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work
& play

IN THE HEART OF YBOR CITY!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

1710 E. 7TH AVENUE
TAMPA, FL 33605 | FOR LEASE

PRIME YBOR CITY LOCATION!

Seeking Hospitality Tenant for Ybor City Community

• 4,000 SF, GROUND FLOOR •

HIGH PEDESTRIAN TRAFFIC

WET-ZONED/ FULL COMMERCIAL KITCHEN



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INVESTMENT OPPORTUNITY

Zoning is 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.

Interior Conceptual



PROPERTY INFORMATION

- Folio number: **197245-0000**
- Lease price PSF: **\$35.00/ PSF/ NNN**
- Now leasing: **4,000 SF**
- Zoned: **YC-1 (Ybor General Commercial Core)**
- Traffic: **5,900 VPD (7th Ave & N. 17th St)**
- 2023 Taxes: **\$11,830.06**
- Immediate availability
- Phenomenal frontage on 7th Avenue
- A+ location
- Sidewalk seating allowable
- Wet-Zoned
- Kitchen ready
- Mezzanine for exclusive seating or events
- (approx.) 300 SF office
- **2023 Total Population: 16,384 (1 mi.), 111,956 (3 mi), 256,356 (5 mi)**

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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Commercial lease price: **\$11,666.00/ month/ NNN**

Lease price PSF: **\$35.00+ NNN**

Lease terms: Minimum 2 year lease

Commercial tenant lease expenses:

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

LOCATION

Street Address: 1710 E. 7th Avenue

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Counts: 5,900 VPD (7th Ave & N 17th St)

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Ybor City

THE PROPERTY

Folio Number: 197245-0000

Property Use: Restaurant/ Retail space

Available SF: 4,000 SF (ground floor)

Year Renovated: 2024

Front Footage: (approx.) 35' (along 7th Avenue)

Parking: Centro Ybor Garage and nearby paid lot

UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2023

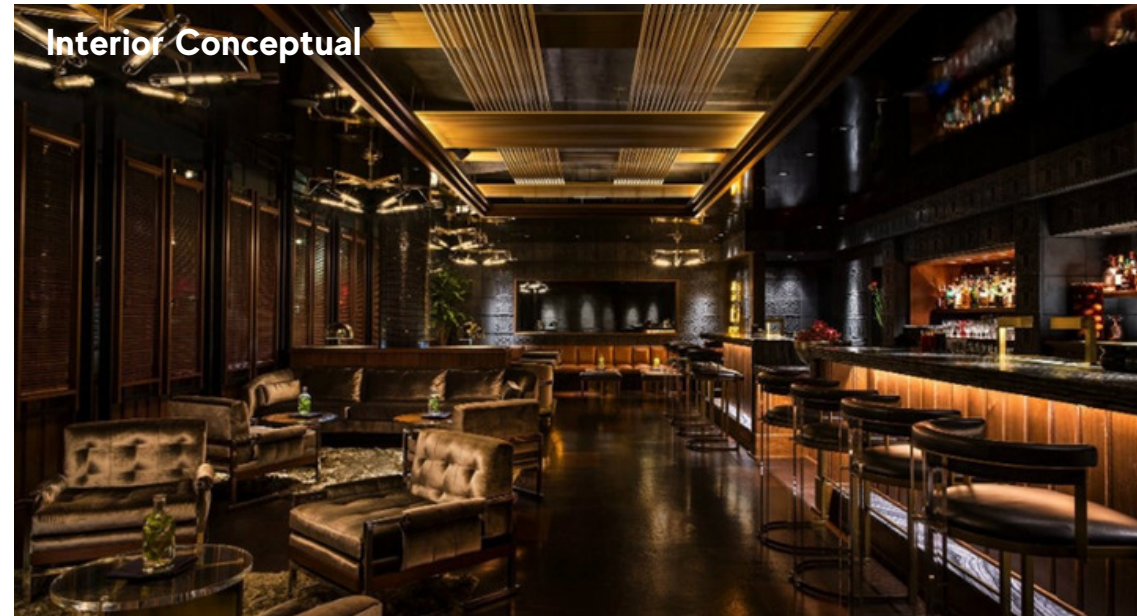
Taxes: \$11,830.06

THE COMMUNITY

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

Flood Zone Area: X

Flood Zone Panel: 12057C0354J



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INTERIOR CONCEPTS



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AREA HIGHLIGHTS | DEMOGRAPHICS

- Ideal for inspired entrepreneurs, restaurateurs, retailers, expansion or a relocation site
- Highest and best use includes Espresso bar, Café, Bistro, Wine bar, Tea house, Gastropub, Microbrewery, Bakery, Tapas bar, Meadery, Restaurant, Upscale lounge, Retail and more
- High ceilings :: Exposed brick walls and a flexible floorplan
- Walk-in freezer :: Commercial hood :: Rear delivery door
- Buildout options are flexible and landlord is willing to negotiate terms
- Walking distance to hotels, dining, entertainment, shopping, banking, lodging and public transportation
- 1 block South of the Centro Ybor Station #2- Streetcar route to Channelside/ Downtown Tampa
- 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
- Tampa International Airport is 7 miles away
- Downtown Tampa is 1.5 miles away
- Quick access to Interstate 4, Interstate 275 and Crosstown Expy.
- Within a 3-mile radius of this site, approximately 111,956 people with an average age of 39 and the HH income is over \$89,385/



POPULATION	1 Mile	3 Miles	5 Miles
Total population	16,384	111,956	256,356
Average age	39	39	40
Average age (Male)	39	38	39
Average age (Female)	40	39	40
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	8,237	47,667	105,753
# of persons per HH	2	2.3	2.4
Average HH income	\$70,911	\$89,385	\$91,261
Average home value	\$389,718	\$431,126	\$441,900

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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



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HUBZONING | MAPS & DIRECTIONS



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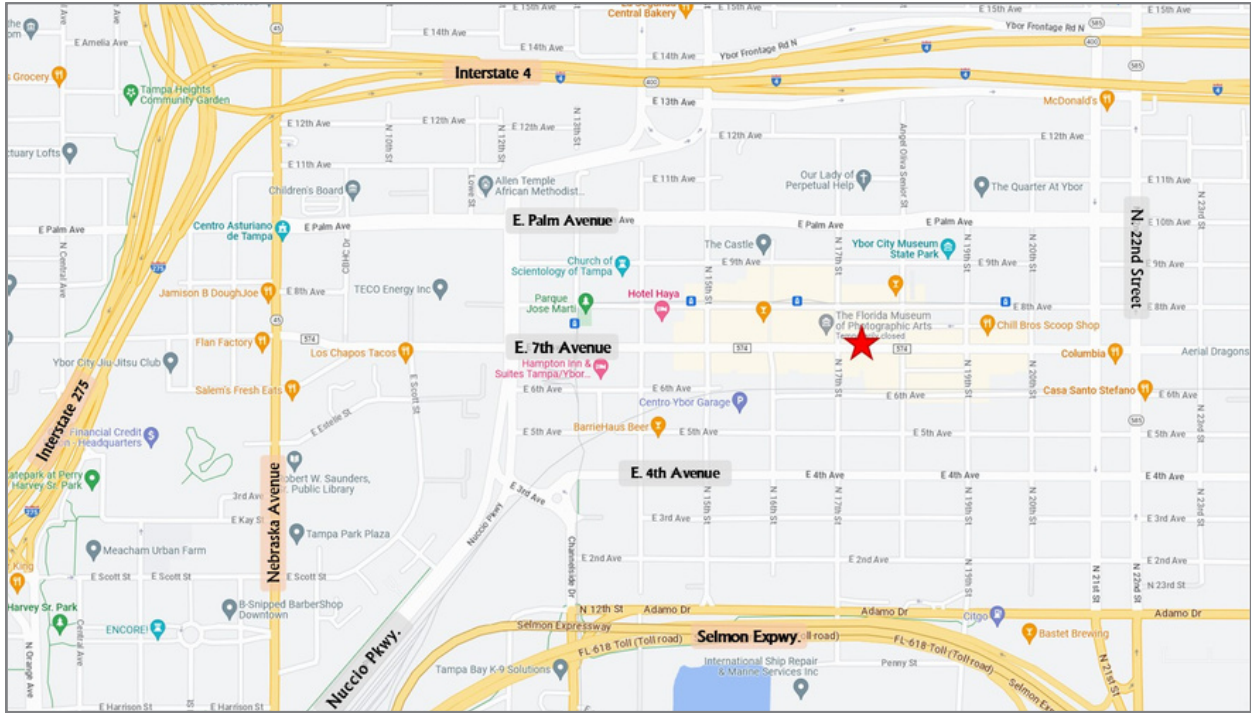
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QUALIFIED HUBZONE

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

Driving Directions: From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 7th Ave. Turn right. Head West just past Angel Oliva Senior Street/ N. 18th Street.Continue west. Arrive at Property on the right at: 1710 E. 7th Avenue.



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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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