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**813.935.9600**

TINA MARIE ELOIAN, CCIM  
TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**  
401 EAST PALM AVENUE, TAMPA, FL 33602  
FLORIDACOMMERCIALGROUP.COM

# 6708 N. ARMENIA AVENUE TAMPA, FL 33604 | FOR LEASE

## **PREMIER EGYPT LAKE- LETO LOCATION DIRECTLY ON N. ARMENIA AVENUE**

**• 1,176 SF (CG) SPACE •  
8,585 SF LOT | 21,500 VTD**



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.

## INVESTMENT OPPORTUNITY

**Zoning is CG.** General Commercial. This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts. Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.



### PROPERTY INFORMATION

- Sale price: **\$630,000/**
- Lease Price: **\$4,000/ month + S.T.**
- Folio Number: **103123-0000**
- Leasable Space: **1,176 SF**
- Lot Size: **8,585 SF (.20 acres)**
- Lot Dimensions: **(approx.) 85' x 101'**
- Zoned: **CG (General Commercial)**
- Traffic: **21,500 VTD (2022 AADT) N. Armenia Avenue**
- Taxes: **\$4,436.75**
- Highest and best use: **Professional Office, Retail Storefront or Office Showroom**
- Freestanding commercial building
- Great storefront, showroom or office location
- Customizable layout for owner/ user or tenant occupancy
- Rear is fully gated and fenced for security
- Terrific signage opportunities
- Tremendous visibility
- Great upside potential

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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Lease Price: **\$4,000/ month + S.T.**

Lease Terms: Minimum 1 year

Expenses: Available Upon Request

Purchase Terms and Options: **\$630,000/**

### LOCATION

Street Address: 6708 N. Armenia Avenue

City: Tampa

Zip Code: 33604

County: Hillsborough

Traffic Count/ Cross Streets: 21,000 VTD (2022 AADT) N. Armenia Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Seminole Heights/Stadium North Area

### THE PROPERTY

Folio Number: 103123-0000

Zoning: CG (General Commercial)

Current Use: Commercial Office

Leasable Space: 1,176 GSF

Lot Dimensions: (approx.) 85' x 101'

Front Footage: (approx.) 85' / N. Armenia Avenue

Lot Size: 8,585 SF

Total Acreage: .20 acres

AYB: 1955

Parking: Onsite, 8-11 spaces (approx.)

### UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

### TAXES

Tax Year: 2022

Taxes: \$4,436.75

### THE COMMUNITY

Community/ Subdivision Name: Grant Park/Orient Area

Flood Zone Area: X

Flood Zone Panel: 12057C0360H

### LEGAL DESCRIPTION

OAK GROVE SUBDIVISION UNIT NO 2 LOT 7 LESS R/W FOR ARMENIA AVE



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# PROPERTY PHOTOS

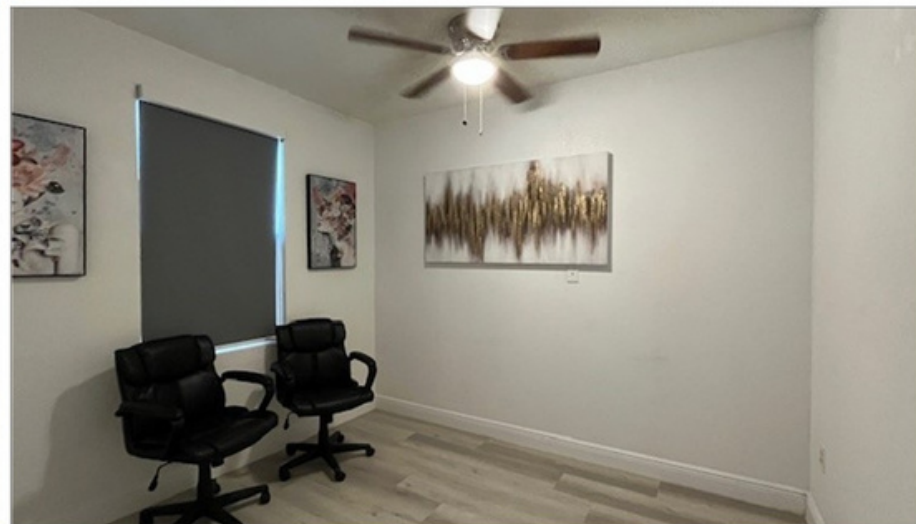


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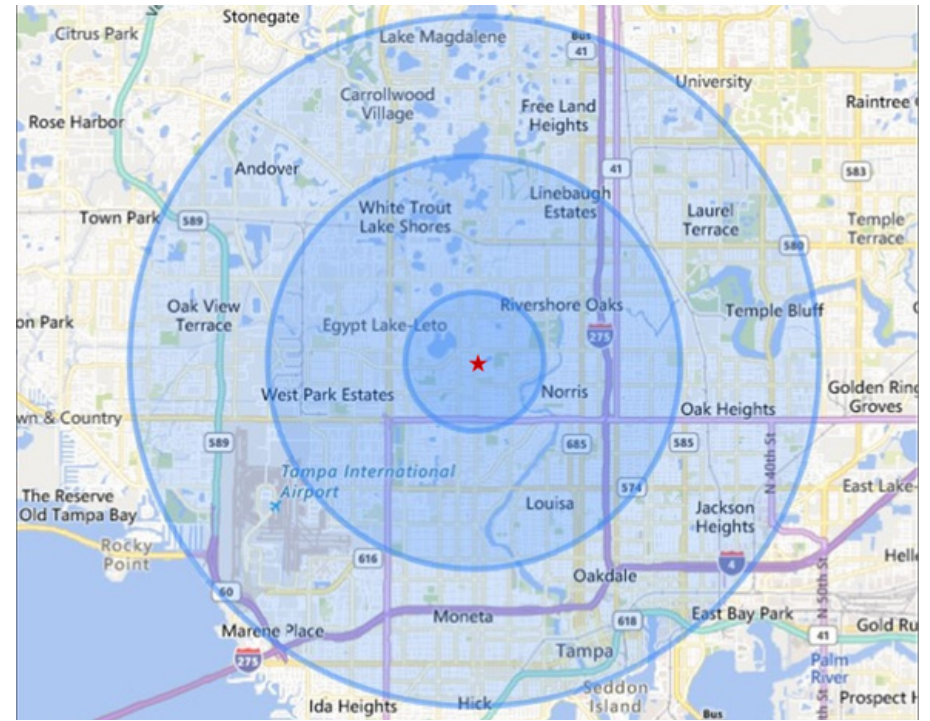
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## AREA HIGHLIGHTS | DEMOGRAPHICS

- 85' of N. Armenia Avenue Frontage
- Located in a Qualified HUB Zone
- 12 minutes (approx.) to Downtown Tampa
- 15 minutes (approx.) to Tampa International Airport
- 6 minutes to Interstate 275 South (at Sligh Avenue)
- 4.5 miles east of the Veterans Expressway
- Highest and best use: Professional Office, Retail Storefront or Office Showroom
- 21,500 vehicles pass daily along N. Armenia Avenue
- Buzzing residential and business district that is frequented by local & regional visitors
- Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares
- Convenient access to several major thoroughfares including W. Hillsborough Avenue, N. Dale Mabry Hwy., W. Sligh Avenue, N. Himes Avenue and Waters Avenue along with easy accessibility to the Veteran's Expwy., Interstate 275 and all the Greater Egypt Lake- Leto/ Pinecrest Area
- Minutes from AdventHealth- Carrollwood, Al Lopez Park, Raymond James Stadium, St. Joseph's Hospital, Regions Bank, Life Storage, Town N Country, Carrollwood and Lowry Park Neighborhoods
- Surrounding population of 333,863 residents within 5 miles of the property



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	19,135	132,022	333,863
Average age	39.5	39	37.3
Average age (Male)	39.1	37.8	36
Average age (Female)	40.1	40.8	38.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	7,186	54,541	142,697
# of persons per HH	2.7	2.4	2.3
Average HH income	56,006	57,846	60,483
Average home value	\$193,168	\$185,089	\$190,386

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

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# HUBZONING | MAPS & DIRECTIONS



## QUALIFIED HUBZONE

Qualified HUB Zone- Fueling the growth of small businesses in historically underutilized business zones, the HUBZone program provides certifications for preferential access to federal contracts- providing long-term tax benefits to tenants and business owners.

## DRIVING DIRECTIONS:

From Downtown Tampa. Take Interstate 275 northbound towards 92 West (Hillsborough Avenue). Take Exit 47B to Hillsborough Avenue- west. Head west on Hillsborough Avenue to N. Armenia Avenue. (approx. 2 miles) Turn right. Head north on N. Armenia Avenue (8/10ths of a mile) to property. Arrive at property on the left- 6708 N. Armenia Avenue.



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# Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

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.

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

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OFFICE: 813.935.9600

**TINA MARIE ELOIAN**  
CCIM & BROKER

**MOBILE: 813.997.4321**

TINA@FLORIDACOMMERCIALGROUP.COM

