



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

**934 E. HENDERSON AVENUE**

**TAMPA, FL 33605 :: FOR LEASE: \$27.00/ PSF/ NNN**

**PRIME C-STORE/ RETAIL STOREFRONT  
LOCATED IN THE 2K EXPRESS RETAIL PLAZA**

- **3,120 SF DIRECTLY ON 7TH AVENUE** •  
**QUALIFIED HUBZONE**



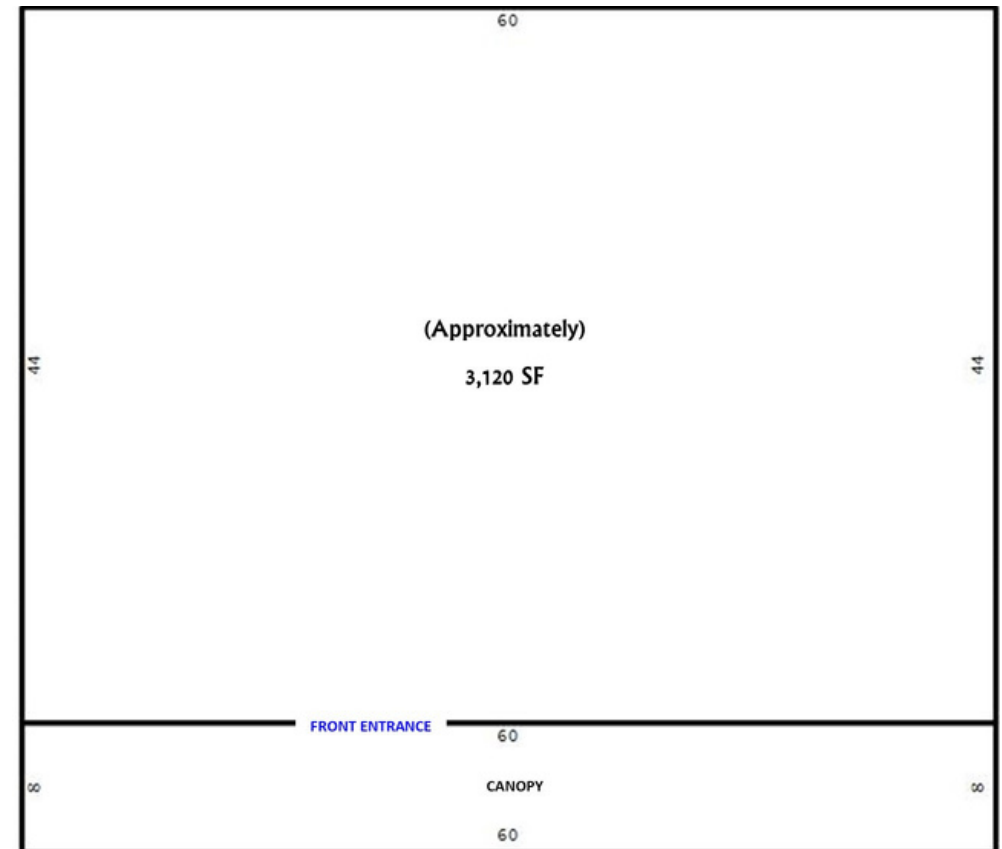
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## Premier Retail Storefront

# EXCEPTIONAL YBOR CITY LEASE OPPORTUNITY- CENTRALLY LOCATED, LIMITLESS POSSIBILITIES

## PROPERTY FEATURES

- Lease Rate: \$27/ PSF/ NNN
- Excellent location, busy retail plaza!
- Approx. 3,120 SF of leasable space
- Located in the 2K Express Retail Plaza
- Prime 7th Avenue/ Henderson Avenue frontage and access
- Highest and Best Use: C-Store or Retail Storefront
- Excellent fascia and panel signage



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# LISTING DETAILS

### FINANCIAL & TERMS

Status: Active  
Lease Price: **\$10,010.41/ mo.**  
Price Per SF: **\$27.00/ NNN+ S.T.**  
T.I. Available: TBD, Contact Broker  
Expenses Available Upon Request (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

### LOCATION

County: Hillsborough  
Street Number: 934  
Street Name: E. Henderson  
Street Suffix: Avenue  
City: Tampa  
Traffic Count:  
10,700- VTD (N. Nebraska Avenue & 7th Avenue- AADT- 2021)  
Market: Tampa/ St. Petersburg- Clearwater  
Sub-market: Ybor City

### THE PROPERTY

Folio Number: 198714-0100  
Zoning: YC-5 (General Commercial)  
Current Use: Vacant  
Available SF: 3,120 SF (approximately)  
Lot Size: 6,745 SF  
Lot Frontage: 140'  
Parking: Onsite  
Number of Spaces: Common Parking

### TAXES

Tax Year: 2022  
Taxes: **\$5,789.64**

### THE COMMUNITY

Community/ Subdivision Name: Ybor City  
Flood Zone Area: X  
Flood Zone Panel: 12057C0354J

### UTILITIES

Electricity: TECO  
Water: City of Tampa Utilities  
Waste: City of Tampa Utilities  
Communications: Frontier/ Verizon/ Spectrum

### THE LISTING

Driving Directions:  
From Interstate- 4: Take Ybor City Exit. Head south on 21st Street to 7th Avenue. Turn right. Head west to Henderson Avenue. Bear to your left onto Henderson Avenue. Property is immediately on your right. Turn into the parking lot, arrive at property at: 934 E. Henderson Avenue.



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**MINUTES FROM MAJOR THOROUGHFARES, DOWNTOWN TAMPA OR ANYWHERE IN THE TRI-COUNTY AREA**



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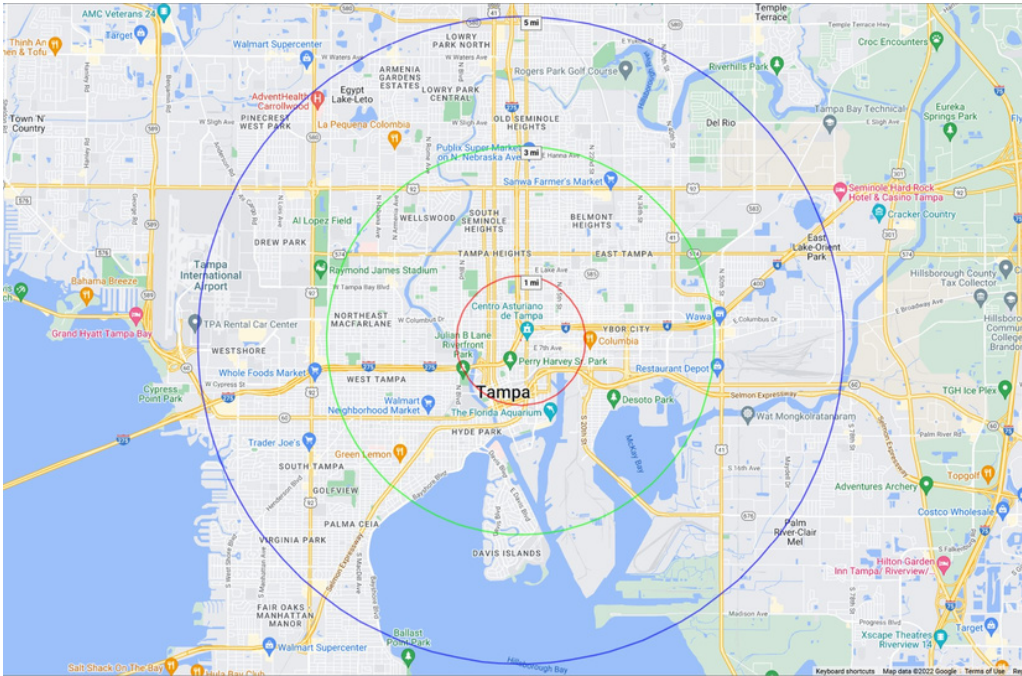
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**AREA HIGHLIGHTS | DEMOGRAPHICS**

- Situated between Tampa Heights, Historic Ybor City and Downtown Tampa!
- This area is exploding with new commercial and residential growth all around
- Ample Onsite Parking
- Situated in a Qualified HUBZone
- Demographic highlights within a 3-mi radius include a population count of 100,684 and the average HHI exceeds \$58,593
- Near Dining, Shopping, Schools, Public Transportation, Residential Neighborhoods and Hotels
- Excellent accessibility to and from N. Nebraska Ave, 7th Avenue, Palm Avenue or Hwy 60/ Adamo Drive
- Minutes from Downtown Tampa, Channel District, Tampa River Walk, Hyde Park, Seminole Heights, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	11,957	100,684	234,238
Median age	33.8	34.5	35.4
Median age (Male)	31	32.7	34
Median age (Female)	35.3	36	36.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	5,365	41,860	94,318
# of persons per HH	2.2	2.4	2.5
Average HH income	\$40,128	\$58,593	\$59,135
Average house value	\$242,684	\$298,223	\$305,719

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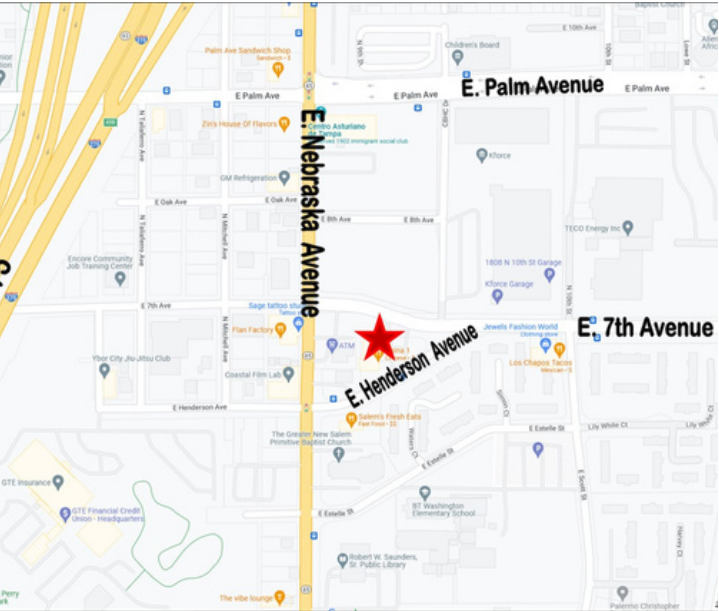
**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**

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# MAPS & DIRECTIONS



## DIRECTIONS

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## YBOR GATEWAY, 2 BLOCKS AWAY



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# Your Tampa Bay and Beyond Commercial Real Estate Experts

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- TENANT & LANDLORD REPRESENTATION
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# CALL OUR TEAM TODAY! 813.935.9600



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