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813.935.9600

TINA MARIE ELOIAN, CCIM
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

**1506 N. 15TH STREET
TAMPA, FL 33605 | FOR LEASE**

**MIXED-USE, OFFICE/ RETAIL
Traditional-Style Bungalow in Historic Ybor City!**

**• 1,200 SF | YC-6 | 2,800 SF LOT •
LOCATED IN A QUALIFIED HUBZONE**



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INVESTMENT OPPORTUNITY

Zoning is YC-6. Community Commercial: This sub-district comprises land devoted to general and intensive commercial uses located on the southern fringes of the historic district, and which will provide a transition into the industrial uses to the south.



PROPERTY INFORMATION

- Lease price: **\$3,500/ month**
- Folio number: **1189677-0000**
- Site Improvements: **1,200 SF**
- Lot Size: **2,800 SF**
- Lot Dimensions: (approx.) **28' x 100'**
- Zoned: **YC-6 (Community Commercial)**
- **5,900** vehicles pass daily along E. 7th Ave. / N. 15th St.
- 2023 Taxes: **\$1,722.96**
- Freestanding 1,200 SF commercial casita
- Highest and best use: Professional office or light retail
- Great signage :: Excellent frontage
- Completely renovated



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Lease Price: \$3,500/ month + sales tax

Price per SF: \$35.00

Lease Terms: Minimum, 1 year

Expenses: Available Upon Request

LOCATION

Street Address: 1506 N. 15th Street

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count: 3,000 VTD (2022 AADT) N. 15th Street

Market: Tampa-St. Petersburg-Clearwater

Sub-market: East Central Tampa

THE PROPERTY

Folio Number: 189677-0000

Zoning: YC-6 (Community Commercial)

Current Use: Vacant

Site Improvements: 1,200 SF

Lot Dimensions: (approx.) 28 x 100'

Lot Size: 2,800 SF :: Total Acreage: .064 acres

Parking: Onsite- driveway and street parking

UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2023

Taxes: \$1,722.96

THE COMMUNITY

Community/ Subdivision Name: Central Ybor Area

Flood Zone Area: X

Flood Zone Panel: 12057C0354J



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PROPERTY PHOTOS



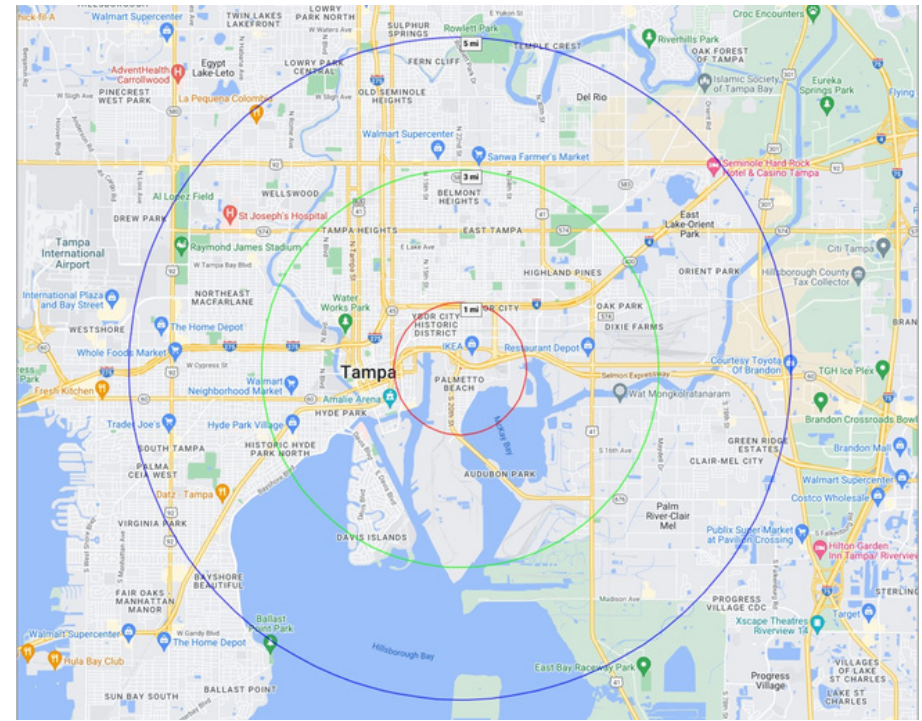
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AREA HIGHLIGHTS | DEMOGRAPHICS

- Excellent visibility and frontage directly on N. 15th Street
- 28' of N. 15th Street frontage
- Located in a Qualified HubZone (providing long-term tax benefits to tenants and business owners)
- Buzzing residential and business district that is frequented by local & regional visitors
- Quick commute to Downtown Tampa, Centro Ybor, Channel District and the surrounding East Tampa Area
- 5 minutes (approx.) to Downtown Tampa
- 15 minutes (approx.) to Tampa International Airport
- 1 mile to Interstate 275 South (at 22nd Street)
- 0.4 miles west of 22nd Street on ramp to Selmon Expwy.
- Located immediately south of E. 7th Avenue
- 5,900 vehicles pass daily along E. 7th Ave. / N. 15th St.
- Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares
- Convenient access to several major thoroughfares including N. 22nd Street, Adamo Drive/ SR 60, N. Nebraska Avenue along with easy accessibility to Interstate 4, Interstate 275 S., Selmon Expressway and all the Greater Tampa Bay Area
- 2023 Total Population | 13,105 - 1 Mile | 102,245 - 3 Mile | 244,352 - 5 Mile



POPULATION	1 Mile	3 Miles	5 Miles
Total population	13,105	102,245	244,352
Average age	36.2	35.6	37.1
Average age (Male)	36.6	35.3	36.1
Average age (Female)	36.4	36.5	38.4

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	8,124	49,245	109,836
# of persons per HH	1.6	2.1	2.2
Average HH income	\$58,534	\$71,594	\$73,220
Average home value	\$218,641	\$264,323	\$270,307

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

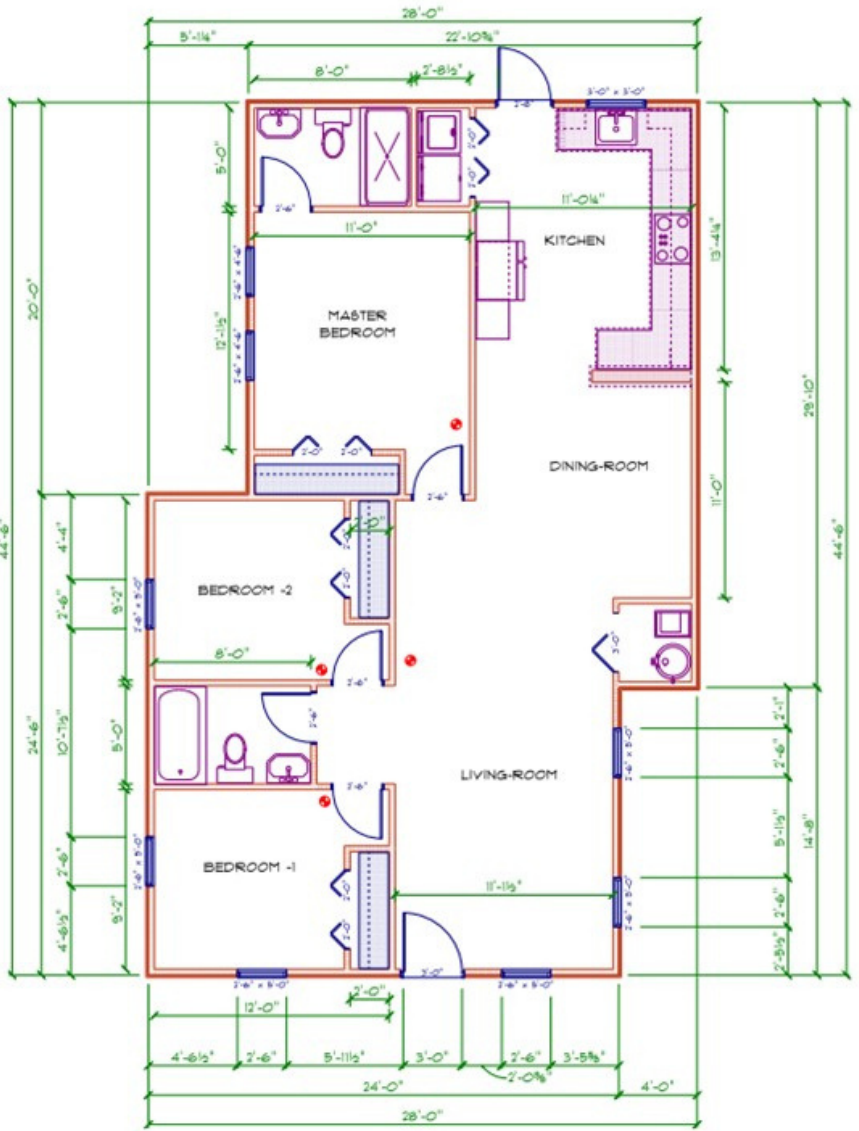
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FLOOR PLAN | HUBZONING | MAPS & DIRECTIONS



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 Selmon Expwy, east. Take exit 9, US 41/ 22nd Street (towards Port of Tampa). Head east to N. 20th Street/ US Hwy. 41/. Turn left. Head north on 22nd Street to E. 4th Avenue, turn left. Head west to N. 15th Street. Turn right. Arrive at the property on the left. 1506 N. 15th Street.



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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**



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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.

CALL OUR TEAM TODAY!
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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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