



BROKERAGE DONE DIFFERENTLY

**live
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

934 E. HENDERSON AVENUE

TAMPA, FL 33605 :: FOR LEASE: \$20.00/ PSF/ NNN

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

- **2,654 SF DIRECTLY ON 7TH AVENUE** •
QUALIFIED HUBZONE



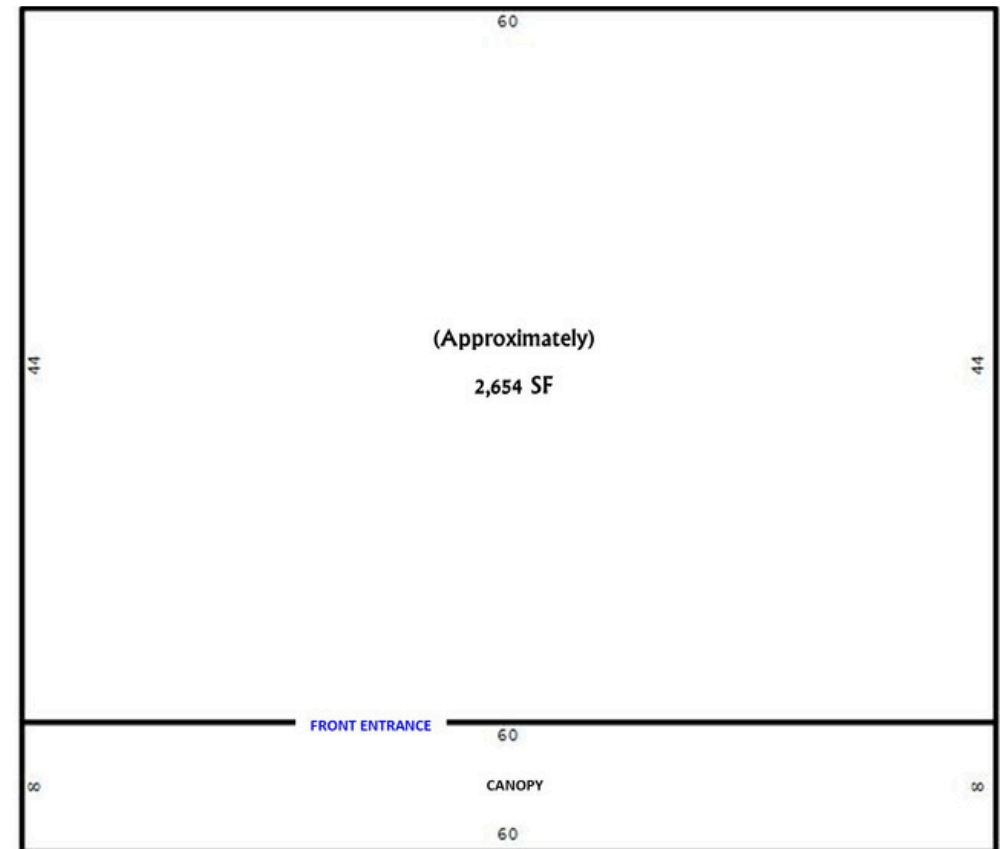
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Premier Retail Storefront

EXCEPTIONAL YBOR CITY LEASE OPPORTUNITY- CENTRALLY LOCATED, LIMITLESS POSSIBILITIES

PROPERTY FEATURES

- Lease Rate: \$20/ PSF/ NNN
- Excellent location, busy retail plaza!
- Approx. 2,654 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: **\$5,200/ mo.**

Price Per SF: \$20.00/ 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:

12,900- VTD (N. Nebraska Avenue & 7th Avenue- AADT- 2024)

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: 2,654 SF (approximately)

Lot Size: 6,745 SF

Lot Frontage: 140'

Parking: Onsite

Number of Spaces: Common Parking

TAXES

Tax Year: 2024

Taxes: \$14,408.06

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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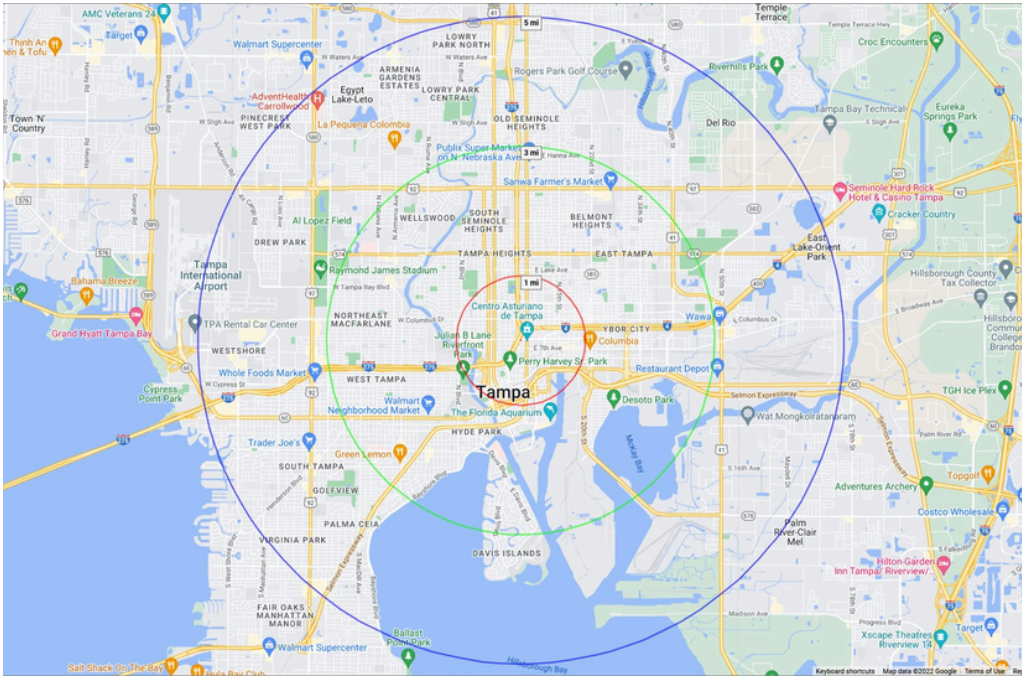
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AREA HIGHLIGHTS | DEMOGRAPHICS

- 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 125,472 and the average HHI exceeds \$98,513
- 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



POPULATION	1 Mile	3 Miles	5 Miles
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
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
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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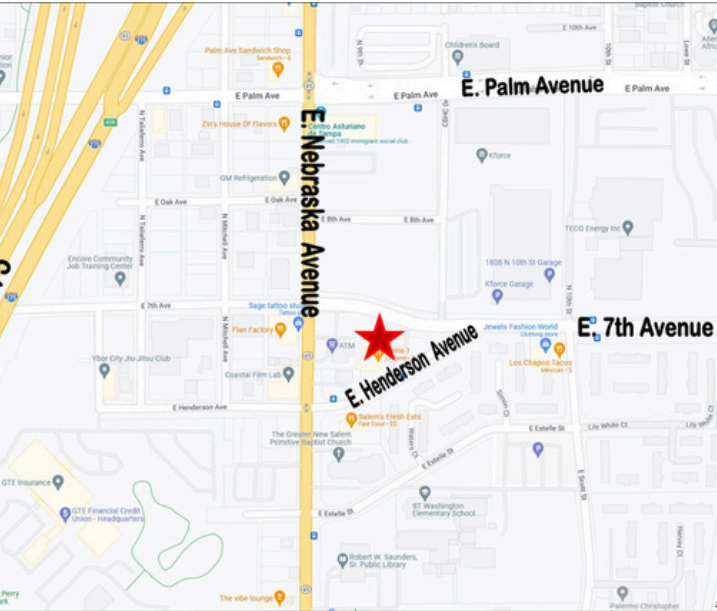
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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MAPS & DIRECTIONS



DIRECTIONS

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YBOR GATEWAY, 2 BLOCKS AWAY



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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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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021

How Can We Help?

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- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL



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