



BROKERAGE DONE DIFFERENTLY

**live  
work  
& play**

IN THE HEART OF YBOR CITY!

**813.935.9600**

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**1535 E. 7TH AVENUE**

**TAMPA, FL 33605 :: FOR SALE: \$6,950,000/**

**VALUE-ADD INVESTMENT PROPERTY**

**7- ELEVEN, ANCHOR TENANT**

- **7,114 SF BUILDING W/ PARKING** •  
**EXPAND OR INVEST IN YBOR CITY TODAY!**



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.

**PRIME RETAIL WITH SECOND STORY OFFICE & OFFSITE PARKING**

**\*\*\* RARE YBOR CITY INVESTMENT OPPORTUNITY-  
MULTI-NATIONAL ANCHOR TENANT, REAL ESTATE & PARKING \*\*\***

**PROPERTY FEATURES**

- Centrally located in the heart of bustling Ybor City
- Offering price: \$6,950,000/**
- Great Value-Add investment- 2<sup>nd</sup>/ 3<sup>rd</sup> floor and rear retail buildout
- 7-Eleven anchor tenant occupying ground floor on a 10-year NNN lease
- Sale includes parking at 1605 E. 6th Avenue and 1610 E. 5th Avenue
- Situated in a Qualified Opportunity Zone
- Situated in a Qualified HUBZone
- Great access to Streetcar commuters traveling between Ybor City and Downtown Tampa- Centro Ybor Station #2 is merely a two minutes' walk away
- Walkability score of 83/100
- Some new development projects within ½ mile radius of this location: Gasworx, Casa Marti, Casa Gomez, Casa Pedroso, Casa Bomberos, Tampa Bay Sun FC practice field and others

**Property sits 1 block south of the trolley line and is in walking distance of the Centro Ybor Trolley Station (#2) on 8th Avenue**



Rapidly growing area with approximately 49,929 homes within a 3 mile-radius of this property



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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Offering Price: \$6,950,000/

Purchase Options: Cash, Conventional, SBA and Hard Money  
Expenses Available Upon Request: (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

### LOCATION

County: Hillsborough

Street Address: 1535 E. 7th Avenue

City: Tampa

Traffic Count:

5,400- VTD (18th Street & 7th Avenue- AADT- 2023)

Market: Tampa/ St. Petersburg

Sub-market: Central Ybor Area

### THE PROPERTY

Folio Number: 197104-0000

Folio Number: 189830-0000

Folio Number: 189837-0000

Zoning: YC-1 (Central Commercial Core) and YC-6 (Community Commercial)

Current Use: Convenience Store/ Retail Storefront & Parking

Site Improvements: 7,114 SF (3K SF ground floor)

AYB: 1903

Lot Sizes: 3,895 SF :: 2,800 SF :: 3,225 SF

Parking: Offsite at 1605 E 6th Avenue and 1610 E. 5th Avenue

### LEGAL DESCRIPTION

YBOR CITY MAP LOT BEG AT NE COR OF LOT 1 & RUN W 40 1/2 FT S TO S LINE OF LOT E 40.8 FT AND N TO BEG BLOCK 46

LESLEY'S J T ADDITION E 1/2 OF LOT 4 BLOCK 58

LESLEY'S J T ADDITION E 1/2 OF LOT 7 BLOCK 58

### THE COMMUNITY

Community/ Subdivision Name: Ybor City

Flood Zone Area: X :: Flood Zone Panel: 12057C0354J

### UTILITIES

Electricity: TECO

Water/ Waste : City of Tampa Utilities

Communications: Frontier/ Verizon/ Spectrum

### TAXES

Tax Year: 2024 :: Taxes: \$18,721.03 :: \$1,235.39 :: \$1,832.73



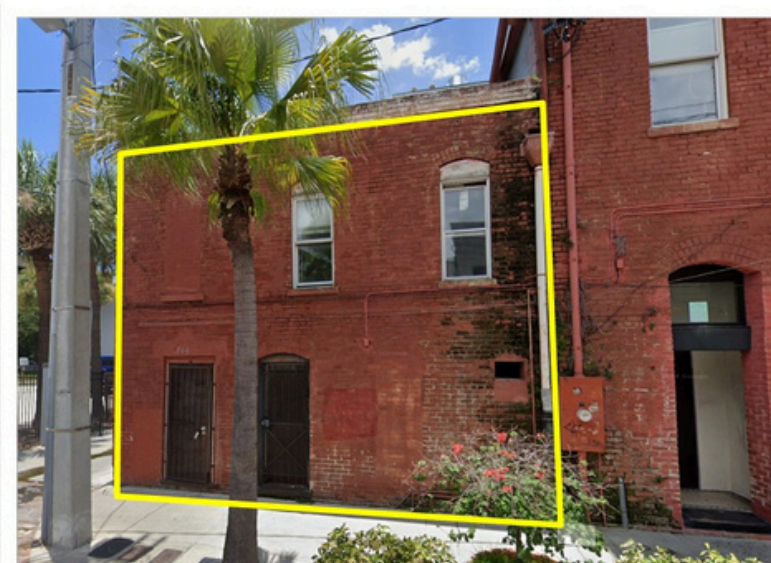
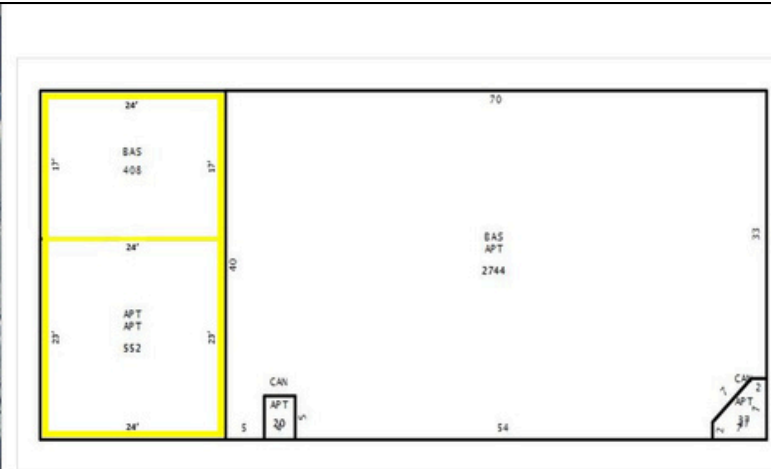
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## MINUTES FROM MAJOR THOROUGHFARES. DOWNTOWN TAMPA OR ANYWHERE IN THE TRI-COUNTY AREA

In combination with the (2) offsite parking lots and the anchor tenant; the 2<sup>nd</sup> floor and building's rear may be built up to 3 stories with a terrace and may contribute to your income stream



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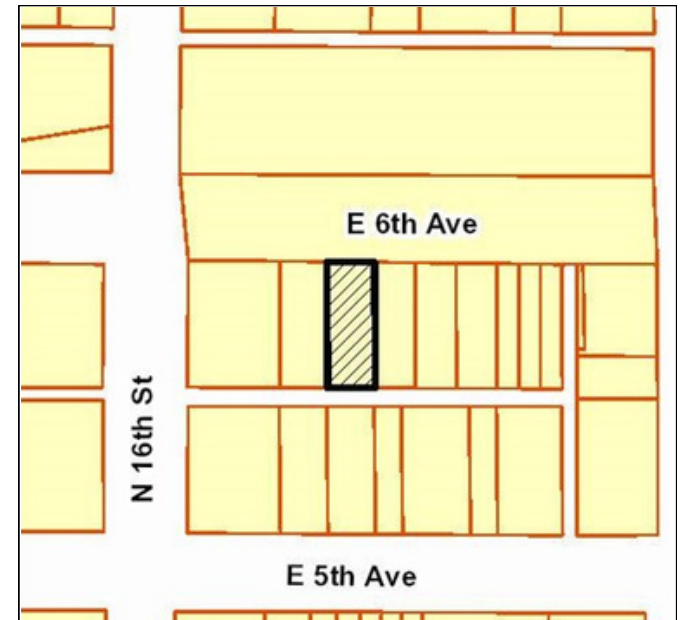


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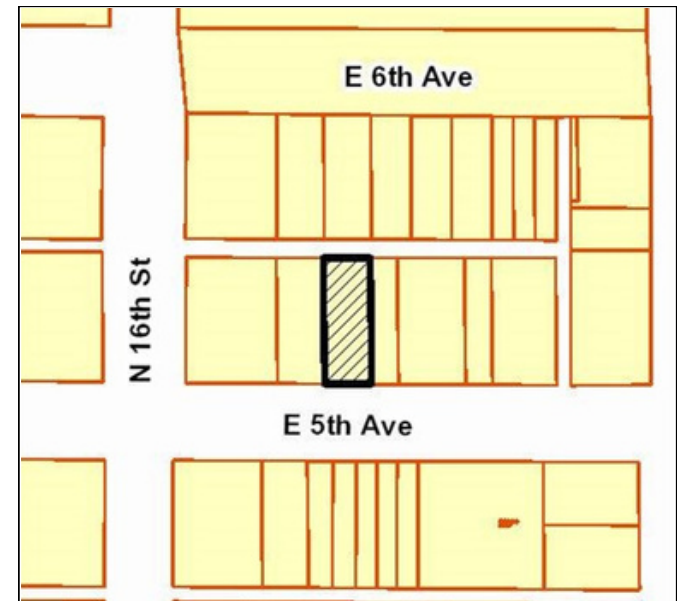
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## NEAR HOTELS, ENTERTAINMENT AND SHOPPING

- 7-Eleven, Inc. is an investment grade tenant with an "A" rating from Standard & Poor's
- 7-Eleven is the largest convenience retail chain in the world, with more than 78,000 stores worldwide
- Tampa is one of the fastest growing cities in the country and ranks among the best places to live, work and start or relocate a business
- In combination with the anchor tenant, the 2nd floor and (2) offsite parking lots can contribute to your income stream
- Highly visible and is situated at the high pedestrian intersection of East 7th Avenue and N. 16th Street
- 5,400+ vehicles pass this storefront daily
- Average annual household income of \$70,452 within one mile of the site
- Local and National Area Tenants - Centro Ybor, Hotel Haya, The Ritz Ybor, Ybor City Wine Bar, King Corona Cigars Bar and Café, Truist Bank, Tampa Brewing Company, Ybor City Tap House, Gaspar's Grotto, Carmine's Restaurant, Hilton Gardens Inn-Ybor, Hampton Inn and Suites, Hillsborough Community College, Gametime, Industrious and others...
- 1.5 miles to Downtown Tampa, third most populous city in the state of Florida
- Its strategic location near the Art, Retail and Office Districts of Historic Ybor City, The Channel District, the new GasWorx development, Downtown Tampa, restaurants, nightlife, and major travel arteries make this a valuable trophy asset for any investor



### OFF SITE PARKING



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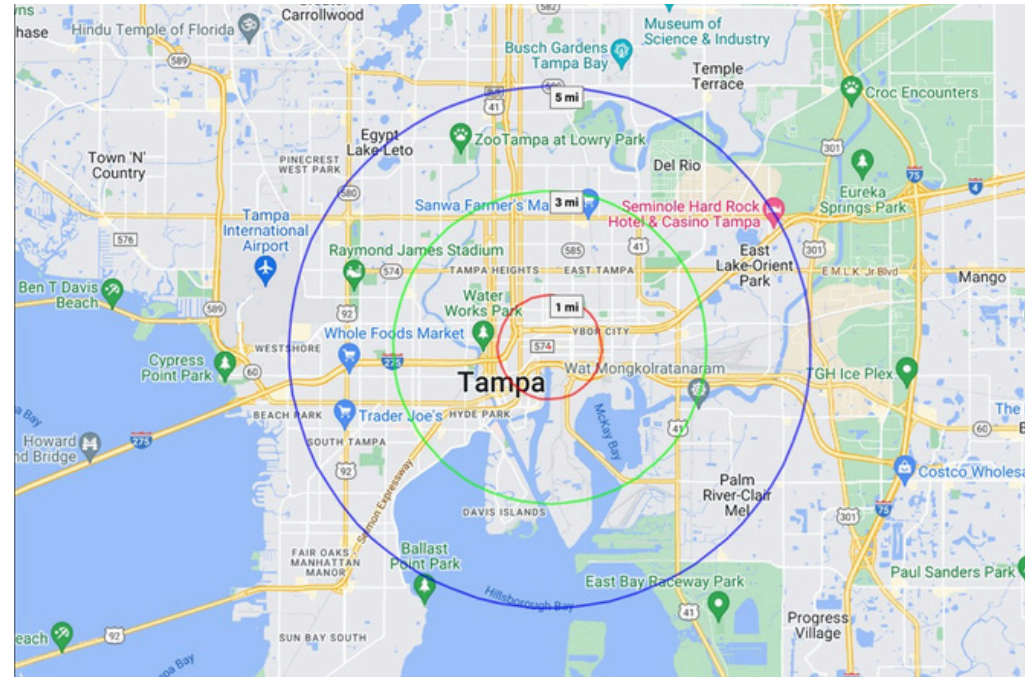
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## AREA HIGHLIGHTS | DEMOGRAPHICS

- Steady surrounding population of 117,001 residents within a 3-mile radius
- Average HH income exceeds \$93,462 within 5 miles of the property
- Prime 7th Avenue frontage
- Tremendous branding and signage opportunities for 2nd floor tenants
- Centrally located in the heart of bustling Ybor City
- Short walk to Centro Ybor & all Ybor amenities
- Near Hotels, Entertainment and Shopping
- Neighboring businesses include: Centro Ybor, Hotel Haya, The Ritz Ybor, Ybor City Wine Bar, King Corona Cigars Bar and Café, Truist Bank, Tampa Brewing Company, Ybor City Tap House, Gaspar's Grotto, Carmine's Restaurant, Hilton Gardens Inn-Ybor, Hampton Inn and Suites, Hillsborough Community College, Gametime, Industrious and others
- Excellent accessibility to and from N. 22nd Street, N. 15th Street, Nebraska 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



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	16,898	117,001	258,692
Average age	40	39	40
Average age (Male)	39	38	39
Average age (Female)	40	40	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	8,491	49,929	107,281
# of persons per HH	2	2.3	2.4
Average HH income	\$70,452	\$91,153	\$93,462
Average home value	\$391,205	\$440,835	\$452,335



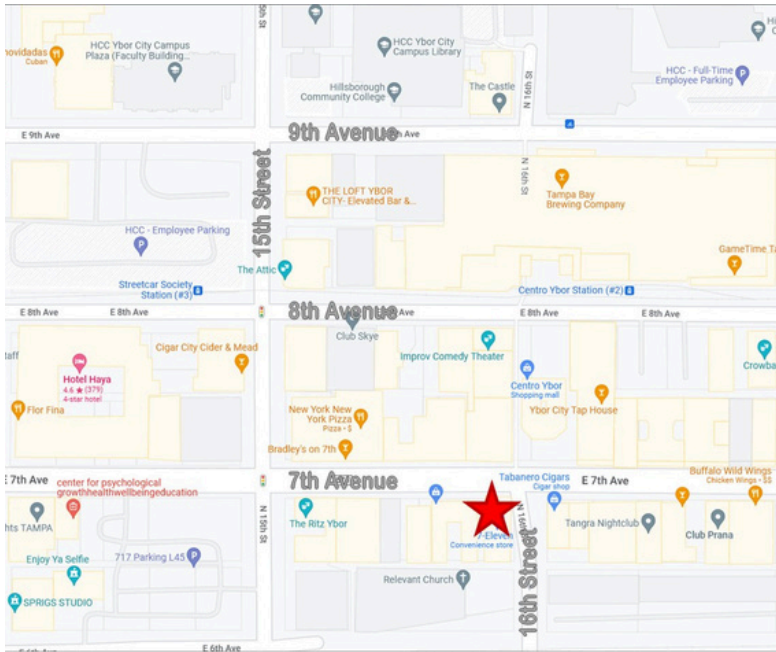
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**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**

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## MAPS & DIRECTIONS



## DIRECTIONS

From Interstate- 4: Take Ybor City Exit. Head south on 21st Street to 7th Ave. Turn right. Head west to 16th Street. Go through the intersection. Immediately to your left, arrive at property on the left at: 1535 E. 7th Avenue.

## PARCEL MAP



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- VALUATION & ADVISORY SERVICES
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## CALL OUR TEAM TODAY!

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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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