



BROKERAGE DONE DIFFERENTLY

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work
& play**

IN THE HEART OF YBOR CITY!

813.935.9600

TINA MARIE ELOIAN, CCIM
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

**2002 E. 5TH AVENUE- UNIT 101
TAMPA, FL 33605 | FOR LEASE**

**HISTORIC YBOR CITY LOCATION!
DIRECT FRONTAGE ON N. 20th STREET**

- **945 SF OFFICE, RETAIL OR CREATIVE SPACE** •
LOCATED IN THE FIFTH AVENUE VILLAS
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.

LEASING OPPORTUNITY

Zoning is YC-7. Mixed Use: The purpose of the YC-7 subdistrict is to allow the development of land uses that are consistent with the adopted future land use element of the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential, which while restricting the more intense commercial and industrial uses, contribute to the appropriate mix of land uses needed to ensure a viable economic base for the historic district.



LEASE HIGHLIGHTS

- **Lease Price: \$35 PSF/ mo./ NNN/ S.T.**
- Folio Numbers: 198753-0402
- Site Improvements: 945 SF
- Frontage: (approx.) 20' / N. 20th Street
- Zoned: YC-7 (Mixed Use)
- 14,000 VTD (2023 AADT) N. 21st Street and E. 5th Avenue
- Taxes: \$4,581.90 (2023)
- Highest and best use: Retail Storefront, professional office or creative space
- Located in the Fifth Avenue Villas
- A ground level suite measuring 945 SF
- Outstanding lease opportunity
- Modern interior finishings, paint and flooring
- Hardwood floors
- High exposed ceilings
- Separate waiting/ reception area
- Attractive brick exterior
- Excellent frontage and access
- Historic District
- Onsite parking of 20+ spaces



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Lease Price: **\$35 PSF/ mo./ NNN/ +S.T.**

Lease Terms: 2- 5 year lease

Expenses: Available Upon Request (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

T.I. Available: TBD, Contact Broker

LOCATION

Street Address: 2002 E. 5th Avenue- Unit 101

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count/ Cross Streets:

14,000 VTD (2023 AADT) N. 21st Street and E. 5th Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Ybor City

THE PROPERTY

Folio Numbers: 198753-0402

Zoning: YC-7 (Mixed Use)

Current Use: Office Condo

Site Improvements: 945 SF

Front Footage: (approx.) 20' / N. 20th Street

Parking: Designated onsite parking

TAXES

Tax Year: 2023

Tax total: \$4,581.90

UTILITIES

Electricity: TECO

Water/ Waste: City of Tampa Utilities

Communications: Frontier Communications/ Verizon/ Spectrum

THE COMMUNITY

Community/ Subdivision Name: Ybor City/ Fifth Avenue Villas

Flood Zone Area: X

Flood Zone Panel: 12057C0358J



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AREA HIGHLIGHTS

- Situated at the corner of 6th Avenue and 20th Street
- Easy Access to Interstate 4
- Ideal for creative types of companies in design, film/ tv, media and tech
- Immediate access to N. 22nd Street, Adamo Drive/ Hwy 60, Interstate 4 & Interstate 275
- Located immediately south of E. 7th Avenue
- Minutes from Downtown Tampa, Seminole Heights, Channel District and the Greater East Tampa area
- 1 mile south of the Interstate 4 on ramp at N. 22nd Street
- Situated in a Qualified HUBZone
- 2023 Total Population | 6,959 - 1 Mile | 44,962 - 3 Mile | 105,511 - 5 Mile
- **EXCELLENT LOCATION** for a relocation, expansion or a new business startup location

Ybor City is a unique urban community melding beautiful historic architecture, a celebrated multicultural heritage, a bustling main street, creative businesses, and revitalized neighborhoods in the City of Tampa. Designated as a national historic landmark district, the area's rich blend of history, culture, and opportunity makes Ybor City a desirable location for residents and businesses of all sizes. The growing arts scene, a variety of new businesses, historic office spaces, upcoming affordable housing projects, and planned streetscape improvements show why Ybor City is an attractive area for redevelopment



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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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HUBZONING | MAPS & DIRECTIONS

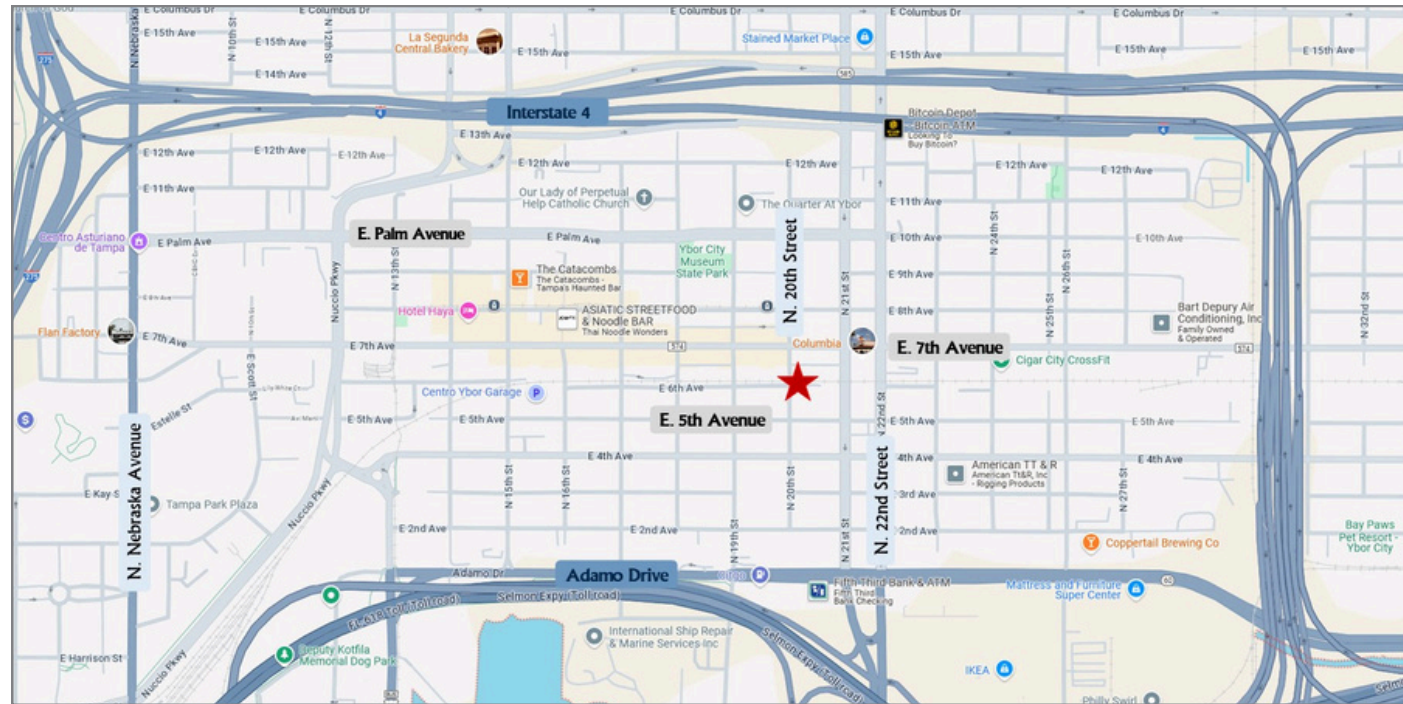


QUALIFIED HUBZONE

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

Driving Directions: From Downtown Tampa, head east on East Jackson Street to N. Meridian Avenue. Turn left. Head north to Kennedy Blvd. Turn right. Head east to Channelside Dr. Turn left. Head north on Channelside Dr. to 2nd Avenue. Turn right. Head east to N. 20th Street. Turn left. Head north 3 blocks to E. 5th Avenue. Property is just ahead on the right. Arrive at 2002 E. 5th Avenue Unit 101.



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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

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CALL OUR TEAM TODAY!
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THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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