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TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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7522 N. Armenia Avenue
TAMPA, FL 33604 | FOR SALE | \$1,500,000

PRIME LOCATION WITH HIGH-TRAFFIC VISIBILITY
DIRECTLY ON N. Armenia Avenue

• 2,402 SF (CG) BUILDING •
23,375 SF LOT | 16,134 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

- **Commercial Sale Price: \$1,500,000**
- **Folio Number:** 102718-0000
- **Zoning:** CG (General Commercial)
- **Current Onsite Uses:** Convenience Store (Lulu's Market), U-Haul Moving Rentals, Barbershop, Deli, and Food Truck

ENDLESS OPPORTUNITIES: (Examples)

- **Convenience Store:** Continue the existing business with its loyal customer base.
- **Hookah Bar/Café:** Create a vibrant indoor/outdoor social hub.
- **Income Sources:** Retain U-Haul rentals, barbershop, deli, food truck, and convenience store operations for passive income
- **Redevelopment:** Demolish and reimagine the space to suit the area's needs and zoning.



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$1,500,000

Purchase Options: Cash, Hard Money, Conventional, SBA

Expenses: Available Upon Request

LOCATION

Street Address: 7522 N. Armenia Avenue

City: Tampa

Zip Code: 33604-5205

County: Hillsborough

Traffic Count: 16,134 VTD, Armenia Avenue

Market: Tampa-St. Petersburg-Clearwater

THE PROPERTY

Folio Number: 102718-0000

Zoning: CG (General Commercial)

Current Use: Convenience Store

Site Improvements: 2,637 GSF :: 2,402 HSF

Office Space / 2 Restrooms / Storage / Retail / Outside

Sitting Area / Additional Storage Space at the back

Lot Dimensions: (approx.) 125' x 184'

Front Footage: (approx.) 125' / N. Armenia Avenue

Lot Size: 23,375 SF

Parking: Onsite

UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2023; Taxes: \$10,045.13

THE COMMUNITY

Community/ Subdivision Name: ARMENIA COURT

Flood Zone Area: X

Flood Zone Panel: 12057C0213J



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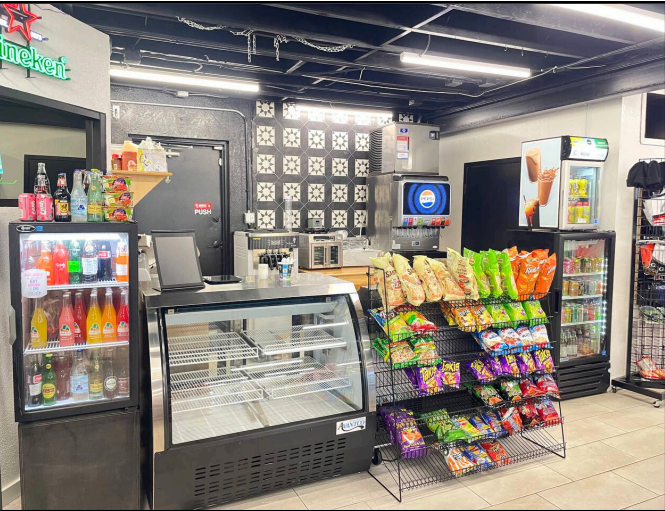


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PROPERTY PHOTOS



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AREA HIGHLIGHTS | DEMOGRAPHICS

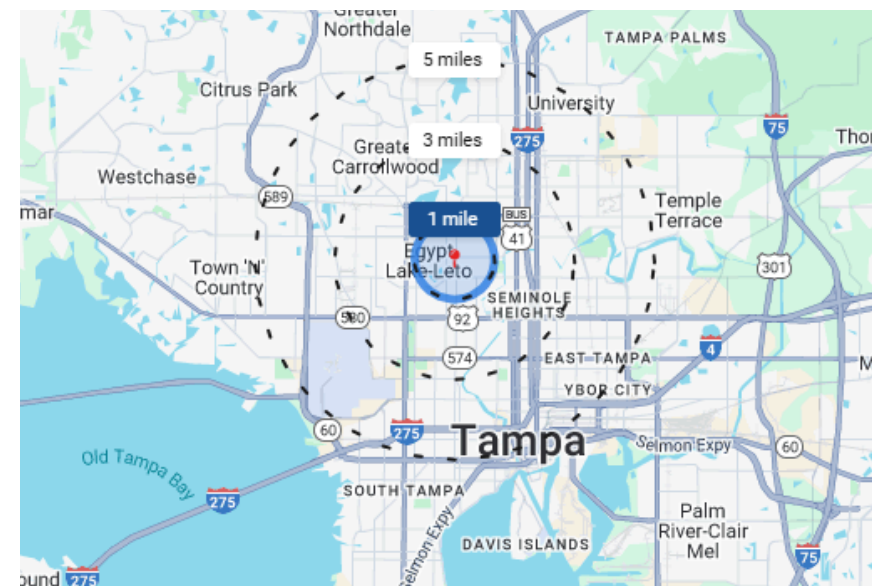
TREMENDOUS LOCATION

- **Prime Location:** Situated on a high-traffic corridor with excellent visibility to passing vehicles.
- **Prominent Pylon Signage:** Enhances visibility and makes the property easily identifiable.
- **Flexible Zoning:** CG (Commercial-General) zoning allows for diverse business uses and redevelopment.
- **Accessibility:** Close to major highways, including I-275 and U.S. Route 92, offering convenience for customers and suppliers.
- **Established Community:** Located in the vibrant Egypt Lake-Leto neighborhood with a strong customer base.
- **Ample Parking:** Nearly 20 on-site parking spaces, plus a back lot currently generating income from U-Haul parking.
- **Outdoor Functionality:** Flexible outdoor space for seating, events, or expanded operations.
- **Adaptable Interior:** Features include a display walk-in freezer and storage, ideal for various business needs.
- **Excellent Connectivity:** Easy access to downtown Tampa, suburbs, and public transportation.
- **Development Potential:** The area's ongoing growth and the property's versatile features make it ideal for future business opportunities and increased market value.

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Total Population | 19,172 | 128,741 | 336,621 |
| Average Age | 41 | 41 | 40 |

| HOUSEHOLDS & INCOME | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Total Households | 7,564 | 52,143 | 133,415 |
| Average HH Income | \$67,754 | \$76,141 | \$73,075 |

Resource: Buildout, 2023



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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



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MAPS & DIRECTIONS

DRIVING DIRECTIONS

From downtown Tampa head north on N. Tampa St., continue straight on N. Tampa St.. Turn left onto W. Columbus Dr.: Proceed West on W. Columbus Dr. - Turn right onto N Armenia Ave.. Head North on N Armenia Ave. Arrive at 7522 N Armenia Ave. and the destination will be on your left.



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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.

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