



BROKERAGE DONE DIFFERENTLY

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work
& play**

IN THE HEART OF EAST TAMPA!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**2409 E. LAKE AVENUE
TAMPA, FL 33610 | FOR LEASE**

PRIME EAST TAMPA LOCATION!

DIRECT FRONTAGE ON E. LAKE AVENUE

• **2,600 SF RETAIL, OFFICE, OR RESTAURANT** •

UNDER CONSTRUCTION

LOCATED IN A QUALIFIED HUBZONE



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BUILDING RENDERING

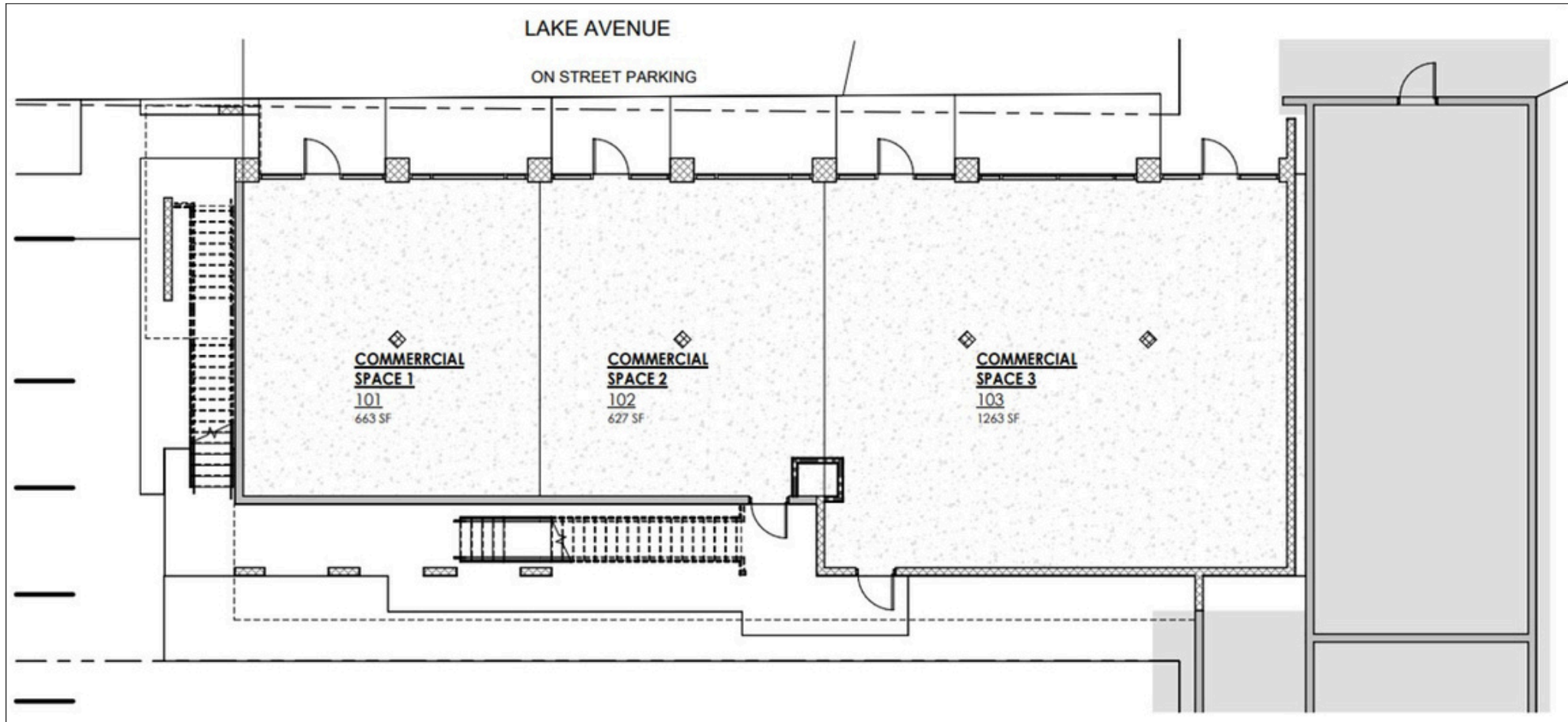


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PROPOSED BUILDING LAYOUT



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NEW TENANT CONCEPTS



Bodega * Corner Store * Ice cream Parlor * Coffee Shoppe * Florist
* Custom Clothing Boutique * Electronics Store

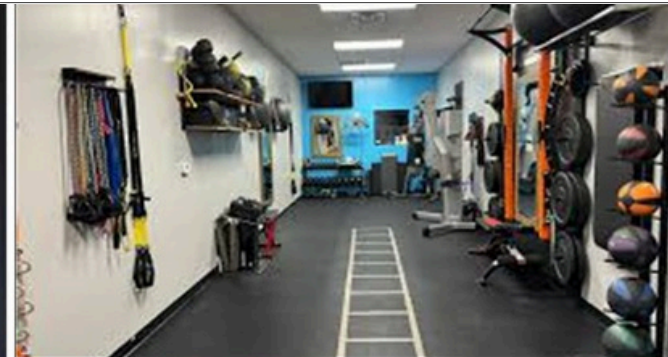
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NEW TENANT CONCEPTS



Tutoring/ Academic Support Services * Personal Training Studio * Yoga Studio *
Nail Salon * Hair Salon * Custom Clothing Boutique * Photography Studio

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LEASE OPPORTUNITY



Sandwich Shop

PROPERTY INFORMATION

- **Lease Price: \$22 PSF/ mo./ NNN/ S.T.**
- **Folio Number: 174395-0000**
- **Site Improvements: 2,600 SF**
- **Lot Size: 5,123 SF (.14 acres)**
- **Lot Dimensions: (approx.) 47' x 109'**
- **Zoned: PD (Planned Development)**
- **10,500 VTD (2023 AADT) N. 22nd St/ E. Lake Avenue**
- **Taxes: \$2,792.83 (2024)**
- **Highest and best use: Retail storefront, professional office or restaurant**
- **2024 Total Population | 18,601 - 1 Mile | 112,533 - 3 Mile | 290,866 - 5 Mile**

Zoning is PD. Planned Development. The definition of planned development means a development is under unified control designed and planned to be developed in a single operation or by a series of prescheduled development phases according to an officially approved final master land use plan, including DRI, PUD Planned Unit Developments, MPUD Master Planned Unit Developments, PD Land Use Classifications or other land use classifications with subarea policies, and other planned developments under a common preliminary site plan (PSP) approval, plat, or unified plan of development.

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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

For Lease: \$22 PSF/ mo. + S.T.

Lease Provisions: NNN

Lease Terms: 2-5 year lease

Tenant Paid Expenses: Prorated Utilities, Sales Tax, Business Insurance, Alarm, etc...

LOCATION

Street Address: 2409 E. Lake Avenue

City: Tampa

Zip Code: 33610

County: Hillsborough

Traffic Count/ Cross Streets:

10,500 VTD (2023 AADT) N. 22nd Street/ E. Lake Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Ybor City/East Seminole Heights Area

THE PROPERTY

Folio Numbers: 174395-0000

Zoning: PD (Planned Development)

Current Use: Retail Storefront

Site Improvements: 2,600 SF bldg.

Lot Dimensions: (approx.) 47' x 109'

Front Footage: (approx.) 109' / E. Lake Avenue

Lot Size: 5,123 SF

Total Acreage: .14 acres

Parking: Onsite :: Dedicated :: up to 10 spaces

UTILITIES

Electricity: TECO

Water: City of Tampa

Waste: City of Tampa

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2024

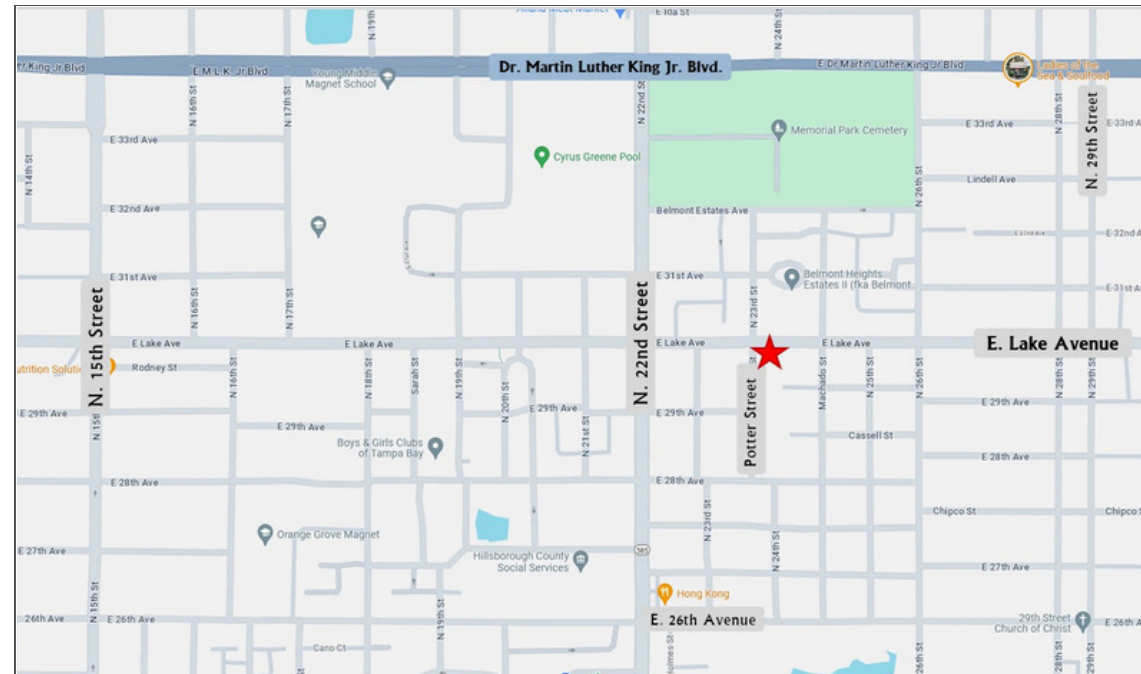
Taxes: \$2,792.83.

THE COMMUNITY

Community/ Subdivision Name: Ybor City/East Seminole Heights Area

Flood Zone Area: X

Flood Zone Panel: 12057C0360H



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INVESTMENT HIGHLIGHTS

- Outstanding lease opportunity
- First-generation space
- Highest and best use: Retail sales, professional offices, community services or a small neighborhood eatery
- Offered as build-to-suit or a vanilla shell
- Ground level with flexible layouts
- The space can feature one large open area or be subdivided into 2-3 smaller suites.
- **EXCELLENT LOCATION** for a relocation, expansion or a new business startup location
- Approximately 109 feet of frontage along E. Lake Avenue
- Dedicated onsite parking
- Excellent visibility and signage
- Minutes from Downtown Tampa, Seminole Heights, Ybor City, USF and the Greater East Tampa area
- Located immediately south of the E. Dr. Martin Luther King Jr. Blvd.
- Immediate access to Hillsborough Avenue via N. 22nd Street
- 5 minutes (approx.) to E. Hillsborough Avenue
- 5 minutes (approx.) to N. Nebraska Avenue
- 1.5 miles east of I-275 on ramp at E. Dr. Martin Luther King Jr. Blvd.
- 10,500 +/- AADT at N. 22nd Street and E. Lake Avenue- **HIGH TRAFFIC LOCATION**
- Situated in a qualified HUBZone
- 2024 Total Population | 18,601 - 1 Mile | 112,533 - 3 Mile | 290,866 - 5 Mile



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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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- PROPERTY MANAGEMENT FOR OWNERS
& FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
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