



BROKERAGE DONE DIFFERENTLY

**live
work
& play**

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

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

PRIME YBOR CITY LOCATION!

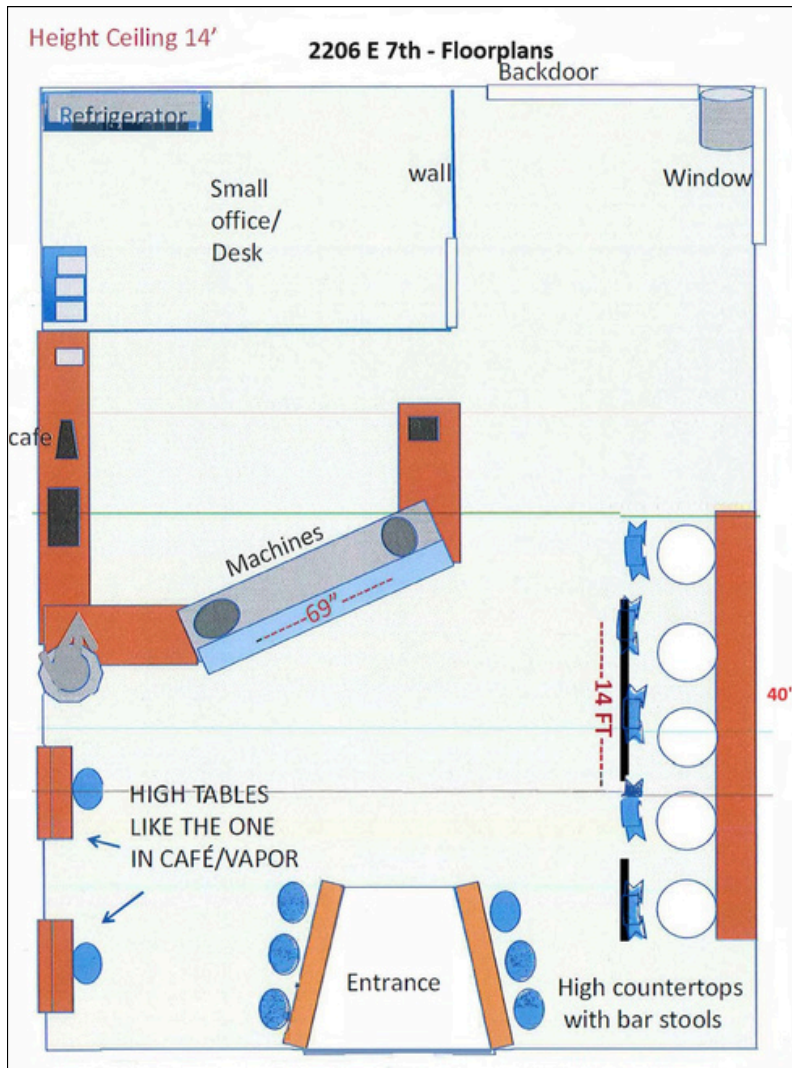
DIRECT FRONTAGE ON E. 7TH AVENUE

- **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.

LEASE OPPORTUNITY



PROPERTY INFORMATION

- Lease price: **\$2,500/S.T./ mo./ MG**
- 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.

BROKERAGE DONE DIFFERENTLY

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

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



LISTING DETAILS

FINANCIAL & TERMS

Status: Active

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

Lease Provisions: MG

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



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.

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

CALL OUR TEAM TODAY!
813.935.9600



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



TINA MARIE ELOIAN
CCIM & BROKER
MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

