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work  
& play**

IN THE HEART OF TAMPA BAY!

**813.935.9600**

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**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**2113 W. MAIN STREET  
TAMPA, FL 33607 | FOR LEASE**

## **HISTORIC WEST TAMPA LOCATION!**

**Attention Creative Professionals & Inspired Entrepreneurs!**

- **3,710 SF, FREESTANDING BLDG** •  
**DIRECTLY ON W. MAIN STREET**  
**INCLUDES 2 LOTS FOR PARKING, STORAGE OR EVENTS**



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.

## LEASING OPPORTUNITY

**Zoning is C1.** (Commercial Intensive) This district provides areas for intense commercial activity, permitting heavy commercial and service uses. Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.



### LEASE HIGHLIGHTS

- Now leasing 3,710 SF Retail/ Office building
- Lease price: **\$4,500/ month + S.T./ NNN**
- Long term lease preferred
- Zoning: C1 (commercial intensive)
- 2-story building with high ceilings
- Directly on W. Main Street, in the Historic District of Old West Tampa
- Building is currently under renovation
- Customizable floor plan- build-out options are flexible and landlord is willing to negotiate terms
- 2 lots totaling 12,250 SF are available for parking, storage or events. (7,350 SF paved and 4,900 SF unpaved)
- Ideal for inspired entrepreneurs, retailers, expansion or relocation projects
- Highest and best use: Commercial Retail and/ or office
- Located in a Qualified HUBzone (providing long-term tax benefits to tenants and business owners)
- EXCELLENT LOCATION- Historic West Tampa
- Located immediately west of Albany Avenue boasting tremendous branding and signage opportunities
- 1 block North of Interstate 275
- Tampa International Airport is 4 miles away
- Downtown Tampa is 2 miles away

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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

For Lease: **\$4,500/ month/ NNN/ S.T.**

Lease Terms: 2+ year lease (minimum)

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

### LOCATION

Street Address: 2113 W. Main Street

City: Tampa

Zip Code: 33607

County: Hillsborough

Traffic Count/ Cross Streets: 19,000 VTD (2023 AADT) Main Street and N. Howard Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub- Market: West Tampa :: Tampa Heights

### THE PROPERTY

Folio Number: 178792-0000

Zoning: CI (Commercial Intensive) This district provides areas for intense commercial activity, permitting heavy commercial and service uses. Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet

Property Use: Retail/ Office space

Available SF: 1st floor 1,900 SF :: 2nd floor 1,810 SF

Year Renovated: 2024

(approx.) Lot Size: Front lot: 7,350 SF :: Rear lot: 4,900 SF

Lot Dimensions (combined): 75' x 98' x 25' x 98' x 50' x 196'

Front Footage: 75' (approx..) along W. Main Street

Parking: Onsite, front and rear lot (30+ parking spaces)

### TAXES

Tax Year: 2023

Tax total: \$3,077.87

### UTILITIES

Electricity: TECO

Water/ Waste: City of Tampa Utilities

Communications: Frontier Communications/ Verizon/ Spectrum

### THE COMMUNITY

Community/ Subdivision Name: West Tampa/ Tampa Heights Area

Flood Zone Area: X

Flood Zone Panel: 12057C0353J



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UNDER RENOVATION



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## AREA HIGHLIGHTS | DEMOGRAPHICS

- 2113 W. Main Street benefits from its proximity to cultural landmarks, thriving professional districts, entertainment venues, dining and shopping establishments and growing residential neighborhoods.
- West Tampa has all the amenities of small-town Florida set within a unique urban landscape.
- Here is a rare opportunity to get in on the renaissance of this historic area!
- Situated between Albany Avenue and Howard Avenue, directly on W. Main Street, this central location offers easy access to Interstate 275, Columbus Drive, Kennedy Blvd. and Dale Mabry Hwy., as well as minutes away from Tampa International Airport, SoHo, Hyde Park, Westshore, South Tampa, Tampa Heights, Downtown Tampa, The Channel District and Centro Ybor ensuring a diverse customer base for your business.
- Within a 3-mile radius of this site, approximately 134,118 people with an average age of 40 and the HH income is over \$112,490/

Old West Tampa Area is growing and this has become an Enterprise Zone that offers tax incentives for new business owners. West Tampa is the city's newest CRA (Community Redevelopment Area), created in 2015. With its central location in the heart of the city between Downtown and the Westshore Business District, West Tampa is poised for major redevelopment activity. As the West River Plan is implemented, public housing and the surrounding area will transition into a vibrant, diverse urban community open to the Hillsborough River. Historic West Tampa's combination of the old and the new, residential and commercial, and easy access to I-275 make it a prime location for investment. (Source: www.tampagov.net)



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	18,484	134,118	269,845
Average age	39	40	40
Average age (Male)	37	39	39
Average age (Female)	40	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	7,669	60,755	114,485
# of persons per HH	2.4	2.2	2.4
Average HH income	\$79,037	\$112,490	\$107,331
Average home value	\$415,175	\$589,484	\$521,409

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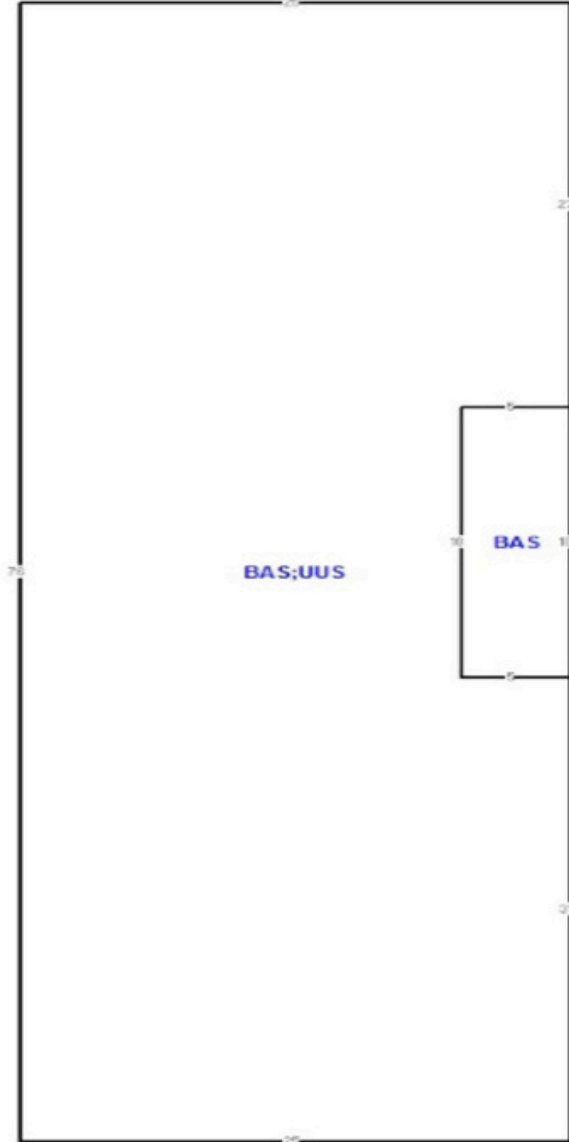
**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**



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## HUBZONING | MAPS & DIRECTIONS

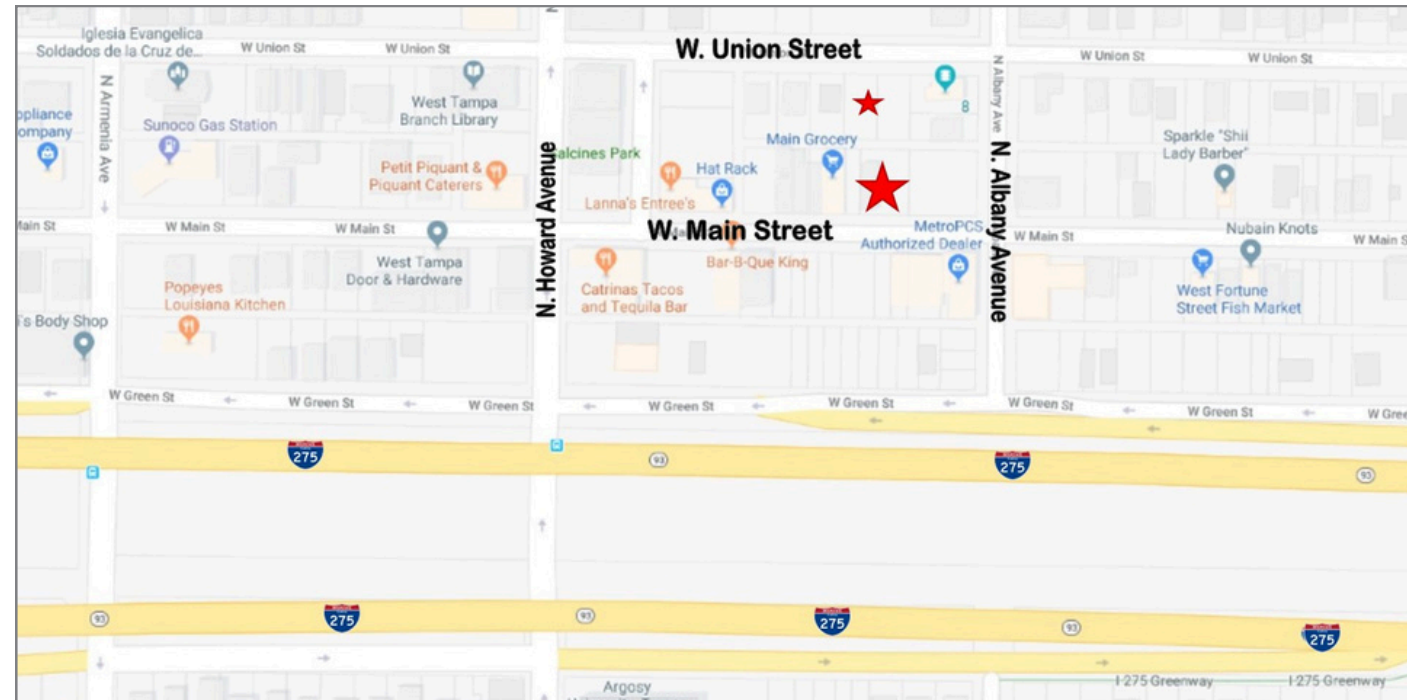


### QUALIFIED HUBZONE

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 Interstate-275, South, take Exit 42 merging onto W. Green Street. At the light, (N. Howard Avenue), turn right. Head North on Howard Avenue approximately 1 block to W. Main Street. Turn Right. Head East on Main Street. Property will be on the left side of the road, just before the intersection at Albany Avenue and Main Street.



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## How Can We Help?

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- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL



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