 3-mile radius of this site, approximately 49,864 people with an average age of 35.4 and the HH income is over \$68,889

## LEASE HIGHLIGHTS



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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

For Lease: **\$22 PSF/ NNN**

Lease Options: Minimum 2 year lease, up to 10 year+

NNN Expenses: (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

**Purchase Price: (Off Market) Contact Broker to Discuss**

### LOCATION

Street Address: 1504 E. 7th Avenue

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count/ Cross Streets: 3,000 VTD (2022 AADT) 7th Avenue and 15th Street

Market: Tampa-St. Petersburg-Clearwater

Sub- Market: Ybor City

### THE PROPERTY

Folio Number: 197123-0000

Zoning: YC-1 The YC-1 zoning of this subdistrict (Ybor Central, Commercial Core) comprises the cultural, social, shopping and service heart of the Ybor City Historic District. The regulations are intended to preserve and enhance its touristic, cultural and economic functions by preserving its rich mixture of land uses, relatively modest intensity of development, low-rise structures and distinctive architecture.

Site Improvements: 12,918 SF Office Space

Front Footage: (approx) 140'

Current Use: Vacant

Parking: Some curb, garage, and nearby paid lot

### TAXES

Tax Year: 2022

Taxes: \$30,848.60

### UTILITIES

Electricity: TECO

Water: City of Tampa Utilities

Waste: City of Tampa Utilities

Communications: Verizon/ Frontier Communications/ Spectrum

### THE COMMUNITY

Community/ Subdivision Name: Ybor City/East Seminole Heights Area

Flood Zone Area: X

Flood Zone Panel: 12057C0354H

### LEGAL DESCRIPTION

YBOR CITY MAP LOTS 6 & 7 & E 58 FT OF 10 FOOT ALLEY LYING BETWEEN LOT 7 & LOT 4 BLK 47 SD ALLEY CLOSED BY CITY ORDINANCE #1517-A REC DEED BK 1735-474 AND S 1/2 OF 10 FOOT ALLEY LYING BETWEEN LOT 5 & LOT 6 BLK 47



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## COLD SHELL LEASE OPPORTUNITY



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**BUILDOUT OPTIONS ARE FLEXIBLE AND LANDLORD'S TERMS ARE NEGOTIABLE**



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## AERIAL MAP

The owner is seeking a long-term tenant for a 10-year lease, however, will consider a 5-year lease with options to a strong tenant seeking long term occupancy.



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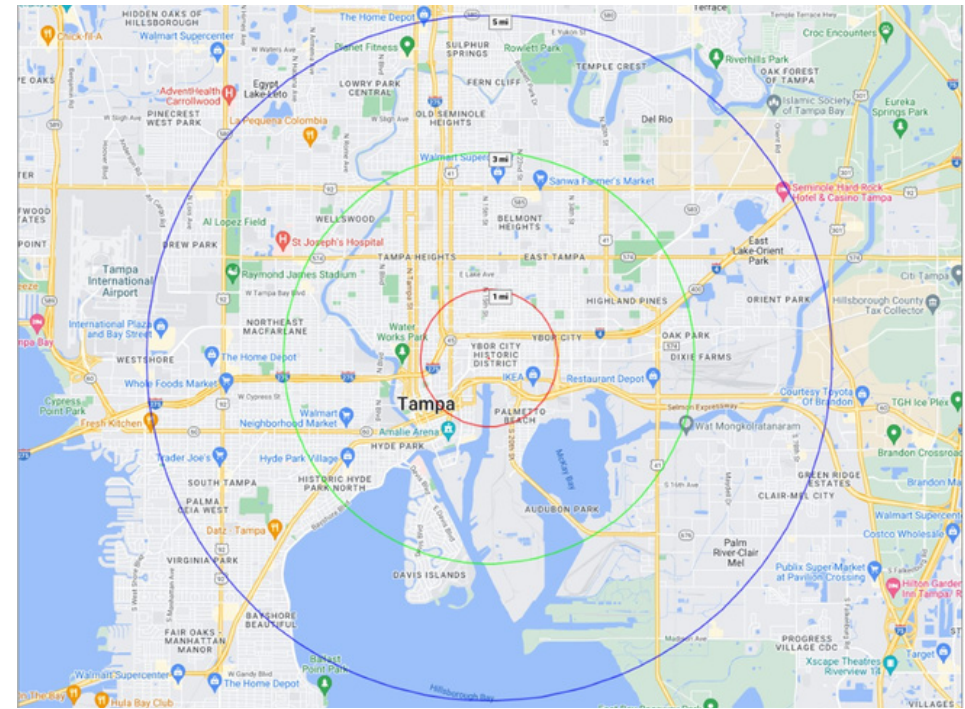
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## AREA HIGHLIGHTS | DEMOGRAPHICS

- *Area inventory is low*
- EXCELLENT LOCATION- Strong visibility and 140' along 7th Avenue
- Located in the heart of bustling Ybor City
- Great views overlooking 7th Avenue and 15th Street
- Convenient street, lot and garage parking
- Ease of commute throughout Historic Ybor City and East Tampa and the surrounding Greater Tampa Bay Areas
- Travel between the Fort Brooke Garage and Ybor City's Centennial Park via the trolley that shuttles from E. 8th Avenue and N. 20th Street to S. Franklin Street and E. Whiting Street- accessing bustling Downtown Tampa, the scenic Riverwalk- Water Street and the buzzing Channel District
- 2022 Total Population |10,343 - 1 Mile | 89,140 - 3 Mile | 220,153 - 5 Mile



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	10,343	89,140	220,153
Median age	34.7	33.3	35.3
Median age (Male)	33.1	31.3	33.7
Median age (Female)	35	34.8	36.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	4,520	35,712	88,056
# of persons per HH	2.3	2.5	2.5
Average HH income	\$41,646	\$57,981	\$57,388
Average house value	\$197,246	\$286,748	\$294,781

**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**

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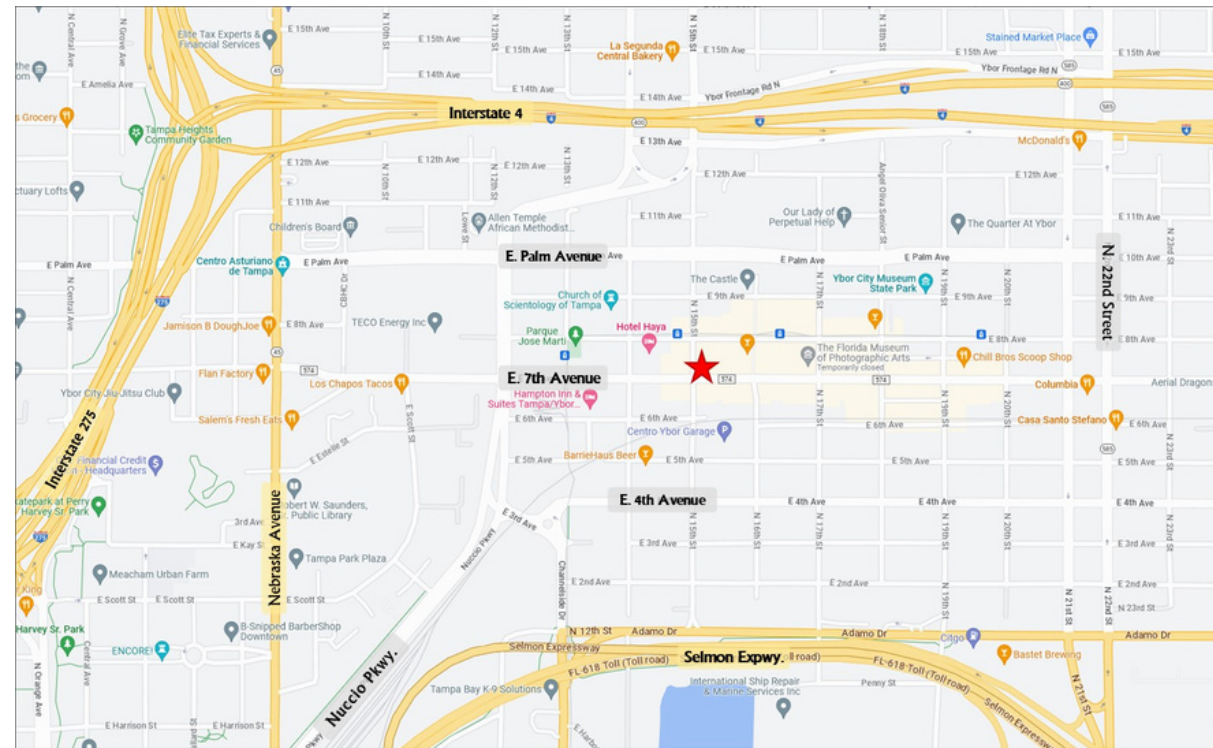
## AREA HIGHLIGHTS | DIRECTIONS

### AREA HIGHLIGHTS

Nearby eateries within walking distance include: Copper Shaker, NY NY Pizza, Asiatic Street Food; Monster Pizza; Southern Belle Country Bar and Grill; King Corona Café; The Bricks; Flor Fina; Café Quiquiriqui; Mangia Bene Pizzeria; Barterhouse Ybor; Samurai Blue and the Tampa Bay Brewing Company to name a few. Call today for a showing.

### DRIVING DIRECTIONS

Take Interstate-4 to Ybor City, Exit 1. Head South on N. 21st Street to E. 7th Avenue. Turn Right. Head West on E. 7th Avenue to 1502- 1512 E. 7th Avenue (Property is on the right).



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## AREA

# LOCATED IN HISTORIC YBOR CITY

A central location situated directly on the corner of **East Palm Avenue and 22nd Street, in the heart of historic Ybor City**. An ideal location for a new tenant, this property offers EXCELLENT VISIBILITY & GREAT ACCESS for tenants and their customers.

There are varying types of businesses, restaurants, retail and banking offices located within the direct radius of this building, as well as several residential neighborhoods. **Centro Ybor is within walking distance.**

There is easy access to 7th Ave., Interstate 4, 22nd St., Interstate 275 and the Lee Roy Selmon Crosstown Expressway which makes Channelside, Downtown Tampa, South or North Tampa, Brandon, St. Petersburg or **just about anywhere else in the Tampa Bay area a very short commute away**. This is the perfect site for relocation or a new business.

**CALL TO SCHEDULE YOUR EXCLUSIVE  
SHOWING TODAY! 813.935.9600**





# Your Tampa Bay and Beyond Commercial Real Estate Experts

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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?

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

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**CALL OUR TEAM TODAY!**  
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