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& 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

**3607 N NEBRASKA AVENUE
TAMPA, FL 33603 | FOR LEASE**

Historically Gene's & Legacy Liquor Store
Seeking Bar/Restaurant/Liquor store Tenant

• 1,830 SF LIGHTED CORNER •

**HIGH PEDESTRIAN TRAFFIC
WET-ZONED**



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.



PROPERTY INFORMATION

- Folio number: **173204-0000**
- Lease price: **\$5,000 /month NNN**
- Now leasing: **1,830 SF**
- Zoned: **CG (General Commercial)**
- Traffic: **14,121 VPD (Nebraska Ave & Baker St)**
- 2023 Taxes: **\$7,368.18**
- Immediate availability
- Phenomenal frontage on Nebraska Avenue
- **Corner-lighted Intersection**
- Parking On site
- Wet-Zoned
- **Liquor license available for purchase**
- (approx.) 300 SF office/storage/staff room
- **2023 Total Population: 68,247 (2 mi.), 297,652 (5 mi), 820,824 (10 mi)**

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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Commercial lease price: **\$5,000/ month/ NNN**

Lease price PSF: **\$32.79+ NNN**

Lease terms: Minimum 3-5 year lease

Commercial tenant lease expenses:

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

LOCATION

Street Address: 3607 N Nebraska Avenue

City: Tampa

Zip Code: 33603

County: Hillsborough

Traffic Counts: 14,121 VPD (Nebraska Ave & Baker St)

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Tampa

THE PROPERTY

Folio Number: 173204-0000

Property Use: Bar/ Restaurant/ Retail space

Available SF: 1,830 SF (ground floor)

Front Footage: (approx.) 139' (along Nebraska Avenue)

Parking: Onsite

UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

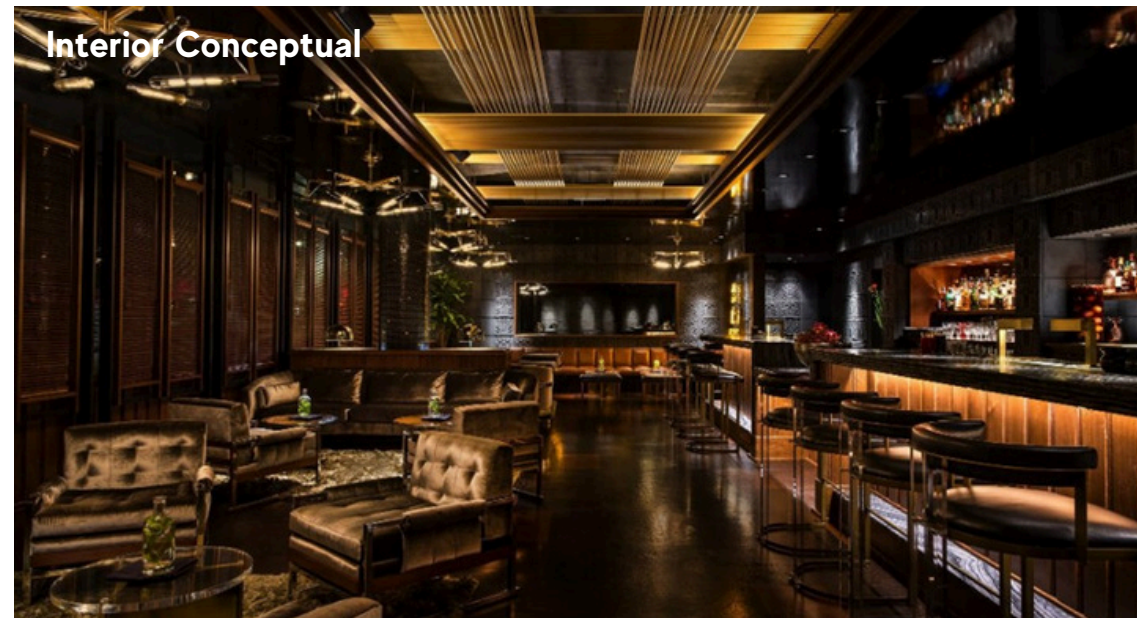
TAXES

Tax Year: 2023

Taxes: **\$7,368.18**

THE COMMUNITY

Community/ Subdivision Name: Ybor Area N of I-4



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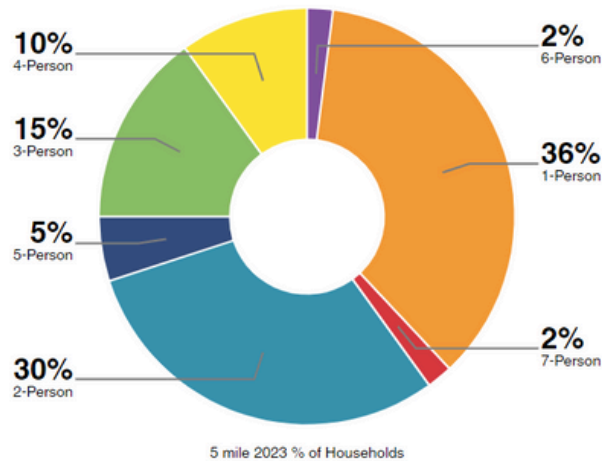


AREA HIGHLIGHTS | DEMOGRAPHICS

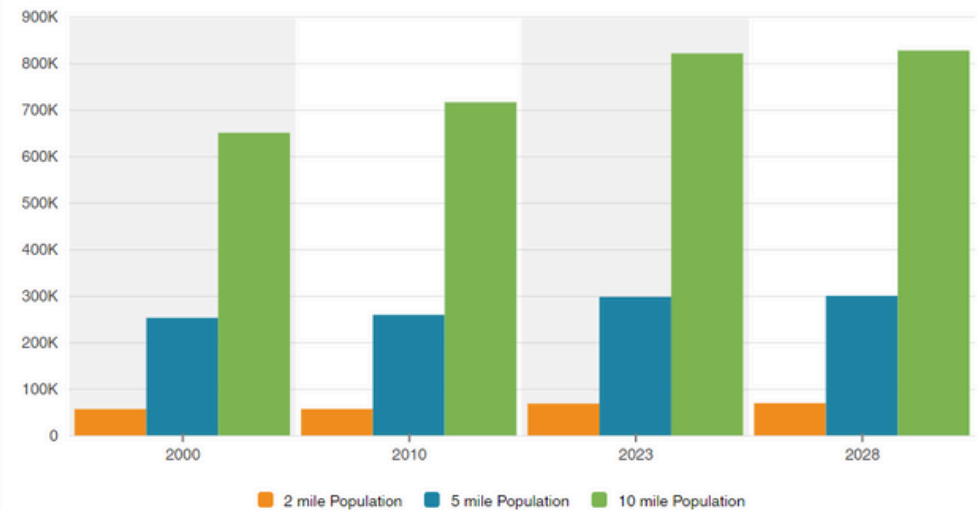
- Ideal for inspired entrepreneurs, restaurateurs, retailers, expansion or a relocation site
- Highest and best use includes Espresso bar, Café, Bistro, Wine bar, Tea house, Gastropub, Microbrewery, Bakery, Tapas bar, Meadery, Restaurant, Upscale lounge, Retail and more
- Commercial display fridge :: Rear delivery door
- Buildout options are flexible
- Walking distance to hotels, dining, entertainment, shopping, banking, lodging and public transportation
- Full Liquor license available for sale
- Tampa International Airport is 7 miles away
- Downtown Tampa is 1.5 miles away
- Quick access to Interstate 4, Interstate 275 and Crosstown Expy.



Households:



Population



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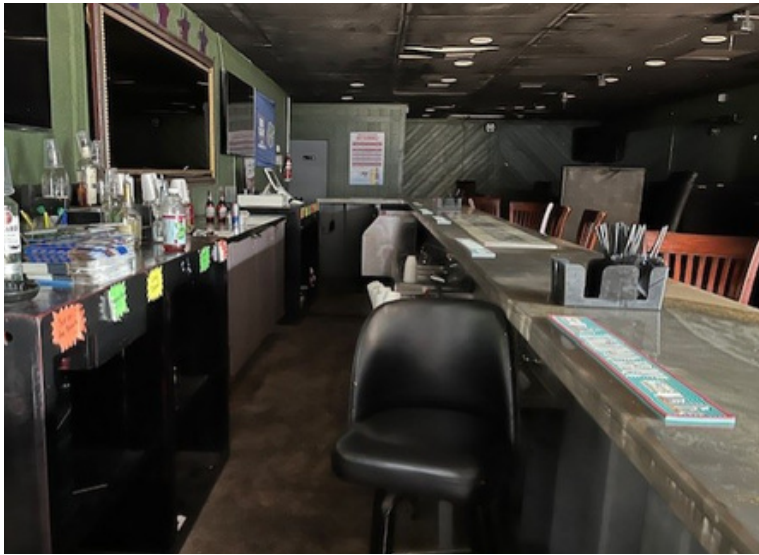
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



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HUBZONING | MAPS & DIRECTIONS

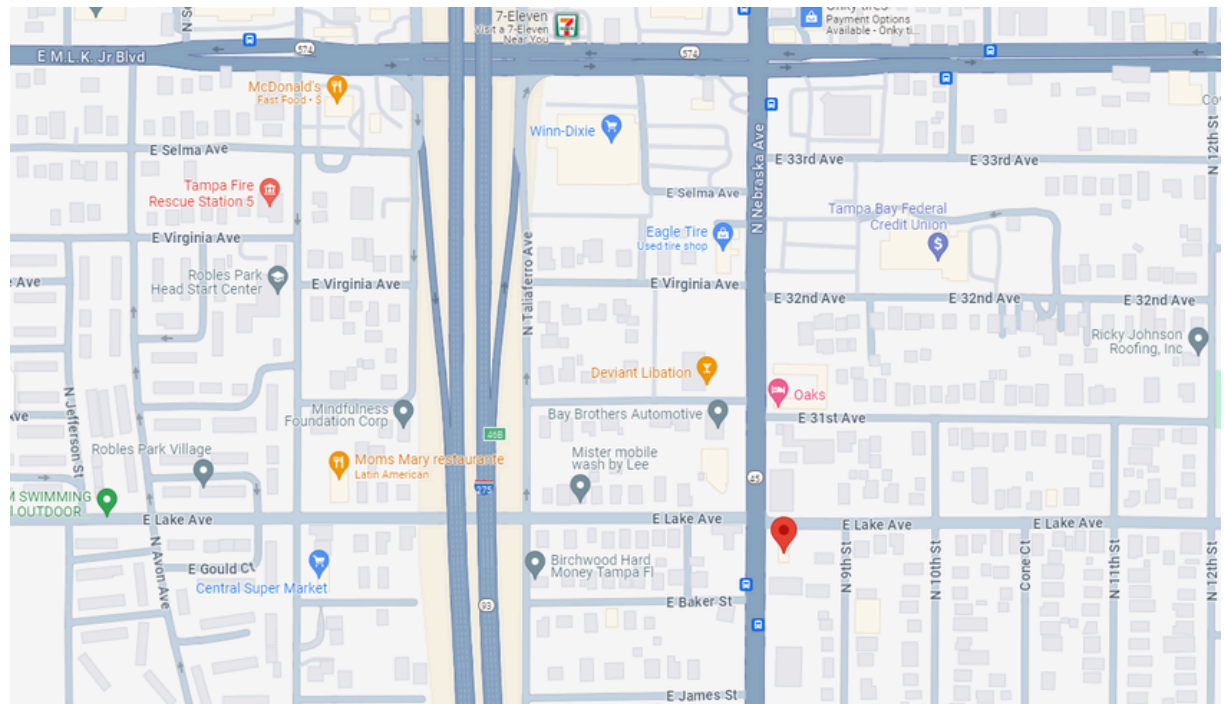


QUALIFIED HUBZONE

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

Driving Directions: From Downtown Tampa, take Nebraska avenue north and pass Columbus Dr. Drive north on Nebraska avenue for 0.8 mile. Arrive at Property on the right.



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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.

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?

- BUYER & SELLER REPRESENTATION
- 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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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

