

# Industrial Land for Lease

1613 S. 51<sup>st</sup> St., Tampa, FL 33619

## EXECUTIVE SUMMARY



### Summary:

Lease Rate:	\$6,990/Month, Gross
Land Size:	0.90 Acre +/-
Lot Dimensions	196'x200'
Zoning:	M - Manufacturing
Future Land Use:	Suburban Mixed Use-6 (.35 FAR)
Potential Uses:	Open Storage
Folio Number:	046478-0000
Location:	Unincorporated Hillsborough County
Taxes (2025):	\$4,487.40
Utilities:	Well/Septic Electric: TECO
Flood Zone:	"AE"

### Overview:

This property is a vacant 0.9-acre parcel of land for lease in the Palm River submarket.

This is an opportunity to lease 0.9-acre parcel zoned M/Manufacturing. This parcel is located near the intersection of Causeway Blvd and 50<sup>th</sup> St. This is an excellent location near Port Tampa Bay, the Selmon Expressway, Interstate 4 and Interstate 75. The yard is fenced and has two driveway access points and gates along 51<sup>st</sup> St. Ownership would consider allowing a tenant to construct a building.

Hillsborough County has plans to bring water/sewer to the area by 2027.

This property is NOT located in an Opportunity Zone. The subject has a Future Land Use of Suburban Mixed Use-6 (.35 FAR).

This property is a great opportunity for any business looking for a manufacturing zoned lot in a good location.

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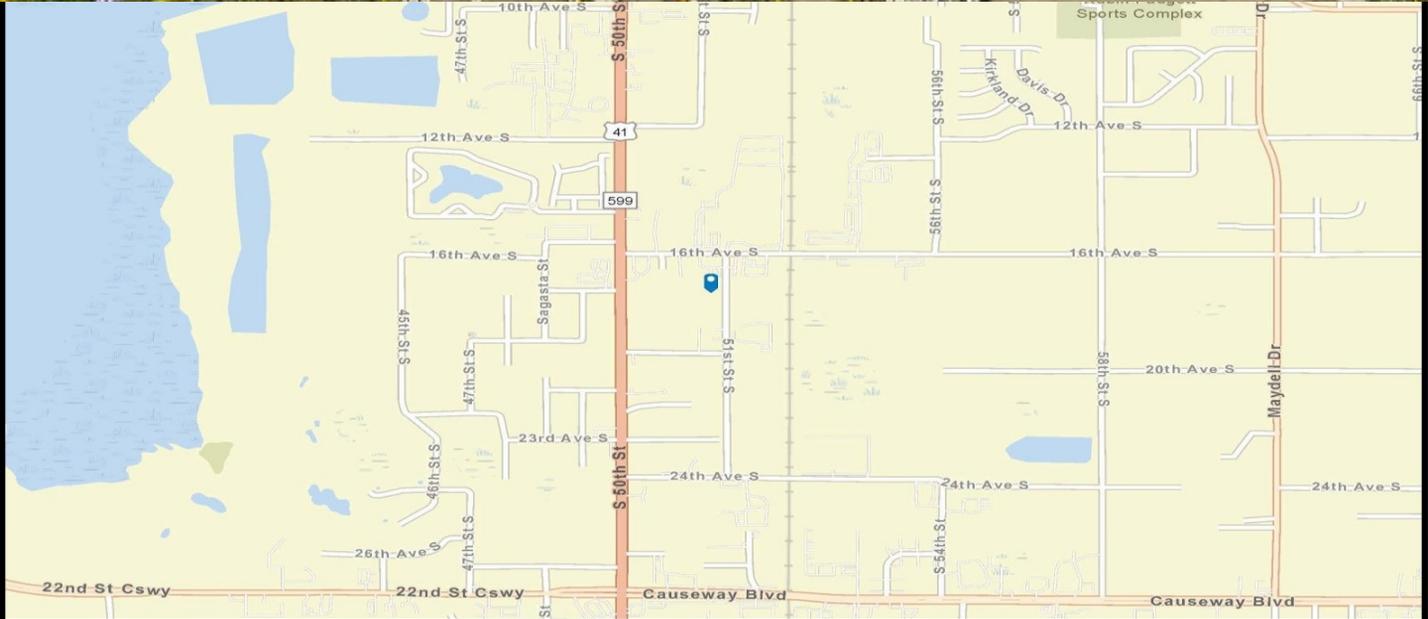
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1613 S. 51<sup>st</sup> St., Tampa, FL 33619  
AERIAL & AREA MAP



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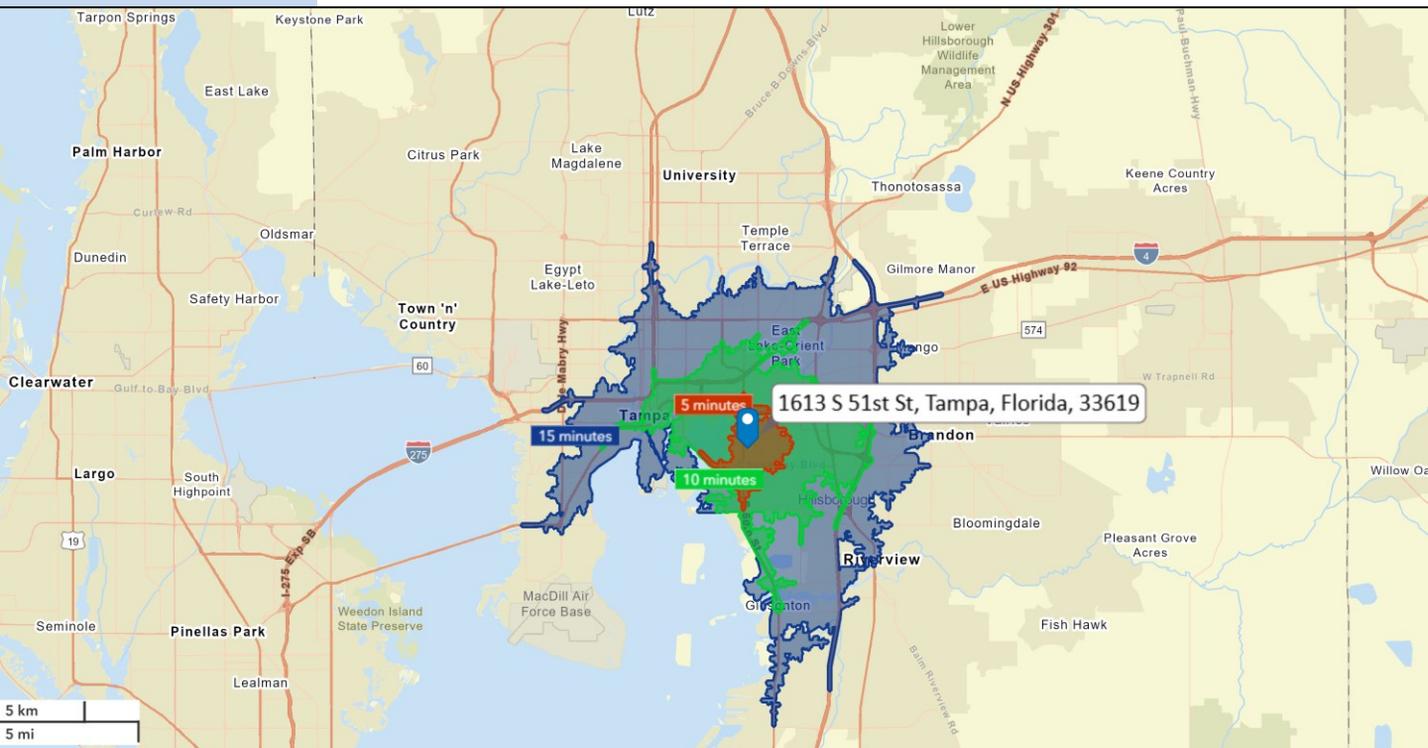
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### DRIVE TIMES & DEMOGRAPHICS



## 2020 Census Summary

1613 S 51st St, Tampa, Florida, 33619  
Drive time of 5 minutes



The 2020 Census data includes information on population and origin, as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

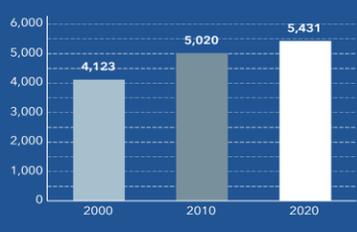
### KEY FACTS

<b>5,472</b> Total Population	<b>2,096</b> Total Housing Units	<b>1,157.6</b> Population Density	<b>2.73</b> Average Household Size	<b>1,987</b> Total Households	<b>86.8</b> Diversity Index
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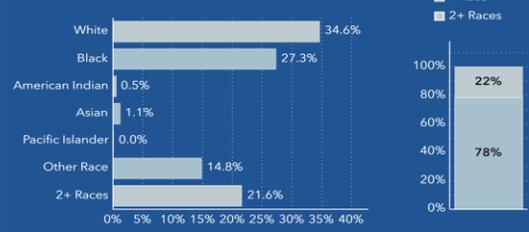
### 2010-2020 ANNUAL GROWTH RATE



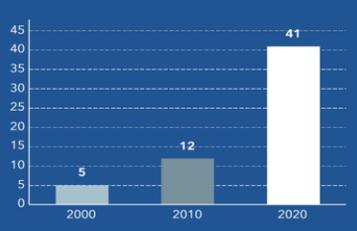
### HOUSEHOLD POPULATION



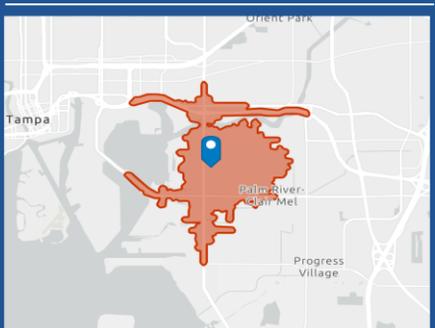
### TOTAL POPULATION BY RACE



### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	1,285	4,187
1 Race	1,021	3,270
White	401	1,493
Black	366	1,127
American Indian/Alaska Native	4	24
Asian	13	50
Pacific Islander	0	2
Some Other Race	237	574
2 or More Races	263	917



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2026 Esri

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