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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

1535 E. 7TH AVENUE

TAMPA, FL 33605 :: FOR SALE: \$6,950,000/

VALUE-ADD OCCUPANCY, 2ND FLOOR

7- ELEVEN, ANCHOR TENANT

- **7,114 SF BUILDING W/ PARKING** •
- EXPAND OR INVEST IN YBOR CITY TODAY!**



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.

PRIME RETAIL W/ OFFICE & OFFSITE PARKING***** RARE YBOR CITY INVESTMENT OPPORTUNITY-
TURN-KEY MULTI-NATIONAL BUSINESS, REAL ESTATE & PARKING *******PROPERTY FEATURES**

- Centrally located in the heart of bustling Ybor City
- **Offering price: \$6,950,000/**
- Great Value-Add investment!
- 7-Eleven anchor tenant occupying ground floor
- Sale includes parking at 1605 E. 6th Avenue and 1610 E. 5th Avenue
- Situated in a Qualified Opportunity Zone
- Situated in a Qualified HUBZone
- Great access to Streetcar commuters traveling between Ybor City and Downtown Tampa- Centro Ybor Station #2 is merely a two minutes' walk away
- Walkability score of 83/100
- Some new development projects within ½ mile radius of this location: Gasworx, Casa Marti, Casa Gomez, Casa Pedroso, Casa Bomberos, Tampa Bay Sun FC practice field and others

Property sits 1 block south of the trolley line and is in walking distance of the Centro Ybor Trolley Station (#2) on 8th Avenue



Rapidly growing area with approximately 49,560 homes within a 3 mile-radius of this property



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$6,950,000/

Purchase Options: Cash, Conventional, SBA and Hard Money
Expenses Available Upon Request (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

County: Hillsborough

Street Number: 1535

Street Name: E. 7th Avenue

City: Tampa

Traffic Count:

6,300- VTD (8th Street & 7th Avenue- AADT- 2023)

Market: Tampa/ St. Petersburg

Sub-market: Central Ybor Area

THE PROPERTY

Folio Number: 197104-0000

Folio Number: 189830-0000

Folio Number: 189837-0000

Zoning: YC-1 (Central Commercial Core)

Current Use: Convenience Store/ Retail Storefront

Site Improvements: 7,114 SF (3K SF ground floor)

AYB: 1903

Lot Size: 3,895 SF :: Lot Dimensions: 41' x 95'

Lot Size: 2,800 SF :: Lot Dimensions: TBD

Lot Size: 3,225 SF :: Lot Dimensions: TBD

Parking: Offsite at 1605 E 6th Avenue and 1610 E. 5th Avenue

LEGAL DESCRIPTION

YBOR CITY MAP LOT BEG AT NE COR OF LOT 1 & RUN W 40 1/2 FT S TO S LINE OF LOT E 40.8 FT AND N TO BEG BLOCK 46

LESLEY'S J T ADDITION E 1/2 OF LOT 4 BLOCK 58

LESLEY'S J T ADDITION E 1/2 OF LOT 7 BLOCK 58

THE COMMUNITY

Community/ Subdivision Name: Ybor City

Flood Zone Area: X

Flood Zone Panel: 12057C0354J

UTILITIES

Electricity: TECO

Water: City of Tampa Utilities

Waste: City of Tampa Utilities

Communications: Frontier/ Verizon/ Spectrum

TAXES

Tax Year: 2023

Taxes: \$18,601.84 :: \$1,149.75 :: \$1,721.33



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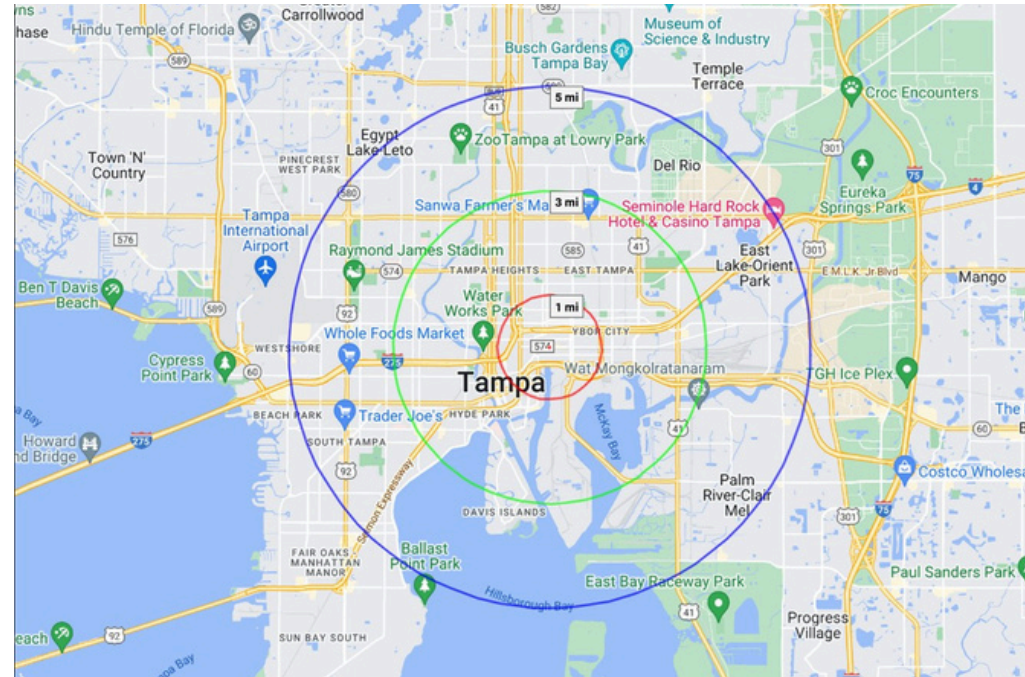
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AREA HIGHLIGHTS | DEMOGRAPHICS

- Steady surrounding population of 35,712 residents within a 3-mile radius
- Average HH income exceeds \$91,158 within 3 miles of the property
- Prime 7th Avenue frontage
- Located at the busy intersection of 7th Avenue & 16th St.
- Tremendous branding and signage opportunities for 2nd floor tenants
- Centrally located in the heart of bustling Ybor City
- Short walk to Centro Ybor & all Ybor amenities
- Near Hotels, Entertainment and Shopping
- Neighboring businesses include: Centro Ybor, Hotel Haya, Hampton Inn & Suites, The Ritz Ybor, Ybor City Wine Bar, King Corona Cigars Bar and Café, Truist Bank, Tampa Brewing Company, Ybor City Tap House, Gaspar's Grotto, Carmine's Restaurant, Hilton Gardens Inn-Ybor, Hampton Inn and Suites, Hillsborough Community College, GameTime, Tribeca Salon and others...
- Excellent accessibility to and from N. 22nd Street, N. 15th Street, Nebraska Avenue or Hwy 60/ Adamo Drive
- Minutes from Downtown Tampa, Channel District, Tampa River Walk, Hyde Park, Seminole Heights, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries



POPULATION	1 Mile	3 Miles	5 Miles
Total population	13,942	103,539	247,705
Median age	36.2	35.4	37.1
Median age (Male)	36.3	35	36
Median age (Female)	36.7	36.4	38.4

HOUSEHOLDS & INCOME	2 Mile	3 Miles	5 Miles
Total households	8,401	49,560	111,057
# of persons per HH	1.7	2.1	2.2
Average HH income	\$53,982	\$68,857	\$71,935
Average house value	\$205,977	\$253,617	\$264,317

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

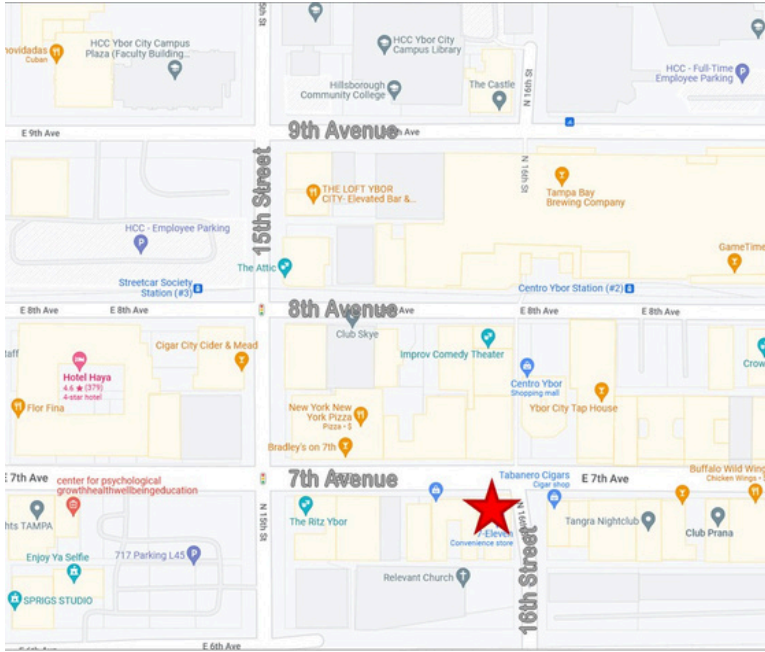
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MAPS & DIRECTIONS



DIRECTIONS

From Interstate- 4: Take Ybor City Exit. Head south on 21st Street to 7th Ave. Turn right. Head west to 16th Street. Go through the intersection. Immediately to your left, arrive at property on the left at: 1535 E. 7th Avenue.

PARCEL MAP



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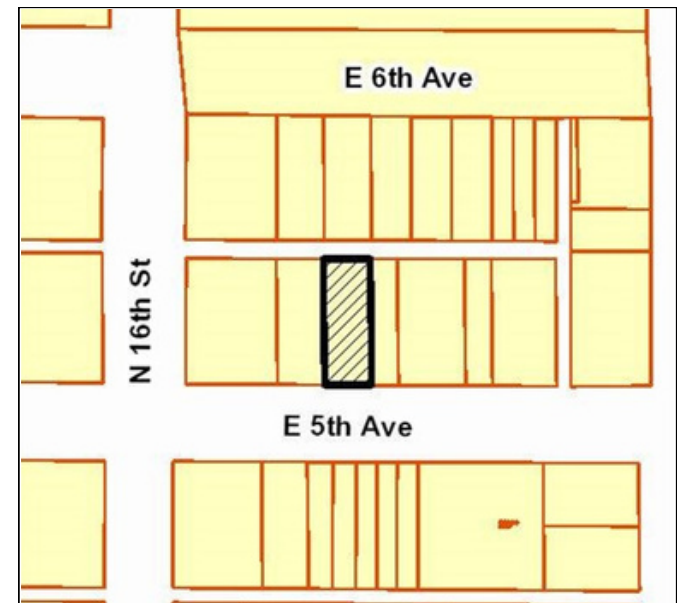
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NEAR HOTELS, ENTERTAINMENT AND SHOPPING

- 7-Eleven, Inc. is an investment grade tenant with an "A" rating from Standard & Poor's
- 7-Eleven is the largest convenience retail chain in the world, with more than 78,000 stores worldwide
- High-visibility and easily accessible hard-corner location at the high pedestrian intersection of East 7th Avenue and N. 16th Street, combining for 6,300 vehicles per day directly in front of the site
- Local and National Area Tenants - Centro Ybor, Hotel Haya, Hampton Inn & Suites, The Ritz Ybor, Ybor City Wine Bar, King Corona Cigars Bar and Café, Truist Bank, Tampa Brewing Company, Ybor City Tap House, Gaspar's Grotto, Carmine's Restaurant, Hilton Gardens Inn-Ybor, Hampton Inn and Suites, Hillsborough Community College, Gametime, Tribeca Salon and others...
- Tampa is one of the fastest growing cities in the country and ranks among the best places to live, work and start or relocate a business
- Average annual household income of \$74,891 within ½ mile of the site
- 1.5 miles to Downtown Tampa, third most populous city in the state of Florida
- In combination with the anchor tenant, the 2nd floor and (2) offsite parking lots can contribute to your income stream
- Its strategic location near the Art, Retail and Office Districts of Historic Ybor City, The Channel District, the new GasWorx development, Downtown Tampa, restaurants, nightlife, and major travel arteries make this a valuable trophy asset for any investor



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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.

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