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**813.935.9600**

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**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**2206 E. 7TH AVENUE**  
**TAMPA, FL 33605 | FOR LEASE**

**PRIME YBOR CITY LOCATION!**

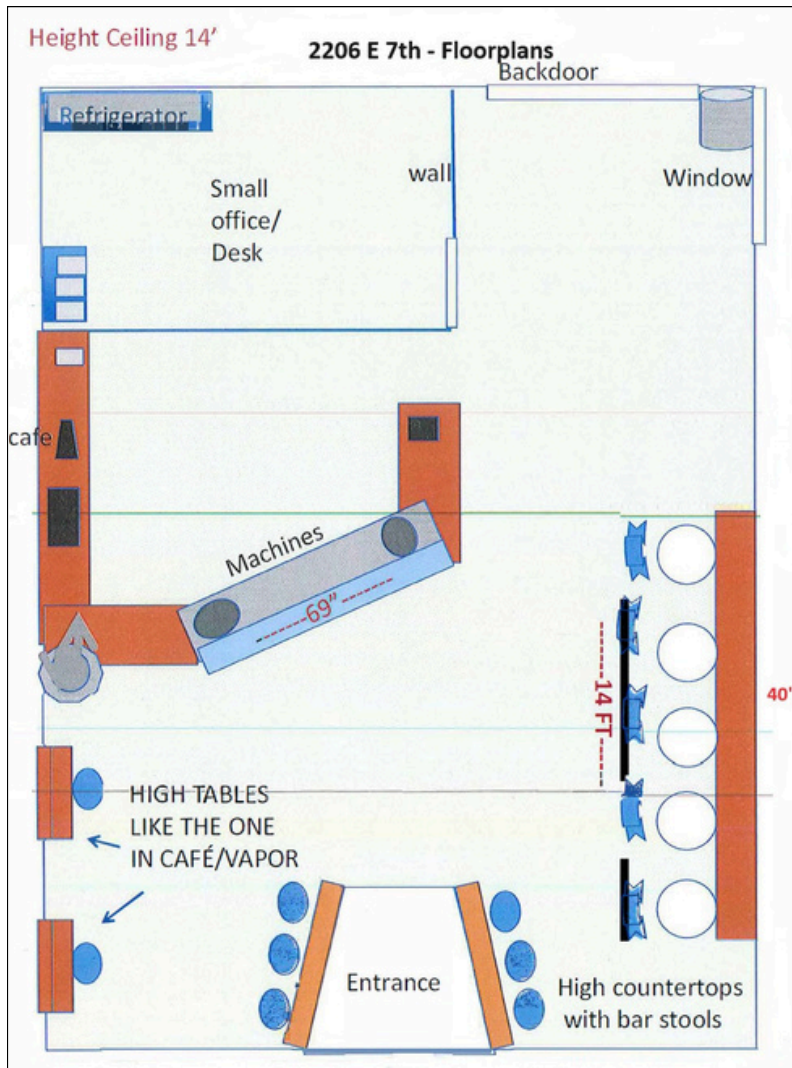
**DIRECT FRONTAGE ON E. 7TH AVENUE**

- **560 SF RETAIL/ OFFICE SPACE** •
- HIGH TRAFFIC CORNER LOCATION**
- LOCATED IN A QUALIFIED HUBZONE**



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



## PROPERTY INFORMATION

- Lease price: **\$2,500/S.T./ mo./ NNN**
- Folio Number: **189230-0000**
- Site Improvements: **560 SF**
- Lot Size: **5,000 SF (.11 acres)**
- Lot Dimensions: **(approx.) 50' x 100'**
- Zoned: **YC-1 (Ybor Central Commercial Core)**
- Traffic: **12,500 VTD @ N. 22nd St/ E. 7th Ave**
- CAM charges: **\$181.98 (subject to change)**
- 2023 Total Population | **12,191 - 1 Mile** | **103,999 - 3 Mile** | **246,589 - 5 Mile**

**Zoning is YC-1.** Central Commercial Core: This sub-district comprises the cultural, social, shopping and service heart of the Original Ybor City Historic District. The regulations are intended to preserve and enhance the touristic, cultural and economic functions by preserving its rich mixture of land uses, relatively modest intensity of development, low-rise structures and distinctive architecture.

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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

**For Lease: \$2,500/+ S.T./ month**

Lease Provisions: **NNN**

Lease Terms: 2+ year lease (minimum)

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

### LOCATION

Street Address: 2206 E. 7Th Avenue

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count/ Cross Streets: 12,500 VTD (2023 AADT) N.

22nd Street and 7th Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Ybor City/East Seminole Heights Area

### THE PROPERTY

Folio Number: 189230-0000

Zoning: YC-1 (Ybor Central Commercial Core)

Previous Use: Retail/ Food service

Site Improvements: 560 SF

Lot Dimensions: (approx.) 50' x 100'

Front Footage: (approx.) 50'/ E. 7th Avenue

Lot Size: 5,000 SF :: Total Acreage: .11 acres

Parking: Some street parking and nearby paid parking

### UTILITIES

Electricity: TECO

Water: City of Tampa

Waste: City of Tampa

Communications: Spectrum, Frontier and Verizon

### TAXES

Tax Year: 2023

Taxes: \$11,758.09

### THE COMMUNITY

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

Flood Zone Area: X

Flood Zone Panel: 12057C0358J



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# Your Tampa Bay and Beyond Commercial Real Estate Experts

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