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IN THE HEART OF EAST TAMPA!

813.935.9600

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

2021 THRACE STREET
TAMPA, FL 33605 | FOR SALE/ LEASE

PALMETTO BEACH LOCATION!
HIGH VISIBILITY AT THRACE STREET & N. 22nd STREET

• **RETAIL/ OFFICE OR CREATIVE SPACE** •
RELOCATE, EXPAND OR START YOUR BUSINESS
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.

PURCHASE OR LEASE OPPORTUNITY

CG: General Commercial Zoning. 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.



INVESTMENT HIGHLIGHTS

- (2) Freestanding buildings totaling 1,256 SF and 746 SF
- Highest and best use: Small professional office, light retail storefront, office/workstation or office/showroom
- Owner/ User or Investment Opportunity
- Terrific signage opportunities
- TREMENDOUS LOCATION
- [Located in a Qualified HubZone \(providing long-term tax benefits to tenants and business owners\)](#)
- Buzzing residential and business district that is frequented by local & regional visitors
- Quick commute to Downtown Tampa, The Channel District, Historic Ybor City and the surrounding East Tampa Area
- Close proximity to the Port of Tampa
- 6 minutes (approx.) to Downtown Tampa
- 12 minutes (approx.) to Tampa International Airport
- 1.4 miles to Interstate 4 East (at 22nd Street)
- 0.6 miles east/ west bound on ramp of Selmon Expwy.
- Located 8/10ths of a mile south of Adamo Drive
- 3/10ths of a mile from Desoto Park
- Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares
- Convenient access to several major thoroughfares including N. 22nd Street, Adamo Drive/ SR 60, N. 34th Street, N. 40th Street, and N. Nebraska Avenue along with easy accessibility to Interstate 4, Interstate 275 S., Selmon Expressway and all the Greater Tampa Bay Area
- 2024 Total Population | 7,927 - 1 Mile | 86,570 - 3 Mile | 221,043 - 5 Mile



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

For Sale: \$425,000/

For Lease: \$4,000/ month MG/ + S.T.

Lease Terms: 1 year minimum

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

LOCATION

Street Address: 2021 Thrace Street

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count/ Cross Streets: 41,000 VTD (2023 AADT) N.

22nd Street/ Thrace Street

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Palmetto Beach

THE PROPERTY

Folio Number: 199266-0000

Zoning: CG (General Commercial)

Current Use: Commercial Office

Site Improvements: Bldg 1: 1,256 GSF :: Bldg 2: 746 GSF

Lot Dimensions: (approx.) 50' x 95'

Front Footage: (approx.) 50' / Thrace Street

Lot Size: 4,750 SF :: Total Acreage: .011 acres

Parking: Onsite

TAXES

Tax Year: 2024

Taxes: \$4,605.52

UTILITIES

Electricity: TECO

Water/ Waste: City of Tampa Utilities

Communications: Frontier Communications/ Verizon/ Spectrum

THE COMMUNITY

Community/ Subdivision Name: Palmetto Beach Area

Flood Zone Area: AE

Flood Zone Panel: 12057C0358J



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AREA HIGHLIGHTS

Since its beginnings in 1867, historic **Palmetto Beach** has established itself as a neighborhood rich in history, culture and diversity.

It's one of Tampa's true jewels. Its location offers a central position on the outskirts of Tampa's urban core.

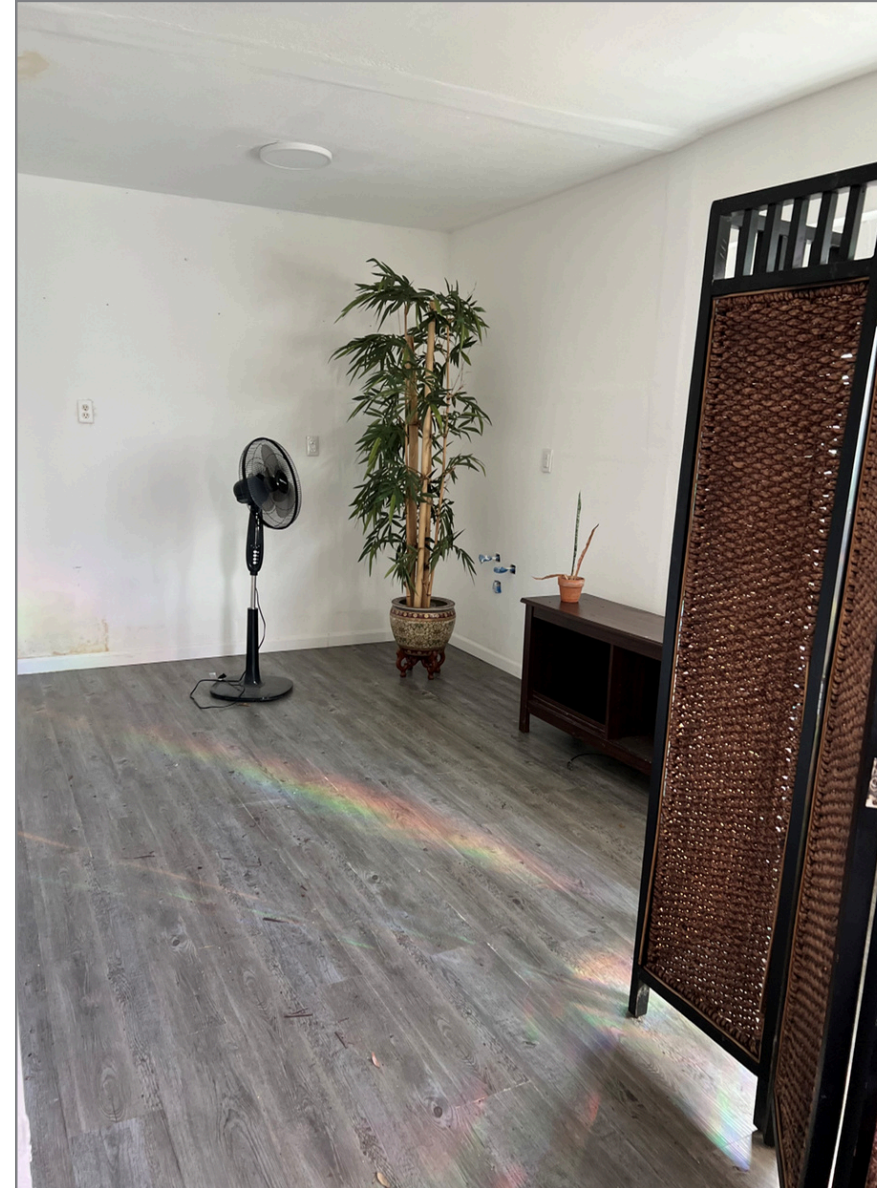
It is flanked by Ybor City to the North, Brandon to the Southeast, Downtown & Channelside to the West and sparkling McKay Bay to the East.

For families and young professionals seeking homes shoulder to shoulder with Tampa's central business district, Palmetto Beach offers a special attraction.

"The Beach" is home to one of the best public parks Tampa has to offer, Desoto Park. Desoto Park allows its residents to enjoy the bay front along with a full sports complex, swimming pool, as well as a skate park and community pavilion. This landmark has been Palmetto Beach's main gathering point for most community functions throughout its existence. In fact, it dates back to President Teddy Roosevelt camping out with his Rough Riders on the site where the park sits now prior to heading off to battle in Cuba during the Spanish-American War.

Across from Desoto Park is Desoto Elementary School one of Tampa's first public schools. Desoto has just recently been restored and improved both physically & academically. It's the result of a multi-year effort by the mayor's office, the county school board and the local community. Fortunately for the residents of Palmetto Beach it is a school that has a smaller capacity than most public schools. That ensures parents that their children have smaller class sizes to allow more attention from their teachers. Palmetto Beach residents enjoy more than one beautiful vista. Tampa's downtown skyline rises to the west. Colorful McKay Bay stretches off to the east. All it takes is a single stroll down Bermuda Boulevard — you'll fall in love with this hidden gem. When you visit, or meet someone that is from here, you will notice a great sense of neighborhood pride. With all this community has to offer, it is easy to see why.

www.PalmettoBeach.org



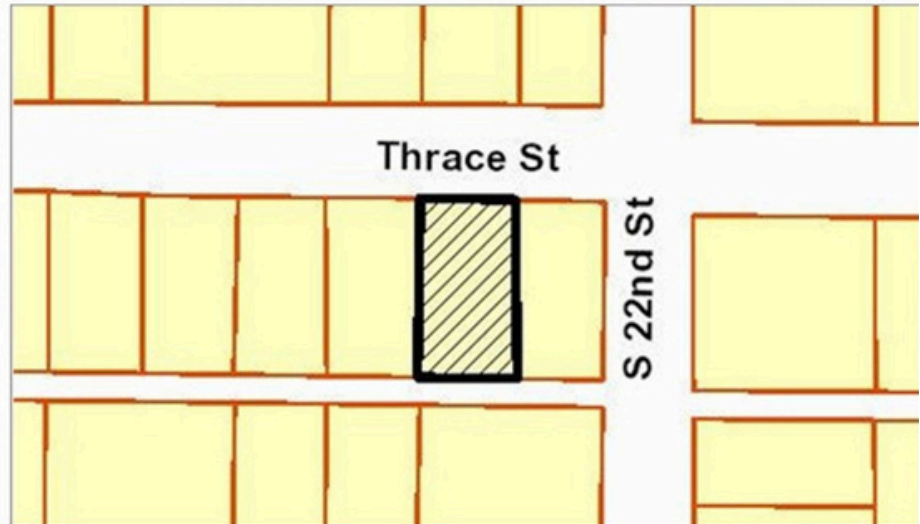
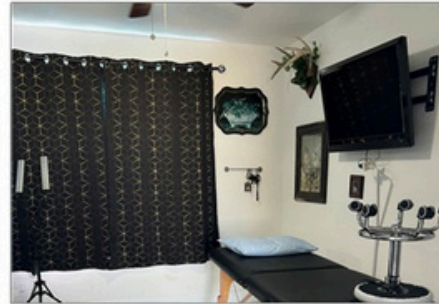
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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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PROPERTY PHOTOS



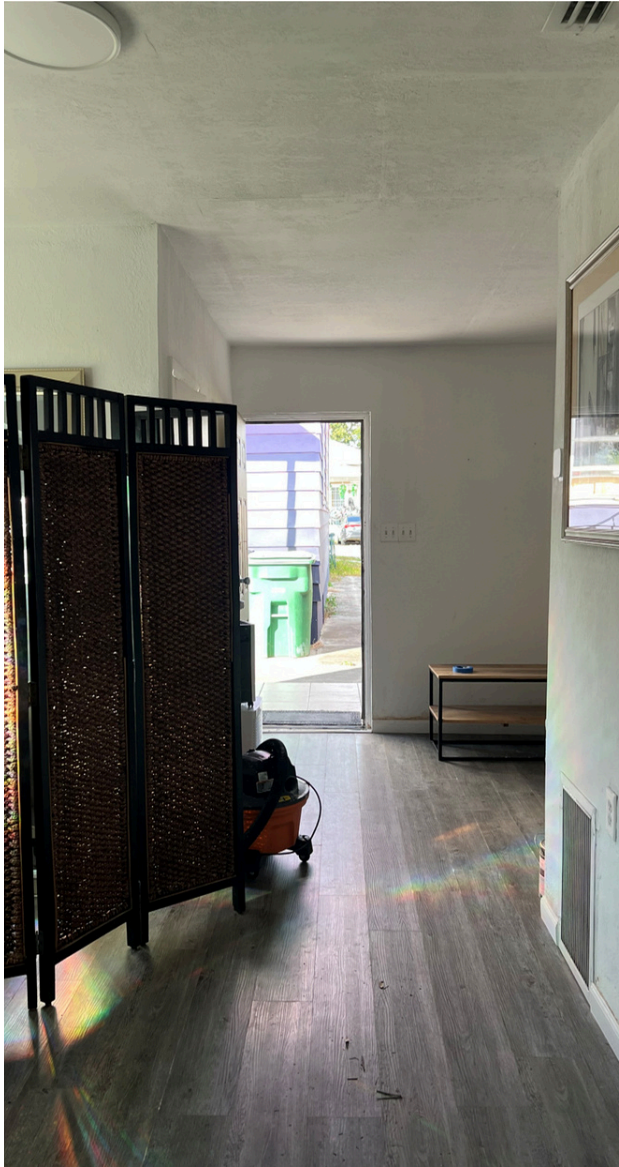
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HUBZONING | MAPS & DIRECTIONS

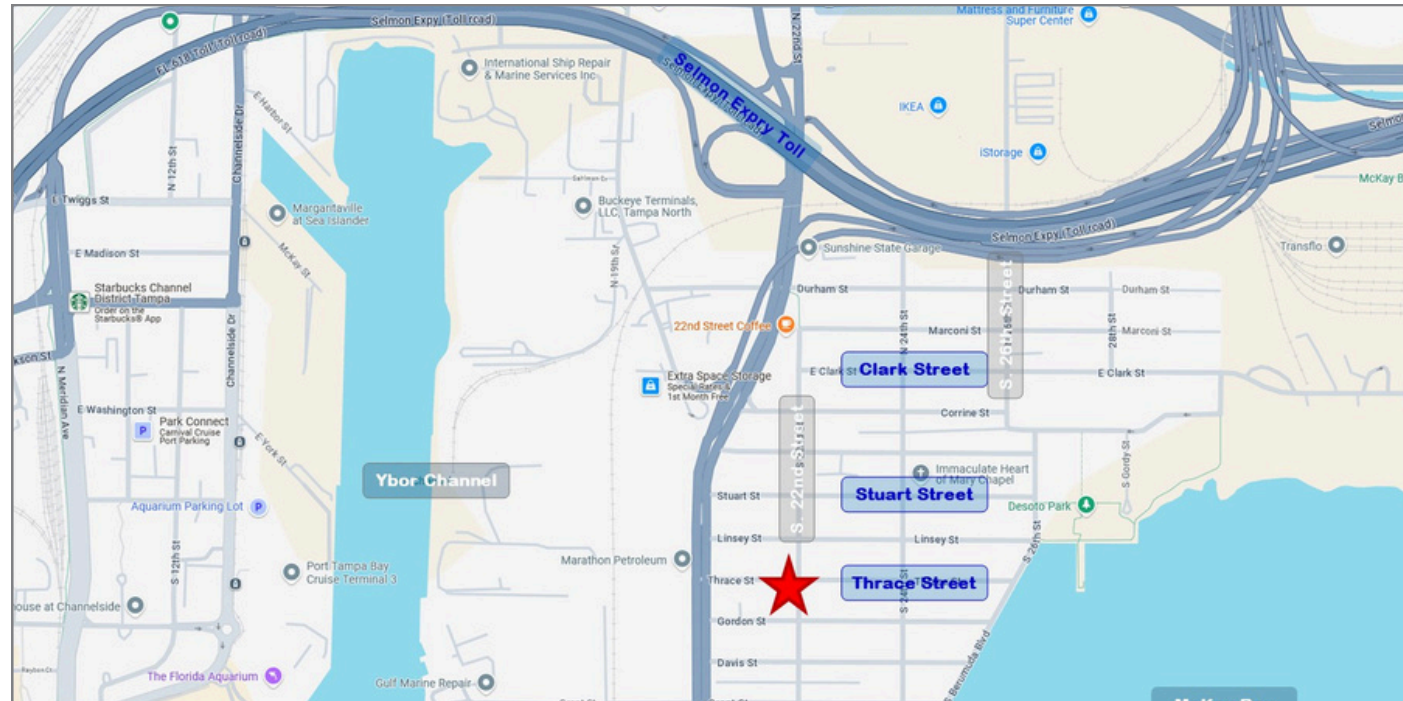


QUALIFIED HUBZONE

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

From Downtown Tampa: take E Jackson St towards The Channel District. Turn left on N. Meridian Ave, Turn right on E. Kennedy Blvd. Head east to Channelside Drive. Turn left. Head North on Channelside Drive merging onto N. 12th Street/ Adamo Drive. Head east. Turn right on N. 21st Street/ S. 20th Street. Head south to Thrace Street. Turn left. The property is on the right at 2021 Thrace Street.



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Your Tampa Bay and Beyond Commercial Real Estate Experts

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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.

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



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