



BROKERAGE DONE DIFFERENTLY

**live
work
& play**

IN GROWING TAMPA BAY!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**4625 N. NEBRASKA AVENUE
TAMPA, FL 33603 :: FOR LEASE**

**GREAT RETAIL STOREFRONT
LOCATED DIRECTLY ON NEBRASKA AVE.**

- **3,079 SF BUILDING :: 8,250 SF LOT :: ZONED SH-CG** •
LOCATED IN 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.

PHENOMENAL LEASE OPPORTUNITY

Zoning is SH-CG - Seminole Heights - 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: 171622-0000

Zoning: SH - CG

Current Use: Retail

Site Improvements: 3,079 SF

Lot Dimensions: (approx.) 75' X 110'

Front Footage: (approx.) 75'

Lot Size: 8,250 SF

Total Acreage: .19 acres

Parking: Onsite

Step into Tampa's history while shaping its future at 4625 N. Nebraska Ave. This building offers modern amenities in a classic Seminole Heights setting.

With central A/C and ample space, it's the perfect canvas for your retail vision in this rapidly growing neighborhood.



BROKERAGE DONE DIFFERENTLY

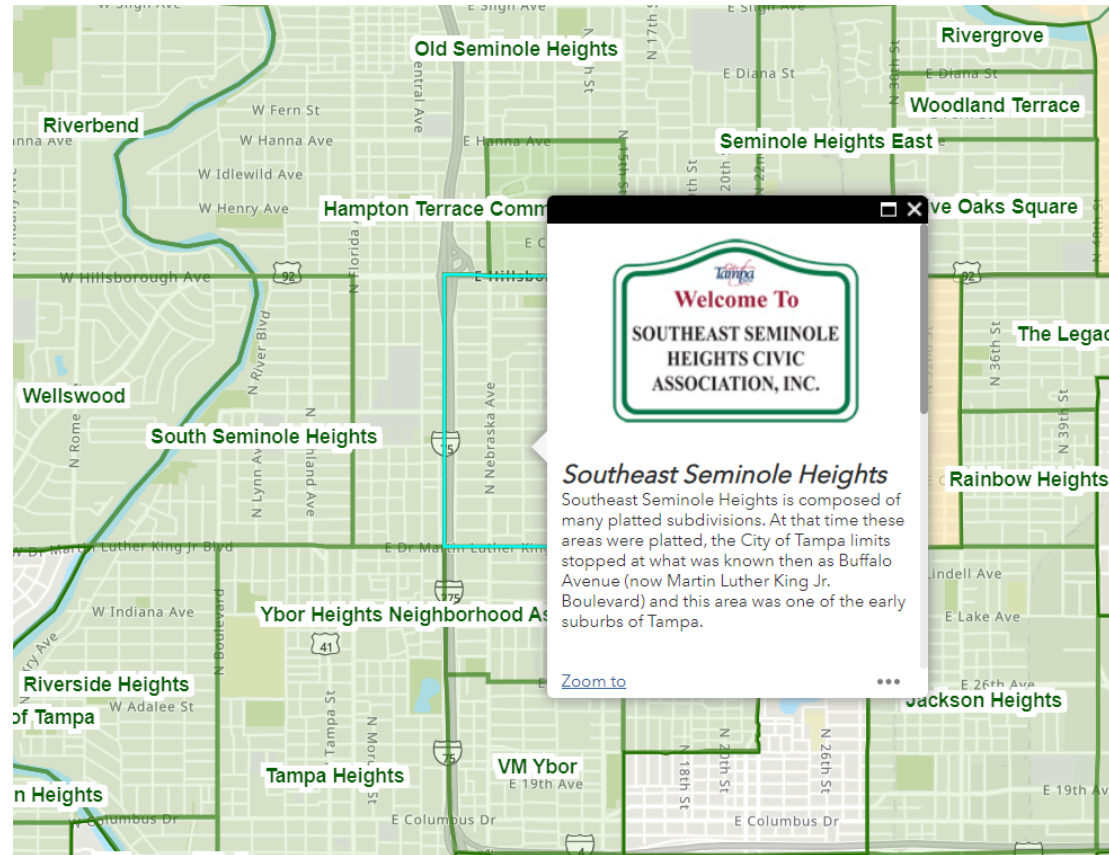
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



AREA HIGHLIGHTS

- Freestanding 3,079 SF commercial building
- Highest and best uses: Professional offices, retail outlets, and food-related services. It's perfect for various retail uses including barber shops, nail salons, storefront retail, and boutique operations.
- Zoned SH - CG
- Previous use - Pharmacy
- Growth and New Construction in the area
- Highly sought after location for any small business owner
- Priced Right and Easy for start up companies
- .19 acres / 8,250 SF Lot
- 12 minutes (approx.) to Downtown Tampa
- 18 minutes (approx.) to Tampa International Airport
- 3 minutes to Interstate 275
- Highest and best use: Retail Storefront
- High traffic volume on N. Nebraska Avenue AADT: 17,500 (2023)
- Convenient access to several major thoroughfares and travel arteries. (Hillsborough Avenue, Dr. Martin Luther King Jr. Blvd, Osborne Avenue, I-275, Central Avenue, N. 15th Street)



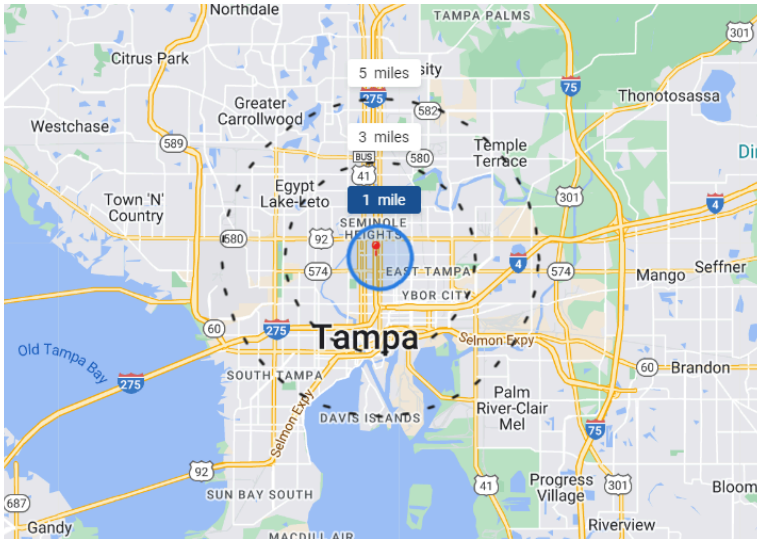
BROKERAGE DONE DIFFERENTLY

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

MAPS | DIRECTIONS | PROPERTY PHOTOS



DIRECTIONS

To reach 4625 N Nebraska Avenue, take Nebraska Avenue northbound from downtown Tampa.

If coming from the south, take I-275 North, exit onto FL-582 East (E Dr. Martin Luther King Jr. Boulevard), then turn left onto N Nebraska Avenue. Continue north until you reach the destination on your right. It's a one-story commercial building easily visible on the busy street.



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

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.

CALL OUR TEAM TODAY! 813.935.9600



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL



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.



BROKERAGE DONE DIFFERENTLY
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

