



florida
COMMERCIAL
group

BROKERAGE DONE DIFFERENTLY

live
work
& play

IN THE HEART OF TAMPA BAY!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**7817 AND 7819 N. 56TH STREET
TAMPA, FL 33617 | FOR SALE**

RETAIL INVESTMENT/ INCOME GENERATING

Add- Value Opportunity | 3 Tenants | 2 Parcels | .44 acres

• **1,400 GSF & 2,686 GSF BLDGS.** •

DIRECTLY ON N. 56TH STREET

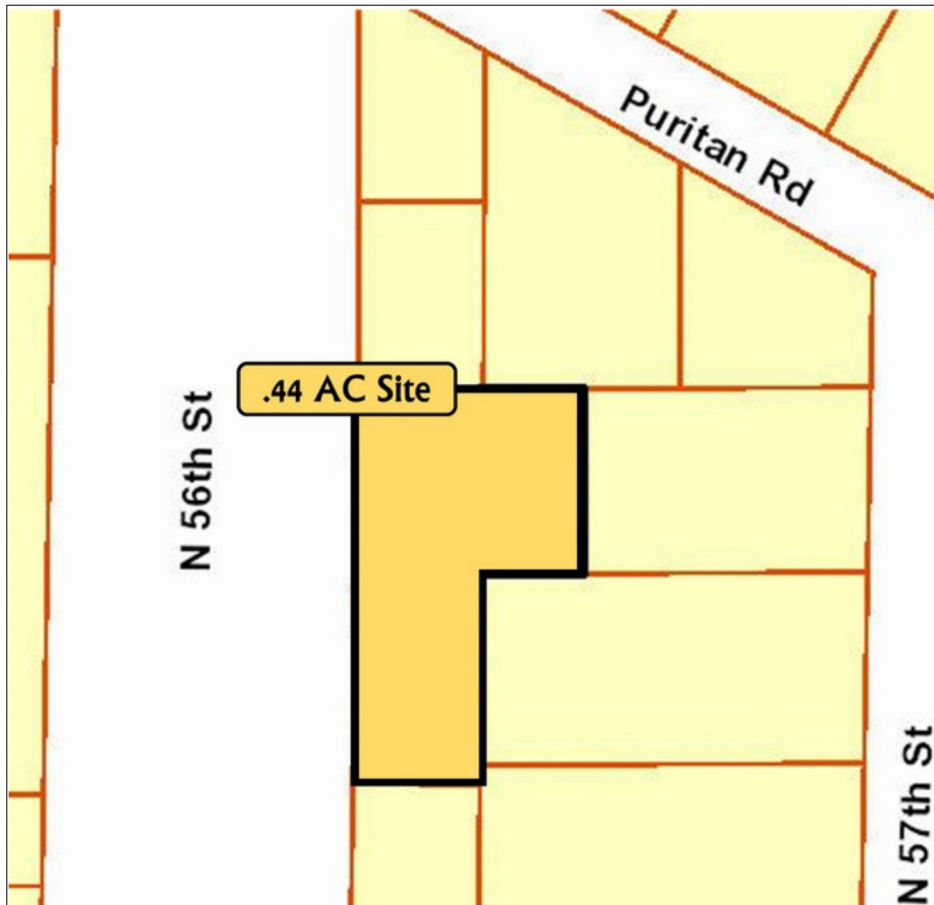
REDEVELOPMENT OR RE-PURPOSE OPPORTUNITY



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.

RETAIL INVESTMENT OPPORTUNITY OR REDEVELOPMENT SITE

Zoning is CN. (Commercial Neighborhood) This district provides areas for limited retail and personal services in residential neighborhoods. This district shall be placed at appropriate locations to supply the daily service needs of such neighborhoods and shall not be used to promote strip commercial development. Minimum lot size is 5,000 square feet, 1 unit per 2500 (sq. ft.). Maximum FAR is 0.35.



INVESTMENT HIGHLIGHTS

- Outstanding (3 lots/ 2 folios), .44-acre site for redevelopment or re-purpose opportunity
- Highest and best use: commercial development site or keep as current retail investment/ income generating
- Retail Investment opportunity- bldgs.. & tenants in place
- Tremendous development potential including but not limited to retail, office or mixed- use development
- EXCELLENT LOCATION- Strong visibility and frontage directly on N. 56th Street
- Approximately 207 feet of N. 56th Street frontage
- Minutes from East Tampa, Downtown Tampa, Temple Terrace, USF and the Greater Eastern Hillsborough County area
- Fantastic value-add potential
- Located immediately south of the Hillsborough River at N. 56th Street and Puritan Road
- Immediate access to Hillsborough Avenue via 56th Street
- 5 minutes (approx.) to E. Hillsborough Avenue
- 3 minutes to Busch Blvd.
- 3.2 miles west of Interstate 4 on ramp at Orient Road
- 40,000 +/- AADT at N. 56th Street and Puritan Road- HIGH TRAFFIC LOCATION
- Major area destinations accessible from this site include Downtown Tampa, Tampa International Airport,
- Busch Gardens, Adventure Island, Seminole Hard Rock Casino, University of South Florida, Veteran's Hospital, Advent Health Hospital, Moffitt Cancer Center
- Situated in a qualified HUBZone
- 2020 Total Population | 15,771 - 1 Mile | 99,254 - 3 Mile | 267,794 - 5 Mile



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

Sale Price: \$775,000/

Tenant A: \$2,000/ mo. + S.T.

Tenant B: \$2,200/ mo. + S.T.

Tenant C: \$1,500/ mo. + S.T.

Purchase Options: Cash, Hard Money, SBA, Conventional

Expenses: Available Upon Request

LOCATION

Street Address: 7817 and 7819 N. 56th Street

City: Tampa

Zip Code: 33617

County: Hillsborough

Traffic Count/ Cross Streets:

40,000 VTD (2023 AADT) N. 56th Street and Puritan Road

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Grant Park/ Orient Area

THE PROPERTY

Folio Numbers: 038893-0000 & 038894-0000

Zoning: CN (Commercial Neighborhood)

Current Use: (3 tenants) Restaurant/ Retail and Automotive businesses

Site Improvements: 1,400 GSF bldg. :: 2,686 GSF

Lot Dimensions: (approx.) 207' x 68' x 110' x 60' x 97' x 120'

Front Footage: (approx.) 207' / N. 56th Street

Lot Size: 17,600 SF

Total Acreage: .44 acres

Parking: Onsite

UTILITIES

Electricity: TECO

Water: The Hillsborough County

Waste: The Hillsborough County

Communications: Verizon, Spectrum and Frontier

TAXES

Tax Year: 2023

Taxes: \$1,530.07 :: \$3,774.52

THE COMMUNITY

Community/ Subdivision Name: Grant Park/Orient Area

Flood Zone Area: X

Flood Zone Panel: 12057C0219H



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

- 7817 and 7819 N. 56th Street benefits from its proximity to community landmarks, thriving professional districts, entertainment venues, dining and shopping establishments and growing residential neighborhoods.
- Temple Terrace/ Riverhills Area has all the amenities of small-town Florida set within a buzzing metropolitan landscape.
- Here is a rare opportunity to get in on the rapid growth surge of this flourishing area!
- Situated between Busch Blvd. and Sligh Avenue, directly on N. 56th Street, this location offers easy access to Hillsborough Avenue, Temple Terrace Hwy., US Hwy. 301 and Interstate 75 as well as a short commute to Tampa International Airport, Downtown Tampa, Westshore, South Tampa, The Channel District and Historic Ybor City.
- Within a 3-mile radius of this site, approximately 99,254 people with an average age of 38 and the HH income is over \$63,979/

Nearby National Retailers include: Winn -Dixie, Dollar General, Family Dollar, Firestone, 7-Eleven, Aaron's Rent to Own, Sherwin- Williams Paint Store, Public Storage, U-Haul, Wendy's, McDonald's, Checkers, Burger King, Firehouse Grill, Subway, Starbucks, Dunkin Doughnuts, CITGO, Mobil Gas Station, Shell Gas Station, USPS, Amscot, Western Union, MoneyGram, CVS and Walgreens.

Major area destinations accessible from this site include: Downtown Tampa, Tampa International Airport, Busch Gardens, Adventure Island, Seminole Hard Rock Casino, University of South Florida, Veteran's Hospital, Advent Health Hospital and the Moffitt Cancer Center.



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

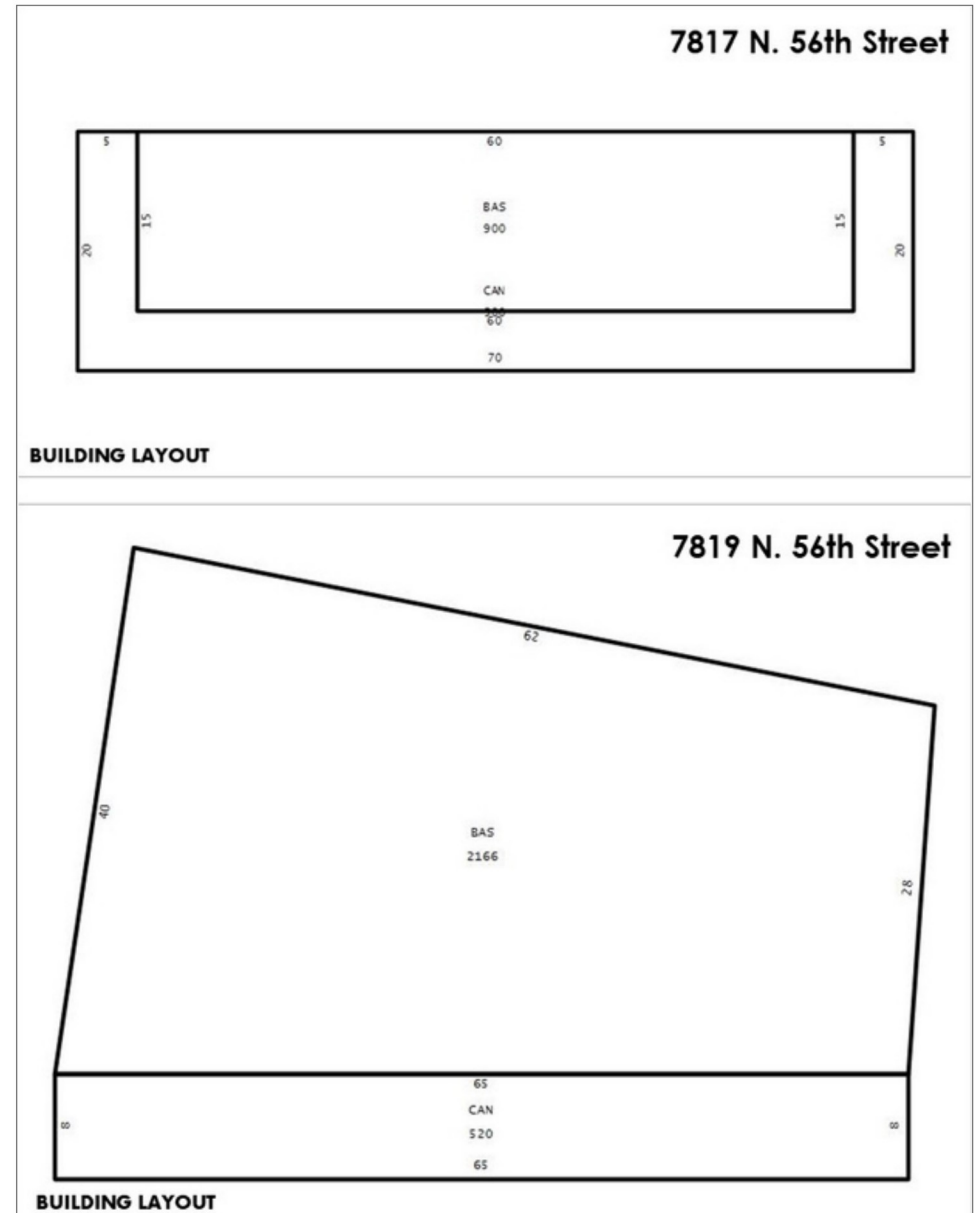


7817 and 7819 N. 56TH STREET BUILDING SKETCHES

LEGAL DESCRIPTION:

* RIVER HAVEN ESTATES
SUBDIVISION N 10 FT OF
LOT 34 AND LOT 35 LESS R/
W FOR SR 583

* RIVER HAVEN ESTATES
SUBDIVISION W 50 FT OF
LOT 26 AND LOT 36 LESS R/
W FOR SR 583



BROKERAGE DONE DIFFERENTLY

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

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



HUBZONING | 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, head north merging onto Interstate 4- East. Head east on I-4 to exit 3, 50th Street/ Columbus Drive. Exit 14th Avenue to N. 50th Street. Head north. Continue northbound on N. 50th Street, merging onto N. 56th Street. Stay on N. 56th Street for 1.7 miles. Arrive at the property on the right at 7817 and 7819 N. 56th 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.

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.

CALL OUR TEAM TODAY!
813.935.9600



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



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





florida
COMMERCIAL
group

BROKERAGE DONE DIFFERENTLY

live
work
& play

IN THE HEART OF TAMPA BAY!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**7817 AND 7819 N. 56TH STREET
TAMPA, FL 33617 | FOR SALE**

RETAIL INVESTMENT/ INCOME GENERATING

Add- Value Opportunity | 3 Tenants | 2 Parcels | .44 acres

• **1,400 GSF & 2,686 GSF BLDGS.** •

DIRECTLY ON N. 56TH STREET

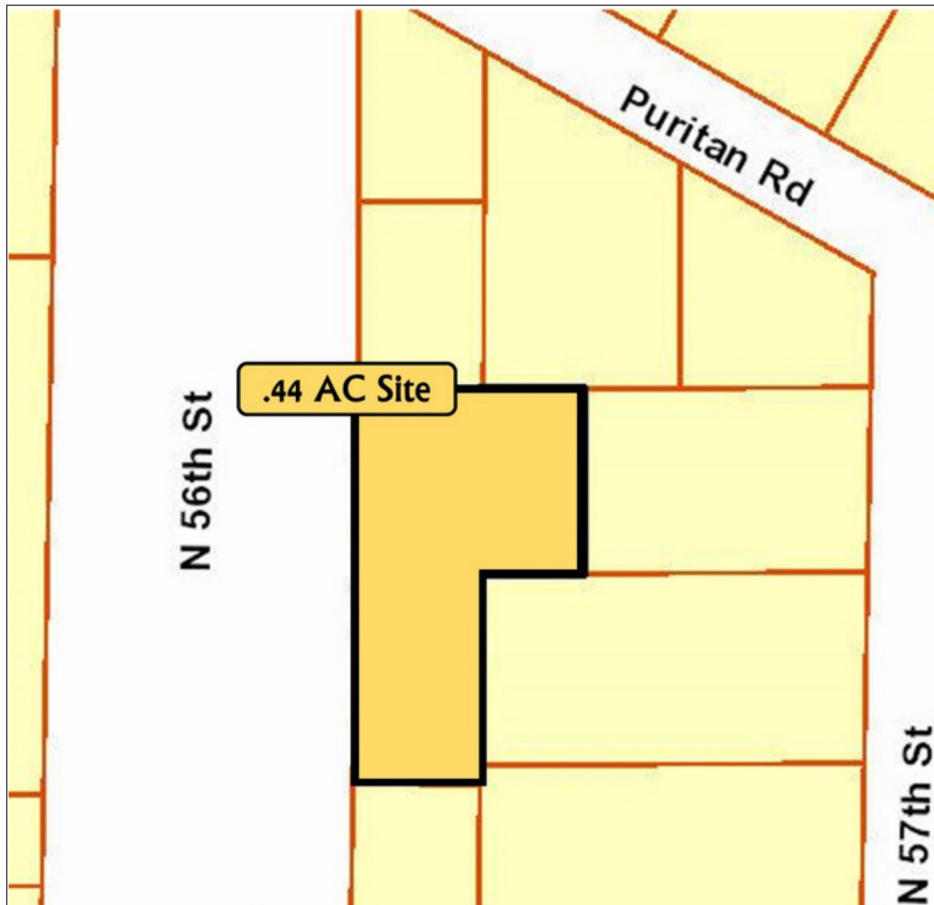
REDEVELOPMENT OR RE-PURPOSE OPPORTUNITY



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.

RETAIL INVESTMENT OPPORTUNITY OR REDEVELOPMENT SITE

Zoning is CN. (Commercial Neighborhood) This district provides areas for limited retail and personal services in residential neighborhoods. This district shall be placed at appropriate locations to supply the daily service needs of such neighborhoods and shall not be used to promote strip commercial development. Minimum lot size is 5,000 square feet, 1 unit per 2500 (sq. ft.). Maximum FAR is 0.35.



INVESTMENT HIGHLIGHTS

- Outstanding (3 lots/ 2 folios), .44-acre site for redevelopment or re-purpose opportunity
- Highest and best use: commercial development site or keep as current retail investment/ income generating
- Retail Investment opportunity- bldgs.. & tenants in place
- Tremendous development potential including but not limited to retail, office or mixed- use development
- EXCELLENT LOCATION- Strong visibility and frontage directly on N. 56th Street
- Approximately 207 feet of N. 56th Street frontage
- Minutes from East Tampa, Downtown Tampa, Temple Terrace, USF and the Greater Eastern Hillsborough County area
- Fantastic value-add potential
- Located immediately south of the Hillsborough River at N. 56th Street and Puritan Road
- Immediate access to Hillsborough Avenue via 56th Street
- 5 minutes (approx.) to E. Hillsborough Avenue
- 3 minutes to Busch Blvd.
- 3.2 miles west of Interstate 4 on ramp at Orient Road
- 40,000 +/- AADT at N. 56th Street and Puritan Road- HIGH TRAFFIC LOCATION
- Major area destinations accessible from this site include Downtown Tampa, Tampa International Airport,
- Busch Gardens, Adventure Island, Seminole Hard Rock Casino, University of South Florida, Veteran's Hospital, Advent Health Hospital, Moffitt Cancer Center
- Situated in a qualified HUBZone
- 2020 Total Population | 15,771 - 1 Mile | 99,254 - 3 Mile | 267,794 - 5 Mile



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

Sale Price: \$775,000/

Tenant A: \$2,000/ mo. + S.T.

Tenant B: \$2,200/ mo. + S.T.

Tenant C: \$1,500/ mo. + S.T.

Purchase Options: Cash, Hard Money, SBA, Conventional

Expenses: Available Upon Request

LOCATION

Street Address: 7817 and 7819 N. 56th Street

City: Tampa

Zip Code: 33617

County: Hillsborough

Traffic Count/ Cross Streets:

40,000 VTD (2023 AADT) N. 56th Street and Puritan Road

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Grant Park/ Orient Area

THE PROPERTY

Folio Numbers: 038893-0000 & 038894-0000

Zoning: CN (Commercial Neighborhood)

Current Use: (3 tenants) Restaurant/ Retail and Automotive businesses

Site Improvements: 1,400 GSF bldg. :: 2,686 GSF

Lot Dimensions: (approx.) 207' x 68' x 110' x 60' x 97' x 120'

Front Footage: (approx.) 207' / N. 56th Street

Lot Size: 17,600 SF

Total Acreage: .44 acres

Parking: Onsite

UTILITIES

Electricity: TECO

Water: The Hillsborough County

Waste: The Hillsborough County

Communications: Verizon, Spectrum and Frontier

TAXES

Tax Year: 2023

Taxes: \$1,530.07 :: \$3,774.52

THE COMMUNITY

Community/ Subdivision Name: Grant Park/Orient Area

Flood Zone Area: X

Flood Zone Panel: 12057C0219H



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

- 7817 and 7819 N. 56th Street benefits from its proximity to community landmarks, thriving professional districts, entertainment venues, dining and shopping establishments and growing residential neighborhoods.
- Temple Terrace/ Riverhills Area has all the amenities of small-town Florida set within a buzzing metropolitan landscape.
- Here is a rare opportunity to get in on the rapid growth surge of this flourishing area!
- Situated between Busch Blvd. and Sligh Avenue, directly on N. 56th Street, this location offers easy access to Hillsborough Avenue, Temple Terrace Hwy., US Hwy. 301 and Interstate 75 as well as a short commute to Tampa International Airport, Downtown Tampa, Westshore, South Tampa, The Channel District and Historic Ybor City.
- Within a 3-mile radius of this site, approximately 99,254 people with an average age of 38 and the HH income is over \$63,979/

Nearby National Retailers include: Winn -Dixie, Dollar General, Family Dollar, Firestone, 7-Eleven, Aaron's Rent to Own, Sherwin- Williams Paint Store, Public Storage, U-Haul, Wendy's, McDonald's, Checkers, Burger King, Firehouse Grill, Subway, Starbucks, Dunkin Doughnuts, CITGO, Mobil Gas Station, Shell Gas Station, USPS, Amscot, Western Union, MoneyGram, CVS and Walgreens.

Major area destinations accessible from this site include: Downtown Tampa, Tampa International Airport, Busch Gardens, Adventure Island, Seminole Hard Rock Casino, University of South Florida, Veteran's Hospital, Advent Health Hospital and the Moffitt Cancer Center.



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

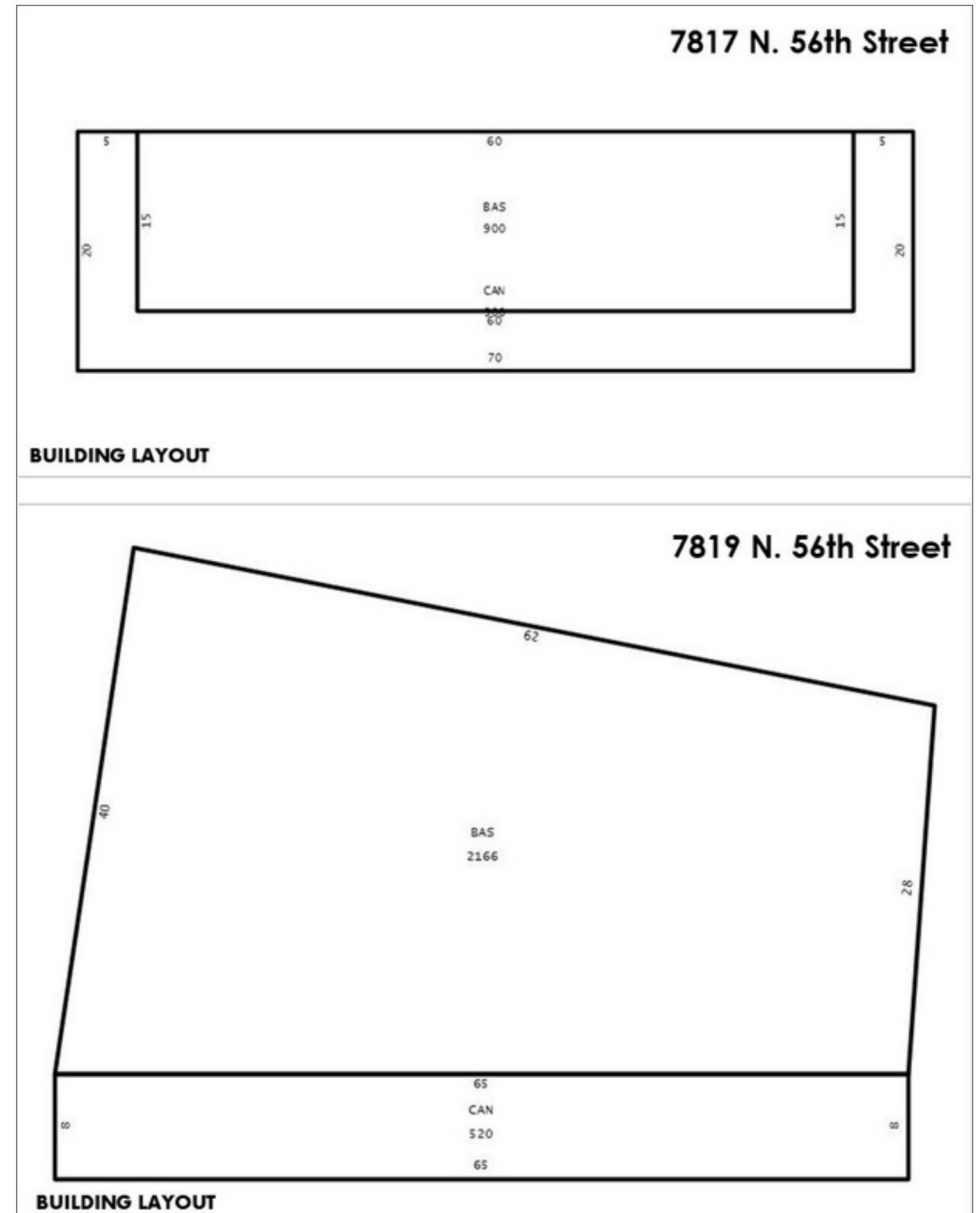


7817 and 7819 N. 56TH STREET BUILDING SKETCHES

LEGAL DESCRIPTION:

* RIVER HAVEN ESTATES
SUBDIVISION N 10 FT OF
LOT 34 AND LOT 35 LESS R/
W FOR SR 583

* RIVER HAVEN ESTATES
SUBDIVISION W 50 FT OF
LOT 26 AND LOT 36 LESS R/
W FOR SR 583



BROKERAGE DONE DIFFERENTLY

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

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



HUBZONING | 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, head north merging onto Interstate 4- East. Head east on I-4 to exit 3, 50th Street/ Columbus Drive. Exit 14th Avenue to N. 50th Street. Head north. Continue northbound on N. 50th Street, merging onto N. 56th Street. Stay on N. 56th Street for 1.7 miles. Arrive at the property on the right at 7817 and 7819 N. 56th 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.

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.

CALL OUR TEAM TODAY!
813.935.9600



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



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

