

Hillsborough Ave Commercial Building for Lease

4401 E. Hillsborough Ave., Tampa, FL 33610

EXECUTIVE SUMMARY



Summary:

Lease rate:	\$15 PSF, NNN plus CAM
Availability:	Immediate
Space Size:	5,000 SF
Parking	Fenced yard.
Ceiling Heights:	12' +/-
Location:	City of Tampa
Roll Up Doors	5 GRADE LEVEL
Construction:	Concrete Block
Taxes (2023):	\$6,108.97
Power:	Three Phase
Utilities	Water - City of Tampa Septic System Electric: Tampa Electric
Zoning:	CI/Commercial Intensive
Traffic Counts:	Over 44,000 AADT

Overview:

GREAT VISIBILITY along Hillsborough Avenue and centrally located near the Seminole Hard Rock Hotel and Casino!! This free-standing building is close to Interstate 4, US 301 and Interstates 275/75 providing good access to Pinellas County and the rest of Tampa Bay. This property has great visibility with over 44,000 average traffic counts/day along Hillsborough Avenue. The property features Commercial intensive (CI) zoning with a Future Land Use of Community Commercial-35/2.0 FAR. This zoning/land use provides for numerous uses and possibilities. This free standing building has 12' clear heights and features a fenced yard providing for ample parking or storage. This property is perfect for a retail user, warehouse user or anyone looking for a high visibility commercial property.

FLU-Community Commercial-35/2.0 FAR

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Hillsborough Ave. Commercial Building for Lease

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PICTURES



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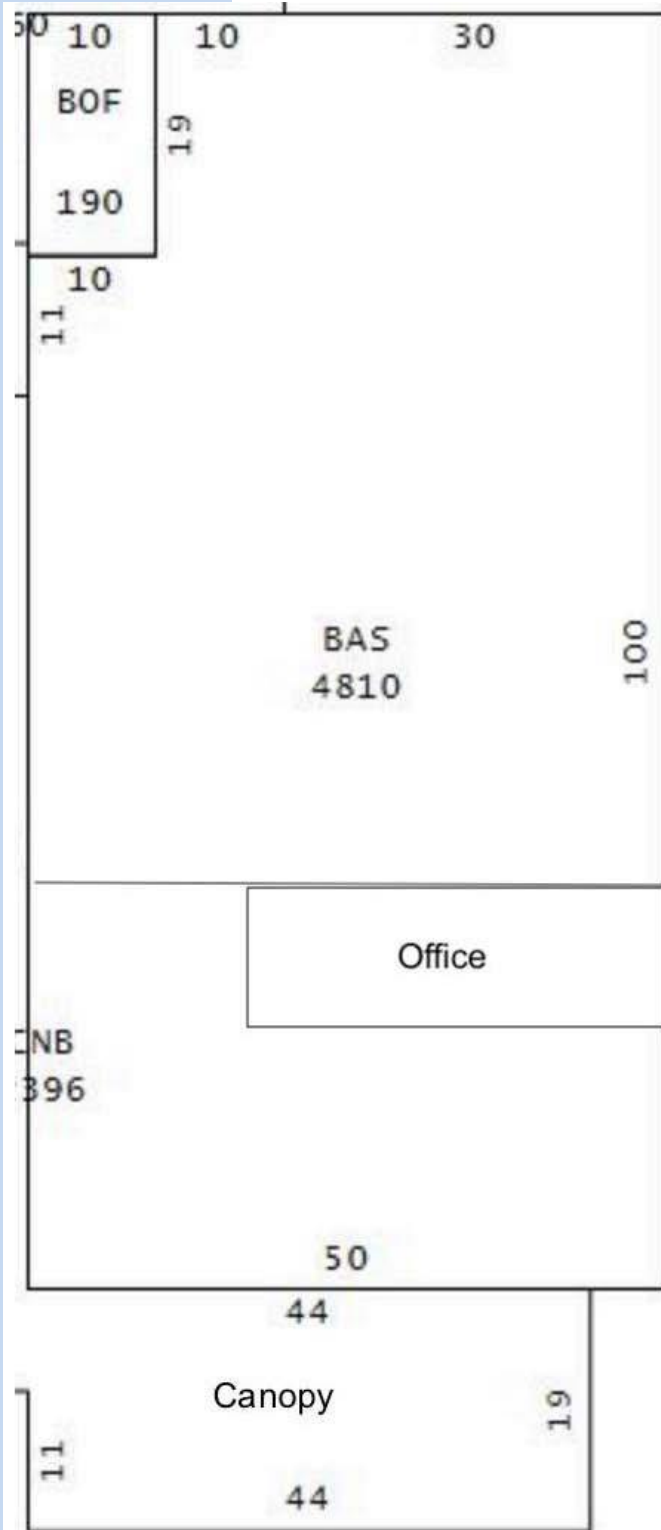
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FLOOR PLAN



FLOOR PLAN -
SUBJECT TO
VERIFICATION

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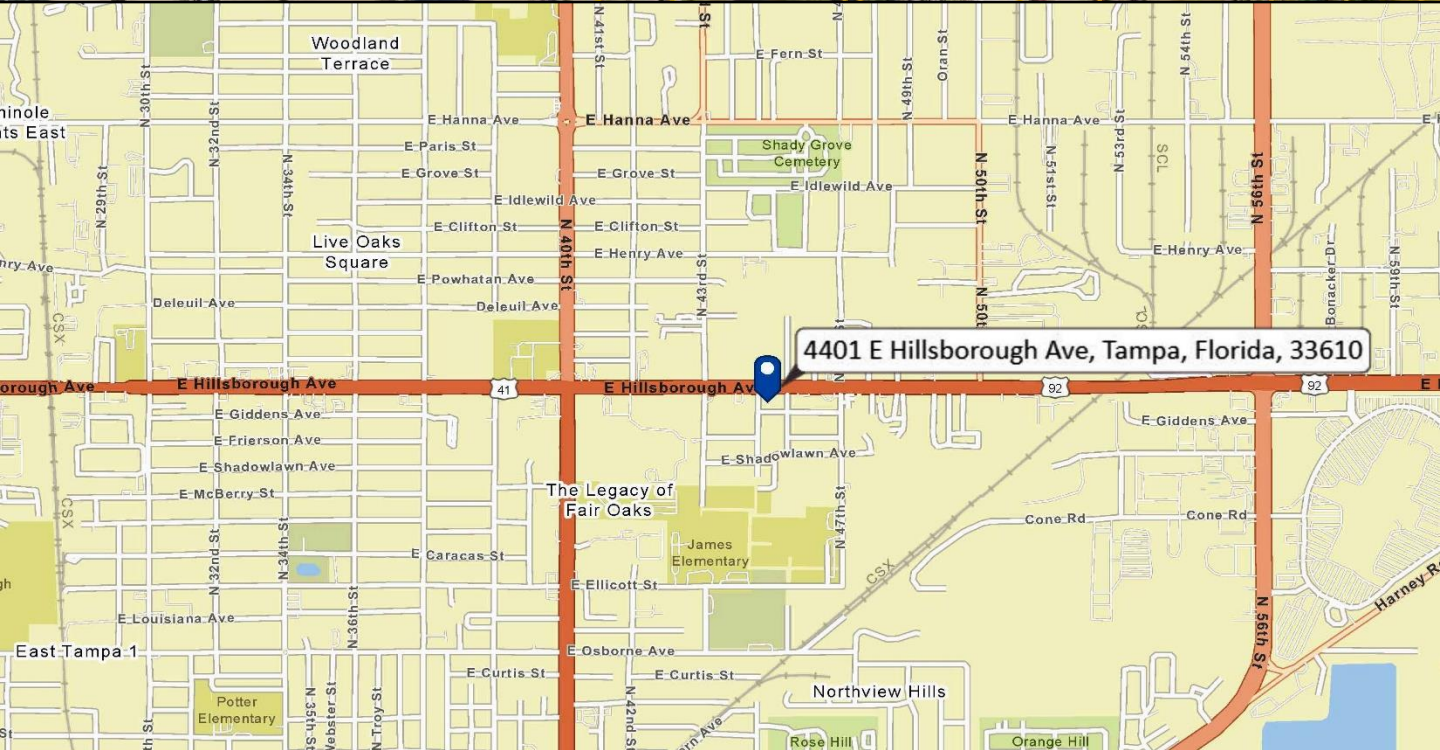
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AERIAL & AREA MAP



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