



1324 E 7TH AVE
TAMPA, FL 33605

FOR LEASE

CAN BE LEASED SEPARATELY OR ALL TOGETHER.

Historic brick building, located in the heart of the National Historic District Ybor City. Rare opportunity to lease a building of this size on 7th Ave! Ideal for retail, restaurant, or office use with TI available.

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



**live
work
& play**
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

1324 E 7TH AVE
TAMPA, FL 33605

LEASE PRICE

Negotiable

LEASE OPTION

3,000-17,864 SF
CAN BE LEASED SEPARATELY
OR ALL TOGETHER

PROPERTY FEATURES

DISCOVER A PROMINENT COMMERCIAL OPPORTUNITY!

This space is housed in the historic “Larmon Building,” originally built in 1905 and offers a versatile two-story brick structure with a generous 17,864 square feet of open-plan space—the perfect canvas for your next restaurant, retail destination, boutique office, gallery or dynamic mixed-use concept in the heart of Ybor City.

- *First Floor:* Spacious layout ideal for public-facing use such as retail, dining or showroom...
- *Second Floor:* Additional open space suited for offices, studios or private event areas
- *Rooftop:* Opportunity for a rooftop build-out to add outdoor dining, lounge space, or entertainment

**You are free to renovate and customize the layout based on your project needs*

It is currently a blank-shell space **requiring renovation**, with tenant improvement (TI) options available. Additional highlights include an on-site parking ratio of 4 spaces per 1,000 square feet, with nearby supplemental public parking, a historic brick façade with signage potential and rear delivery access.



INTERIOR PHOTOS

LEASING DETAILS

- Flexible Terms: Lease duration and rates are negotiable
- Multiple Uses: Ideal for retail, office, restaurant, bar, entertainment, wellness...
- Tenant Incentives: Free rent during renovation period and TI allowances available for qualified tenants
- Customizable Space: Build to suit your concept
- Lease Options: Available as a whole or subdivided, starting at 3,000 SF

HIGHLIGHTS:

- Located in historic Ybor City, Tampa’s famed National Historic Landmark District along vibrant 7th Avenue
- Excellent walkability (Walk Score 80) and bike-accessibility (Bike Score 73), with a Transitional Score ~54
- Strategically positioned near streetcar stops and public transit in Tampa’s popular entertainment corridor.

LISTING DETAILS

FINANCIAL TERMS

LEASE PRICE **Negotiable**

LOCATION

STREET NUMBER 1324 E 7TH AVE
CITY TAMPA
COUNTY HILLSBOROUGH
TRAFFIC COUNT APPROXIMATELY 12,500 VEHICLES PER DAY ALONG E 7TH AVE AT N22ND ST
MARKET TAMPA
SUB MARKET YBOR CITY

UTILITIES

ELECTRICITY TECO
WATER CITY OF TAMPA UTILITIES
WASTE CITY OF TAMPA UTILITIES
COMMUNICATION FRONTIER/VERIZON/SPECTRUM

THE COMMUNITY

NEIGHBORHOOD/SUB DIVISION NAME YBOR CITY HISTORIC DISTRICT
FLOOD ZONE AREA X
FLOOD ZONE PANEL 12057C02354J

THE PROPERTY

FOLIO NUMBER 1970600000

ZONING YC-1

YC-1- IT IS LOCATED IN HISTORIC YBOR'S PRIMARY COMMERCIAL CENTER. THIS ZONING SUPPORTS A VIBRANT MIX OF HISTORIC RETAIL, DINING, AND CULTURAL ACTIVITIES, WHILE ENSURING THAT NEW DEVELOPMENT RESPECTS THE HISTORIC SCALE AND CHARACTER OF THE AREA.

AVAILABLE SF 3,000-17,864 SF

CEILING HEIGHT 13FT (APPROX)

LOT DIMENSION 150X119

FRONT FOOTAGE 100X178.64

PARKING ONSITE, GARAGE AND STREET PARKING AVAILABLE.

TAXES

TAX YEAR 2024

TAXES \$32,047.12



SPACE AVAILABILITY

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st and 2nd floor	3,000-17,864 SF	Negotiable	Upon Request	Negotiable



Space

Retail | Office

Condition

Shell Space

Availability

Now

Located right on 7th Avenue in the heart of Ybor City, this historic two-story brick building offers approximately 17,864 square feet of flexible space. With excellent street visibility and onsite parking, it's a rare opportunity to establish your presence in one of Tampa's most vibrant and walkable neighborhoods. Surrounded by local landmarks, dining, and foot traffic, this location positions your business at the center of it all.

Ideal for retail, restaurant, office, studio, showroom, gallery, fitness or wellness center, coworking space or creative space.

The space can be subdivided to suit your needs, with tenant improvement (TI) allowances and free rent available for qualified tenants.

- Open Floor Plan Layout
- Space In Need of Renovation

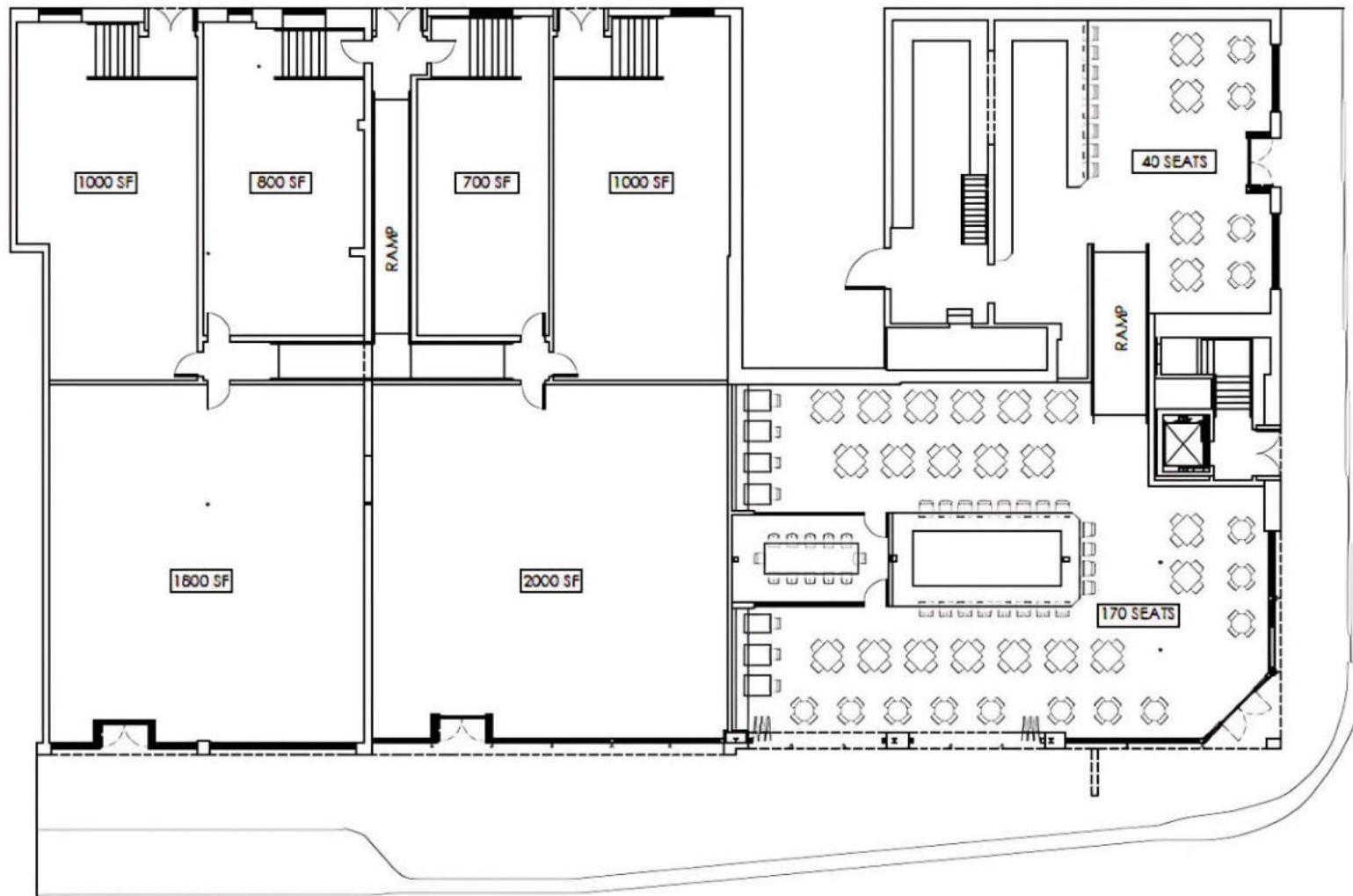


OPTIONAL DEVELOPMENT SKETCH | SITE RENDERING



NOT ISSUED FOR CONSTRUCTION

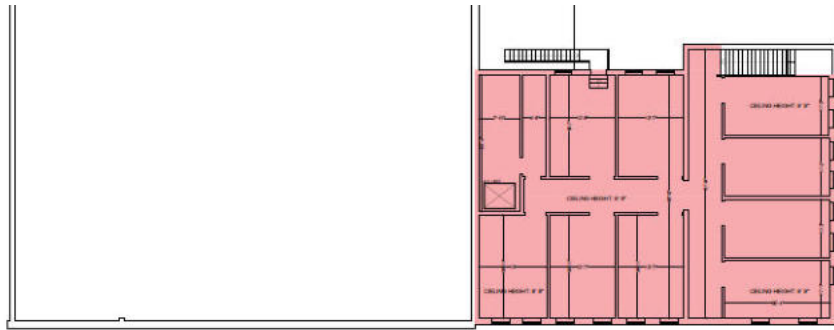
OPTIONAL LAYOUT PLAN



1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

NOT ISSUED FOR CONSTRUCTION

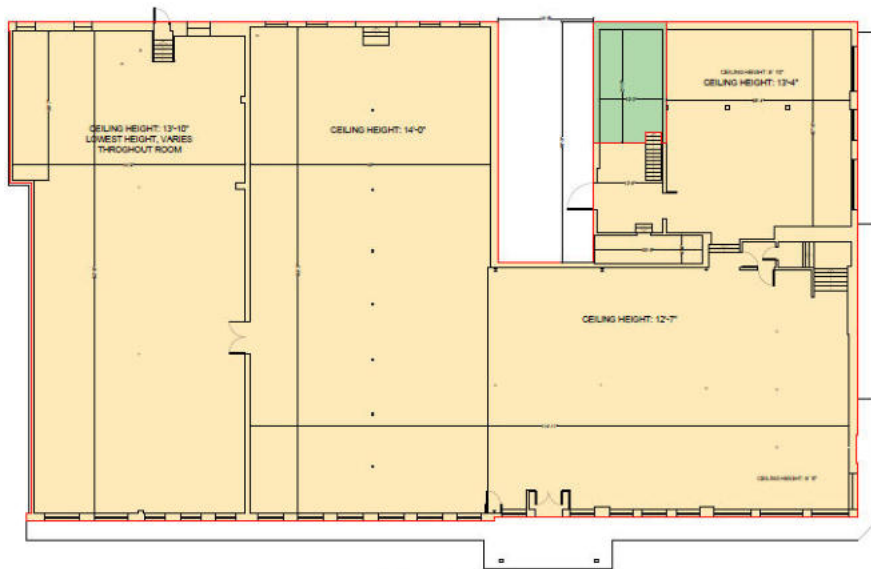
OPTIONAL DESIGN BLUEPRINT



- Second Floor Area - 3,433 Sq. Ft.



- Suite 3 Second Floor Area - 3,424 Sq. Ft.



GLA: 17,864 Sq. Ft. (ANSI Z85.5-2010)

- First Floor Area - 14,431 Sq. Ft.
- Mezzanine Area



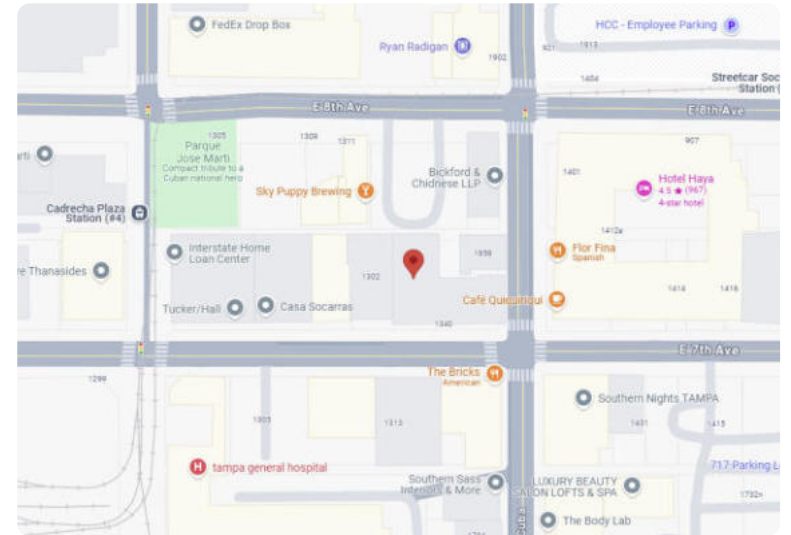
GLA: 17,719 Sq. Ft. (ANSI Z85.5-2010)

- Suite 1 - 4,108 Sq. Ft.
- Suite 2 - 4,494 Sq. Ft.
- Suite 3 (First and Second Floor) - 5,940 Sq. Ft.
- Suite 4 - 2,187 Sq. Ft.
- Suite 4 Mezzanine Area
- Vertical Penetration

MAPS AND DIRECTIONS

From Tampa International Airport, head east on FL-60 E toward I-275 N. Merge onto I-275 N and continue for about 5 miles. Take Exit 45A for I-4 E toward Orlando, then keep right at the fork to merge onto I-4 E. Drive approximately 1.5 miles and take Exit 1 toward Ybor City/21st Street/22nd Street. Turn right onto 21st Street, then left onto E 7th Avenue.

Continue west for about half a mile — 1324 E 7th Ave will be on your right, located in the heart of historic Ybor City. Street parking and nearby public lots are available.



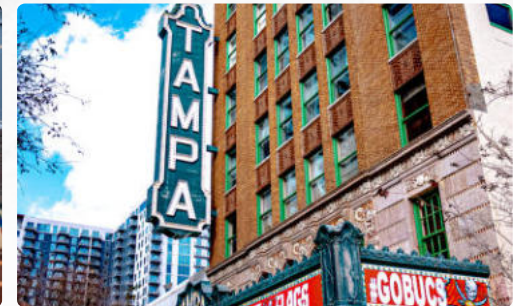
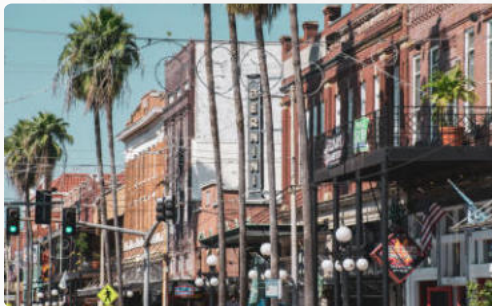
WHERE HISTORY INSPIRES VISION: PRIME COMMERCIAL SPACE IN YBOR CITY

More than just a commercial address, 1324 E 7th Ave is a legacy property in the heart of Tampa's historic Ybor City—offering a rare blend of character, scale, and location that's ideal for ambitious business owners, investors, or visionary developers.

Set along one of the city's most vibrant corridors, this two-story brick building spans over 17,800 square feet, providing a substantial footprint for retail, restaurant, office, entertainment, or mixed-use concepts. Originally constructed in 1905, the building maintains its historic charm with a striking brick façade, large street-facing windows, and flexible interior space ready to be transformed.

Inside, the wide-open shell is primed for customization—with high ceilings, exposed brick, and natural light offering the perfect foundation for a one-of-a-kind space. Whether you're creating a flagship retail destination, a multi-tenant workspace, or a culinary venue that celebrates the culture of Ybor, the possibilities are vast.

The property sits just steps from local attractions, trolleys, public parking, and major thoroughways—offering high foot traffic, built-in visibility, and access to Tampa's ever-growing urban population. It's a space where history meets potential—and where your concept can make a lasting impression. From its strategic location to its undeniable presence, 1324 E 7th Ave is more than a building—it's a blank canvas in one of Tampa's most iconic neighborhoods.



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 27 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.



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BROKER**

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