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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

**1501 E. 9TH AVENUE, SUITES A & B
TAMPA, FL 33605**

**FOR LEASE
\$30 PSF / NNN**

- Corner of **N. 15th Street and E. 9th Avenue**
- Daily vehicle traffic of 2,350 cars passing daily
- Currently leased as professional office, however can be leased as retail storefront
- **Total Available SF: 2,622 SF**
- Suite A: **1,586 SF (with loft)** :: Suite B: **1,036 SF**
- Hardwood and ceramic tile floors
- Walking distance to Centro Ybor, restaurants, retail shops and residential neighborhoods



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.

DETAILS

FINANCIAL & TERMS

Status: ACTIVE

Price PSF: \$30 PSF / NNN/ + sales tax

Offering Price: \$6,555.00 mo. (base rent)

Lease Terms: Minimum 1 year

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

LOCATION

Street Address: 1501 E. 9th Avenue (Suite A & B)

City: Tampa

Zip Code: 33605

County: Hillsborough

Traffic Count: 2,350 VTD (2024 AADT) 9th Ave./ 15th St.

Market: Tampa-St. Petersburg- Clearwater

Sub- Market: Central Ybor Area S of I-4

THE PROPERTY

Folio #: 197132-0000

Zoning: YC-1 Central Commercial Core

Current Use: Office/ Retail

Leasable Space: 2,622 SF

Front Footage: 55' /9th Avenue

Parking: Some curb, offsite/ garage and nearby paid lots

Zoning: YC-1 Central Commercial Core: This subdistrict comprises the cultural, social, shopping and service heart of the Original Ybor City Historic District. The regulations are intended to preserve and enhance the touristic, cultural and economic functions by preserving its rich mixture of land uses, relatively modest intensity of development, low-rise structures and distinctive architecture.

UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

THE COMMUNITY

Neighborhood/ Subdivision: YBOR CITY BLOCK Y

Flood Zone Area: X

Flood Zone Panel: 12057C0354J



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1501 E. 9TH AVE., STE. A & B | TAMPA, FL 33605 | 2,622 SF FOR LEASE



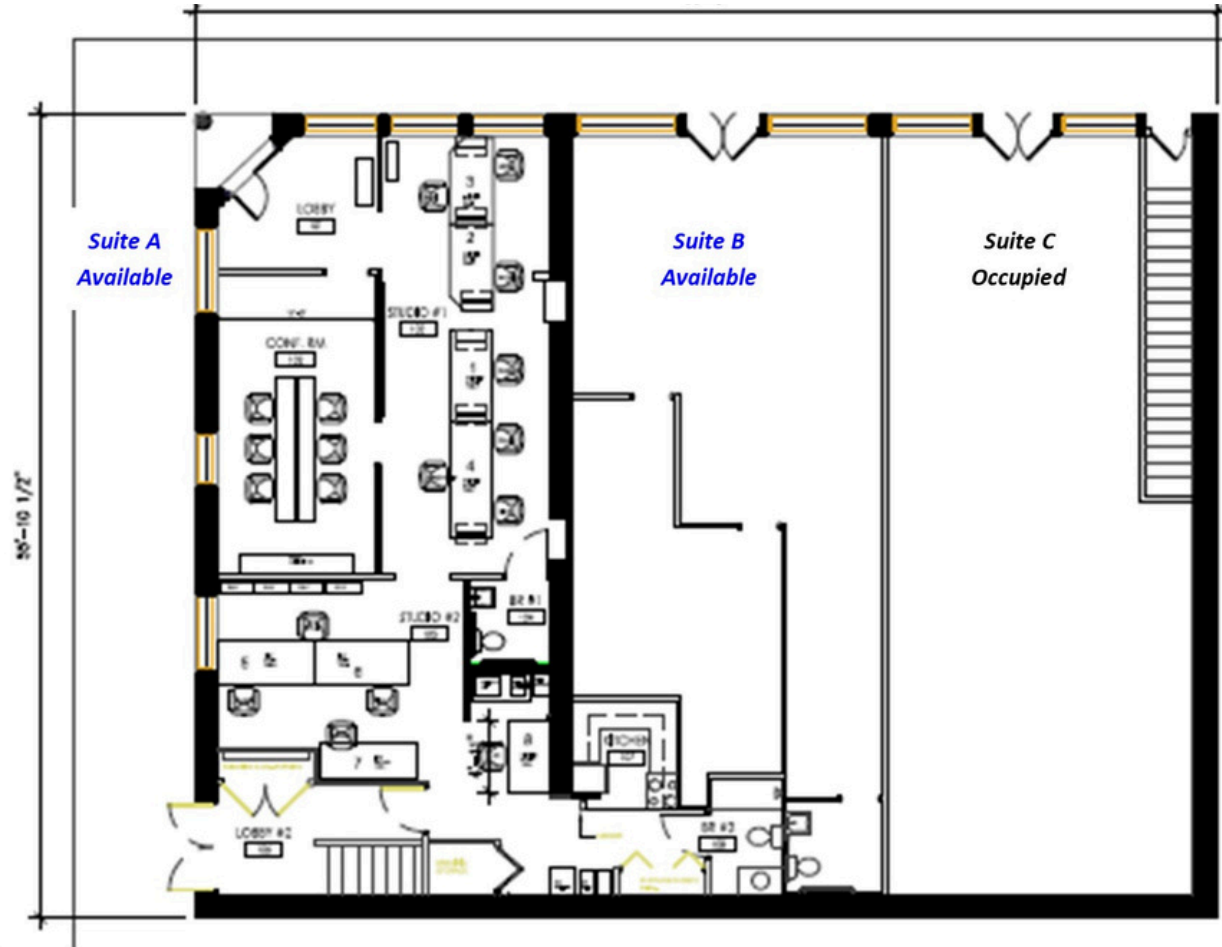
PRIVATE OFFICE



SPACE FEATURES

Large Open Spaces Boasting an Abundance of Natural Light, Exposed Brick Walls, and Very Functional Floor Plans

- 1st floor mixed-use retail storefront/office space
- Beautiful **double door entrance**
- Open floor plan with **separate office**
- Restroom
- **Storage nook**
- Ready for **new tenant build-out and occupancy**
- Excellent opportunity for an expansion, start-up or relocation
- Great street signage, **incredible visibility** and accessibility
- Direct Hillsborough Community College frontage
- **Heavy pedestrian traffic**
- **Plenty of nearby offsite parking**
- 1 block North of the Trolley Streetcar Society Station (#3)



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AREA & DIRECTIONS

Located in a Qualified HUBZone

Located at the bustling corner of E. 9th Avenue and N. 15th Street, you'll be surrounded by many different commercial businesses, retail merchants, restaurants, the Community College and residential neighbors. **This location is ideal and ready** for a new inspired tenant looking for a rare opportunity!

Strong surrounding demographics within a 1 mile radius: population 18,110 :: average HHI: \$68,310 :: total households 8,941 and **Minutes** from Downtown Tampa, Channel District, Tampa River Walk, Hyde Park, Interstate 275, Interstate 4 and Selmon Expressway.



DRIVING DIRECTIONS TO 1501 E. 9TH AVENUE

- From Interstate 4
- Take exit 1 toward N. 21st St./ 22nd St.
- Head south on N 21st St
- Turn right onto E. Palm Ave
- Turn left onto N. 15th St
- Turn left onto E. 9th Ave
- Property is immediately on the right

CALL TO SCHEDULE YOUR SHOWING TODAY! 813.935.9600

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?

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

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CALL OUR TEAM TODAY!

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