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work  
& play**

IN THE HEART OF TAMPA BAY!

**813.935.9600**

TINA MARIE ELOIAN, CCIM  
TINA@FLORIDACOMMERCIALGROUP.COM

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

**4172-4174 E. HILLSBOROUGH AVENUE  
TAMPA, FL 33610 | FOR LEASE | FOR SALE**

**PREMIER EAST TAMPA LOCATION  
DIRECTLY ON E. HILLSBOROUGH AVENUE**

- (2) BUILDINGS: 1,551 SF & 1,323 SF •  
CAR LOT & REPAIR SHOP**



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 CI.** Permitted for any commercial use including but not limited to, body shop, sales, rental, supply and service of automotive, truck and recreation vehicles, furniture and appliance repair/ sales, small scale manufacturing, office and professional services, contractor's office, repair shop, lawn care/ landscaping, motorized vehicle repair and sales, storage, printing, recording studio, wholesale distribution, general retail, electrical, plumbing, landscaping, HVAC, solar, roofing, distribution and many more.

## INVESTMENT HIGHLIGHTS



## PROPERTY INFORMATION

- **Sale Price: \$799,900/**
- **Lease Price: \$5,000 MG**
- Folio Number: **152762-0000**
- Site Improvements: **1,791 GSF bldg. :: 1,635 GSF**
- Lot Size: **13,521 SF (0.31 acres)**
- Lot Dimensions: (approx.) **100' x 210' x 51' x 157' x 51' x 55'**
- Zoned: **CI (Commercial Intensive)**
- Traffic: **47,000 VTD E. Hillsborough Avenue/ N. 40th Street**
- Taxes: **\$4,749.89 (2023)**
- Highest and best use: **car lot, automotive paint, service and body repair, automotive sales, tire shop or mechanic shop**
- Front building measures 1,791 SF
- Front Building includes small 240 SF office w/ restroom
- 1,635 SF the building to the rear of the property may be used for a car lot or additional work area
- Onsite storage shed
- 2 grade level bay doors
- Lots of room for equipment and vehicles
- Features 12 ft ceiling heights, paint station w/ air filtration, air compressor, lift and ample yard space
- Fully metal fenced and gated for security

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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Lease Price: **\$5,000**

Sale Price: **\$799,900/**

Lease Terms: Modified Gross

### LOCATION

Street Addresses: 4172-4174 E. Hillsborough Avenue

City: Tampa

Zip Code: 33610

County: Hillsborough

Traffic Count/ Cross Streets:

47,000 VTD (2022 AADT) E. Hillsborough Ave./ N. 40th St.

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Grant Park/ Orient Area

### THE PROPERTY

Folio Number: 152762-0000

Zoning: CI (Industrial Commercial)

Current Use: Auto body shop

Site Improvements: 1,791 GSF bldg. :: 1,635 GSF bldg

Lot Dimensions: (approx.) 100' x 210' x 51' x 157' x 51' x 55'

Front Footage: (approx.) 100' / E. Hillsborough Avenue

Lot Size: 13,521 SF

Total Acreage: .31 acres

Parking: Onsite

### UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

### TAXES

Tax Year: 2023

Taxes: \$4,749.89

### THE COMMUNITY

Community/ Subdivision Name: Grant Park/Orient Area

Flood Zone Area: X

Flood Zone Panel: 12057C0360H



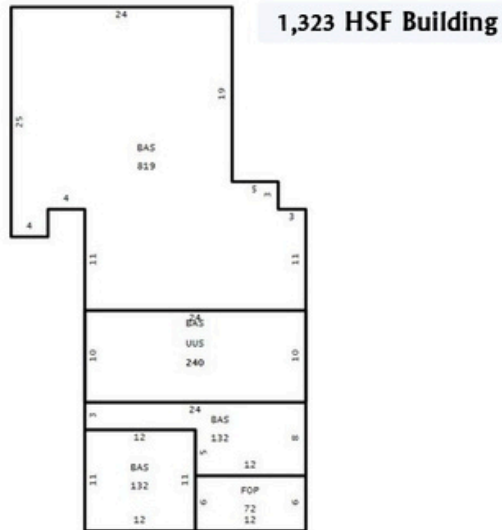
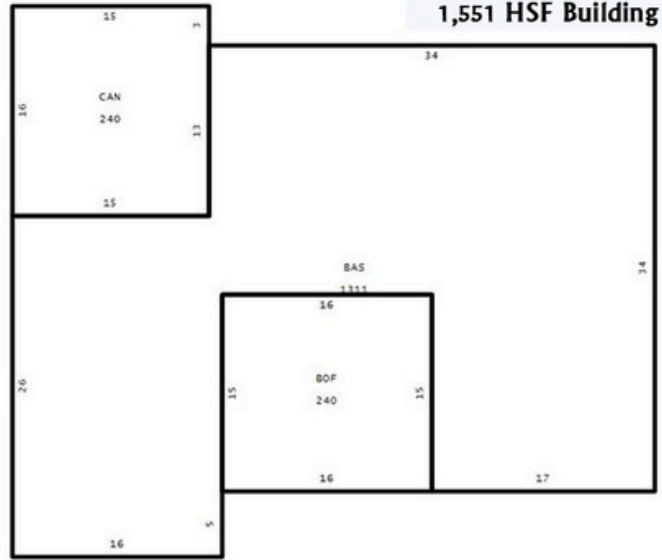
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PROPERTY PHOTOS



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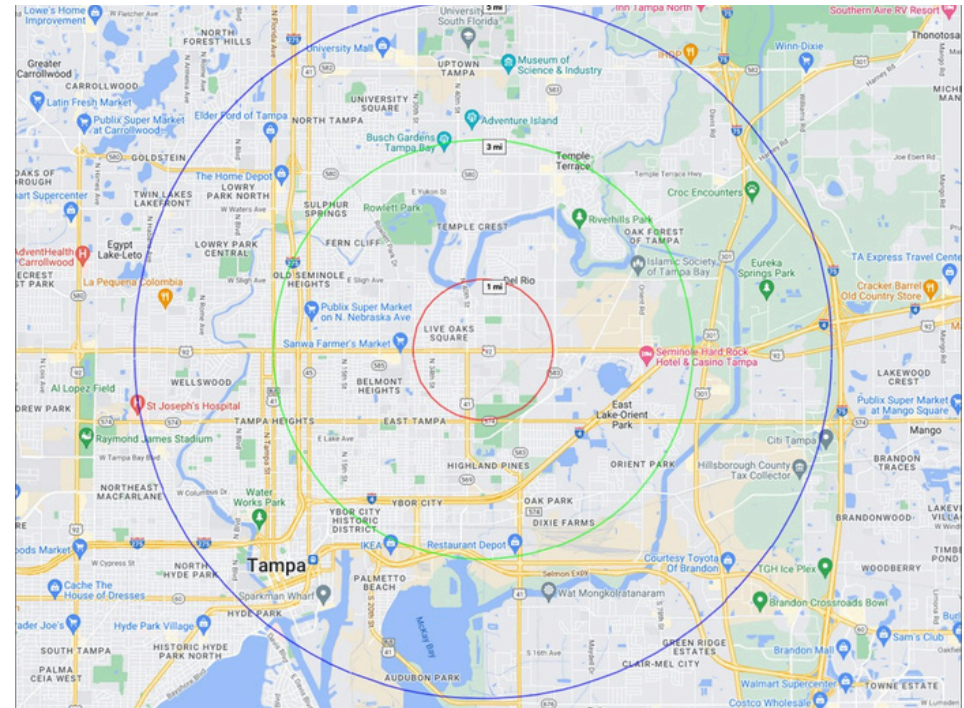
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## HIGHLIGHTS | DEMOGRAPHICS

- Landlord is calling all automotive entrepreneurs, enthusiasts, investors and owner/ users!
- Excellent frontage along E. Hillsborough Avenue
- Fantastic visibility
- Tremendous signage opportunities
- Immediate availability, move-in ready
- Situated in the heart of East Tampa
- High traffic corridor (47,000 VTD)
- Flourishing area near thriving commercial commerce, residential neighborhoods, schools, public transportation and major thoroughfares
- Close proximity to 40th Street, 56th Street, Interstate 4, Busch Blvd, Dr. Martin Luther King Jr. Blvd., Nebraska Avenue and Interstate 275 along with excellent accessibility to and from Downtown Tampa, USF, Temple Terrace, North Tampa, Interstate 75 and all of the Greater E. Tampa area
- Located in a qualified HUBZone
- East Tampa is a highly sought-after area that boasts one of the best business climates in the Tampa market due to its trade and commerce significance
- **Property is for sale at \$799,900/ (Seller financing options available- call Broker for details)**



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total population</b>	13,094	103,156	271,241
<b>Average age</b>	35.3	34.4	35
<b>Average age (Male)</b>	29.9	33.2	33.9
<b>Average age (Female)</b>	39	35.5	36.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total households</b>	4,956	42,989	113,432
<b># of persons per HH</b>	2.6	2.4	2.4
<b>Average HH income</b>	\$40,781	\$44,346	\$52,536
<b>Average home value</b>	\$107,893	\$141,086	\$158,023

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

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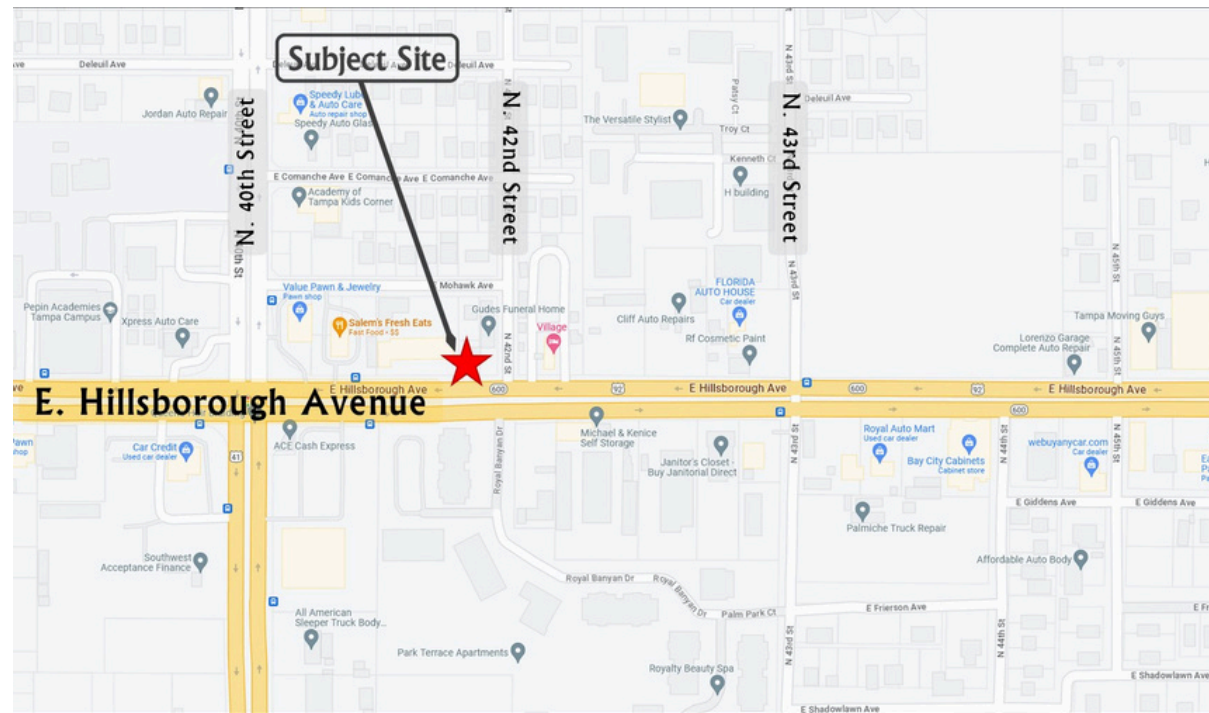
## AREA HIGHLIGHTS | DIRECTIONS

### AREA HIGHLIGHTS

North of this property you will find Busch Gardens, Adventure Island, University of South Florida Community and Moffitt Cancer Center. Eastward is Temple Terrace and Interstates 4 and 75 and to the south is E. Dr. Martin Luther King Jr. Blvd. and the Greater East Tampa area. West of this site you can access via E. Hillsborough Avenue the Greater Seminole Heights area and Interstate 275 South.

### DRIVING DIRECTIONS:

From Interstate 275, head east on Hillsborough Avenue 2.7 miles. Arrive at the property on the left at 4172-4174 E. Hillsborough Avenue.



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# 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.

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## How Can We Help?

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



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