



BROKERAGE DONE DIFFERENTLY

**live
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

**2602 CORRINE STREET
TAMPA, FL 33605 | FOR LEASE**

PALMETTO BEACH LOCATION!
DIRECT FRONTAGE ON CORRINE STREET & 26TH STREET

- **1,548 SF 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.

LEASING OPPORTUNITY

RM-16 Residential Multiple-Family: This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure. Minimum lot size is 5,000 square feet, 1 unit per 2,723 (sq. ft.). Maximum height is 35 feet



LEASE HIGHLIGHTS

- Highest and Best Use: neighborhood retail store, boutique, meeting hall, creative space, office
- Located in Qualified HubZone
- Great residential neighborhood location- ideal for a corner bodega
- Next door to DeSoto Elementary School and Desoto Park
- Immediate access to McKay Bay
- Situated in Palmetto Beach, Tampa
- Tremendous visibility
- This area is exploding with new commercial and residential growth all around
- Demographic highlights within a 3-mi radius include a population count of 87,313 and the average HHI exceeds \$90,015
- Near dining, shopping, schools, public transportation and growing residential neighborhoods
- Excellent accessibility to and from N. 22nd Street, Crosstown Expressway and Hwy 60/ Adamo Drive
- Minutes from Downtown Tampa, East Tampa, Channel District, Hyde Park, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Lease Price: \$2,500/ month+ sales tax

Lease Provisions: Modified Gross

T.I. Available: TBD, Contact Broker

LOCATION

Street Number: 2602

Street Name: E. Corrine

Street Suffix: Street

Street City: Tampa

County: Hillsborough

Traffic Count/ Cross Streets:

2,400 VPD (Corrine Street & N. 22nd Street) AADT, 2023

Market: Tampa/St. Petersburg- Clearwater

Sub-Market: Palmetto Beach

THE PROPERTY

Folio Number: 191077-0000

Zoning: RM-16 (Residential)

Property Use: Commercial Retail/ Office

Available SF: 1,548 SF

Lot Size: approx. 11,326 SF

Lot Dimensions: 70' x 160'

Front Footage: 70'

Parking: Onsite/ Street

TAXES

Tax Year: 2024

Tax total: \$4,181.42

UTILITIES

Electricity: TECO

Water/ Waste: City of Tampa Utilities

Communications: Frontier Communications/ Verizon/ Spectrum

THE COMMUNITY

Community/ Subdivision Name: Park Place of East Tampa

Flood Zone Area: AE

Flood Zone Panel: 12057C0358J



BROKERAGE DONE DIFFERENTLY



LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

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.

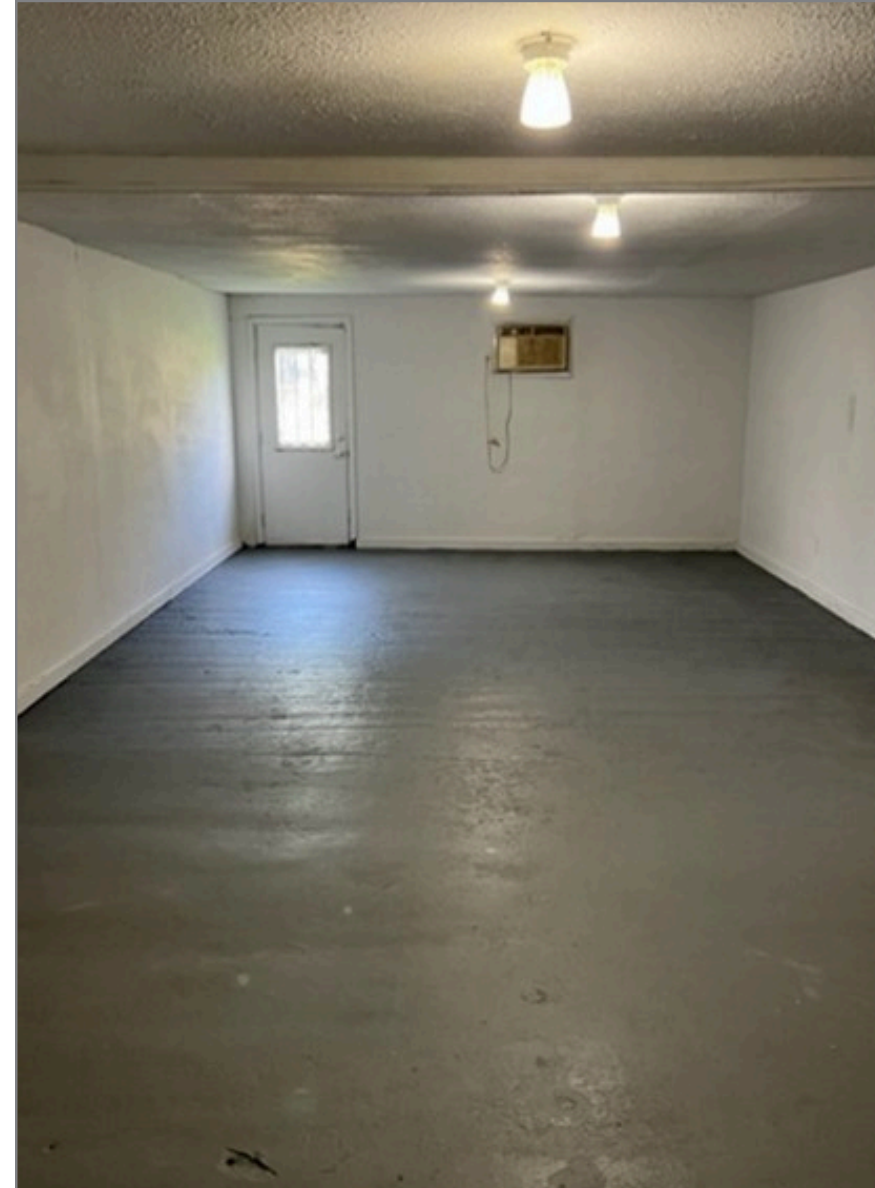
It is flanked by Ybor City to the North, Brandon to the Southeast, Downtown & Channelside to the West and sparkling McKay Bay to the East.

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



BROKERAGE DONE DIFFERENTLY

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

PROPERTY PHOTOS



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

HUBZONING | MAPS & DIRECTIONS

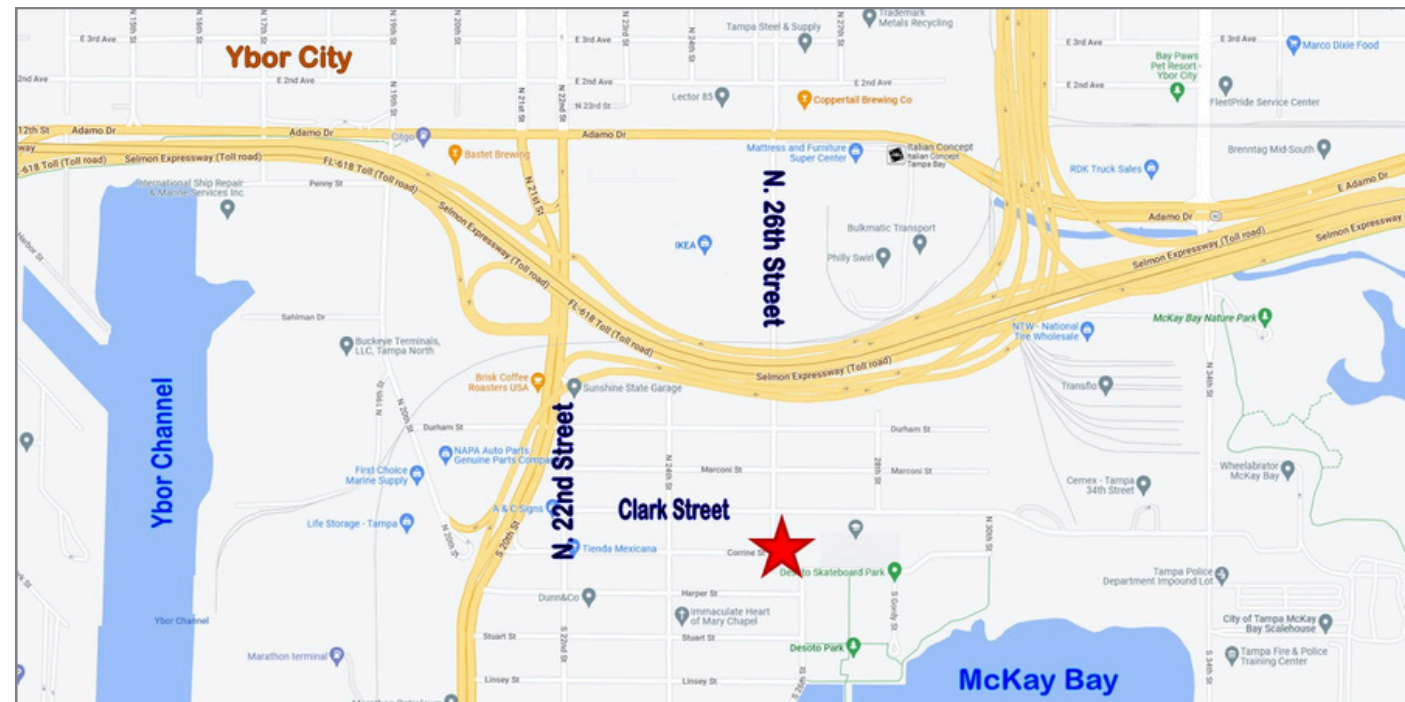


QUALIFIED HUBZONE

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. 26th Street. Head south to Corrine Street. The property is on the left at the bend of Corrine Street and N. 26th Street.



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

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?

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

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.

CALL OUR TEAM TODAY!
813.935.9600



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



BROKERAGE DONE DIFFERENTLY

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

