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TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**309 N. 22ND STREET
TAMPA, FL 33605 | FOR LEASE**

**PALMETTO BEACH/ YBOR CITY OFFICE
DIRECTLY ON N. 22nd STREET**

• 1,256 SF (CG) BUILDING •

4,335 SF CORNER LOT | 40,500 VTD



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/ 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

Zoning is CG. 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. Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.



PROPERTY INFORMATION

- Folio number: **190548-0000**
- Site improvements: **1,256 SF**
- Lot size: **4,335 SF (.10 acres)**
- Lot dimensions: (approx.) **51' x 85'** Zoned:
- **CG (General Commercial)**
- Traffic: **40,500 VTD (2022 AADT) N. 22nd St.**
- 2023 Taxes: **\$2,830.75**
- Phenomenal lease opportunity Freestanding
- 1,256 SF building
- Highest and best use: Professional office
- Zoned CG (General Commercial)
- Move-in ready
- Terrific signage opportunities
-



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LISTING DETAILS

FINANCIAL & TERMS Status: Active

Commercial lease price: **\$2,450 month**

Residential lease price: **\$1,900/ month**
(2BR/ 1BA)

terms: Minimum 1 year lease Commercial tenant lease
expenses: (Property Taxes, Alarm, Insurance, Utilities, Lawn/
Maintenance, Pest Control, etc...)

LOCATION

Street Address: 309 N. 22nd Street

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count: 40,500 VTD (2022 AADT) N. 22nd St

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Palmetto Beach

THE PROPERTY

Folio Number: 190548-0000

Zoning: CG (General Commercial)

Current Use: Commercial Office

Site Improvements: 1,256 GSF :: 1,172 HSF

Lot Dimensions: (approx.) 51' x 85'

Front Footage: (approx.) 51' / N. 22nd Street

Lot Size: 4,335 SF :: Total Acreage: .01 acres

Parking: Onsite- 3 spaces and some street parking

UTILITIES Electricity: TECO Water: The City of
Tampa Waste: The City of Tampa
Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2023

Taxes: \$2,830.75

THE COMMUNITY

Community/ Subdivision Name: Palmetto Beach Area

Flood Zone Area: AE

Flood Zone Panel: 12057C0358J



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PROPERTY PHOTOS



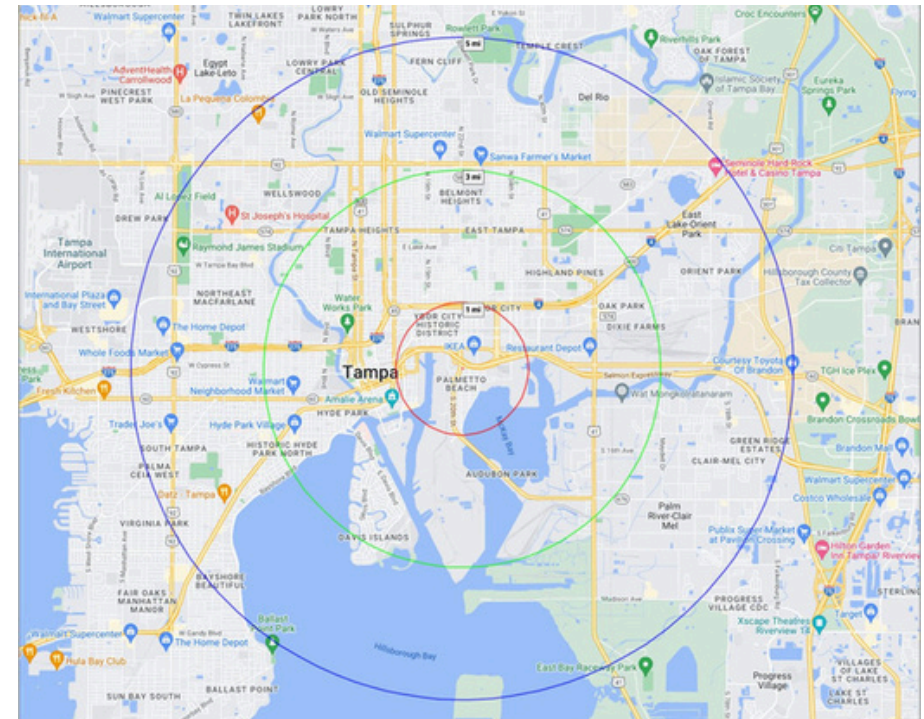
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AREA HIGHLIGHTS | DEMOGRAPHICS

- **TREMENDOUS LOCATION-** Great visibility and frontage directly on 22nd Street and Durham Street
- 51' of N. 22nd Street Frontage
- Located in a Qualified HubZone (providing long-term tax benefits to tenants and business owners)
- Buzzing residential and business district that is frequented by local & regional visitors
- Quick commute to Downtown Tampa, Historic Ybor City, East Tampa, Channel District and the surrounding East Tampa Area
- Close proximity to the Port of Tampa
- 4 minutes (approx.) to Downtown Tampa
- 15 minutes (approx.) to Tampa International Airport
- 1 mile to Interstate 275 South (at 22nd Street)
- 0.2 miles westbound on ramp of Selmon Expwy.
- Located 3/10ths of a mile south of Adamo Drive
- 40,500 vehicles pass daily along N. 22nd Street
- Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares
- Convenient access to several major thoroughfares including N. 22nd Street, Adamo Drive/ SR 60, N. 34th Street, N. 40th Street, and N. Nebraska Avenue along with easy accessibility to Interstate 4, Interstate 275 S., Selmon Expressway and all the Greater Tampa Bay Area
- 2023 Total Population | 4,989 - 1 Mile | 82,149 - 3 Mile | 217,100 - 5 Mile



POPULATION	1 Mile	3 Miles	5 Miles
Total population	4,989	82,149	217,100
Average age	34.8	34.9	36.8
Average age (Male)	36.2	34.3	35.8
Average age (Female)	32.8	36.5	38.1

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	3,255	38,947	97,928
# of persons per HH	1.5	2.1	2.2
Average HH income	75,084	67,166	73,265
Average home value	316,828	259,016	271,342

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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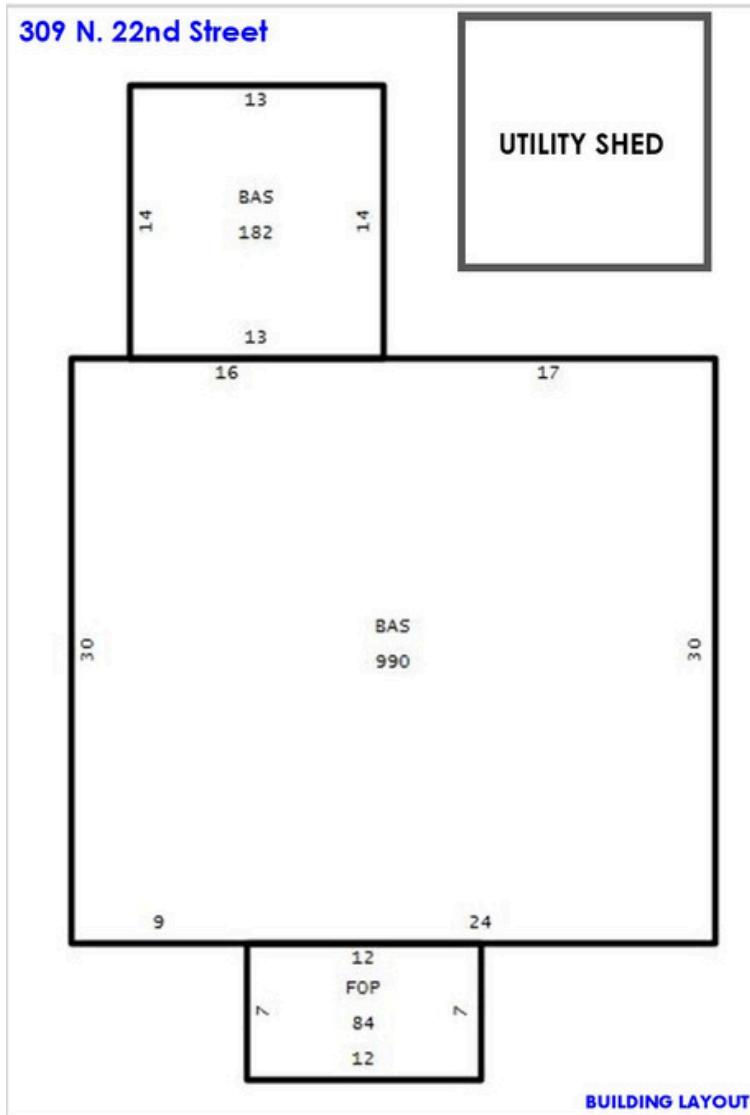
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HUBZONING | MAPS & DIRECTIONS

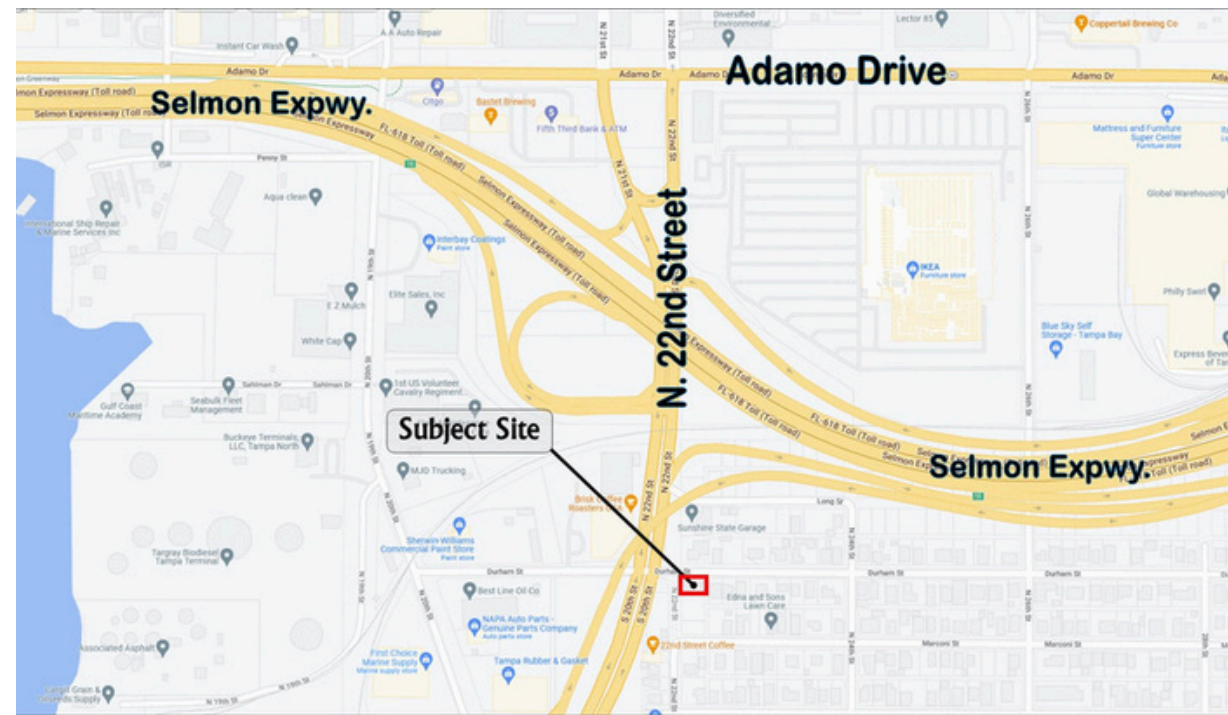


QUALIFIED HUBZONE

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

From Downtown Tampa. Take Selmon Expwy, east. Take exit 9, US 41/ 22nd Street (towards Port of Tampa). Head east to N. 20th Street/ US Hwy. 41/. Turn right. Head south on 20th Street to Durham Street, turn left. Immediately arrive at property on the right. **309 N. 22nd Street**



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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.

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