



1411 N. 17TH STREET
TAMPA, FL 33605

FOR LEASE

BISTRO, CAFÉ, BREWERY, ART GALLERY, OR EVENT SPACE.

BOASTING FRONT & BACK PATIOS FOR GREAT STREET VISIBILITY & RELAXING OUTDOOR SEATING

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

1411 N. 17TH STREET

TAMPA, FL 33605

LEASE PRICE **\$3,500 / NNN**

TERMS **FOR LEASE**

PROPERTY FEATURES

PRIME YBOR CITY CAFÉ & BISTRO OPPORTUNITY

Open your dream breakfast café or bistro in the heart of a rapidly growing neighborhood. This property offers 1,092 sq ft of heated space, 664 sq ft of covered patio, two ADA-compliant bathrooms, and a wheelchair ramp for full accessibility. Recent renovations make it move-in ready and ideal for a variety of food and beverage concepts.

The site features front and rear patios, giving you excellent street visibility and inviting outdoor seating options. Parking is highly convenient with street parking, the Centro Ybor Garage, and temporary use of the adjoining lot. The location is surrounded by strong demographics, with an average household income of \$106,041 and nearly 101,276 residents within a 3-mile radius.

Set in the vibrant core of historic Ybor City, this property benefits from heavy foot traffic and proximity to iconic neighbors including Columbia Restaurant, Valley Bank, Naviera Coffee Mills, Hilton Garden Inn Ybor, and Hotel Haya. With exceptional visibility and a dynamic setting, 1411 N. 17th St., Tampa, FL 33605 is a prime opportunity for your next successful venture.



PROPERTY VIEW

LOCATION HIGHLIGHTS:

- **Prime Location in Historic Ybor City** – Surrounded by thriving businesses, hotels, and a strong residential base.
- **Move-In Ready Space** – 1,092 sq ft heated interior with recent renovations and modern finishes.
- **Outdoor Dining & Visibility** – 664 sq ft covered patio plus front and rear patios for maximum street presence.
- **Accessible & Functional** – ADA-compliant bathrooms and wheelchair ramp for full accessibility.
- **Convenient Parking & Foot Traffic** – Street parking, Centro Ybor Garage, and temporary lot access support easy customer access.

LISTING DETAILS

FINANCIAL TERMS

LEASE PRICE **\$3,500 / NNN**

TERMS **FOR LEASE**

LOCATION

STREET ADDRESS 1411 N. 17TH STREET
CITY/MARKET TAMPA/YBOR CITY
COUNTY HILLSBOROUGH
SUB MARKET YBOR CITY

UTILITIES

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

THE COMMUNITY

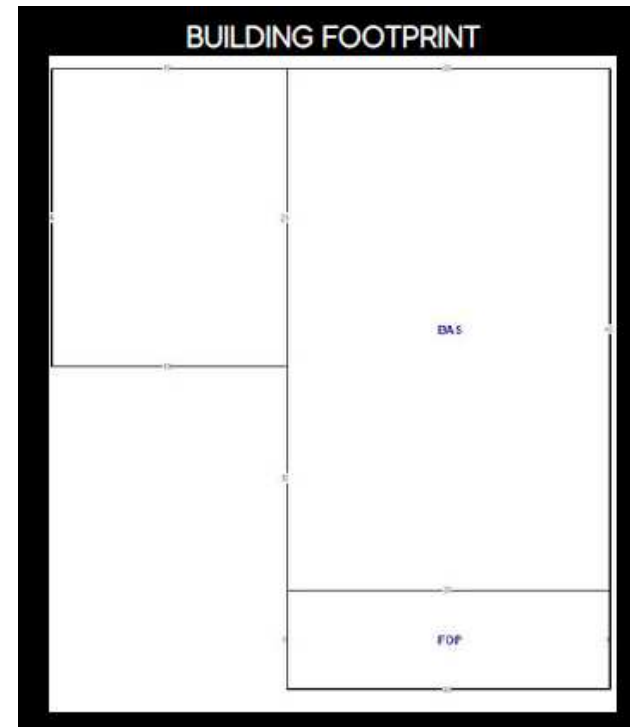
NEIGHBORHOOD/SUBDIVISION NAME CENTRAL YBOR AREA S OF I-4
FLOOD ZONE AREA X
FLOOD ZONE PANEL 12057C0354J

TAXES

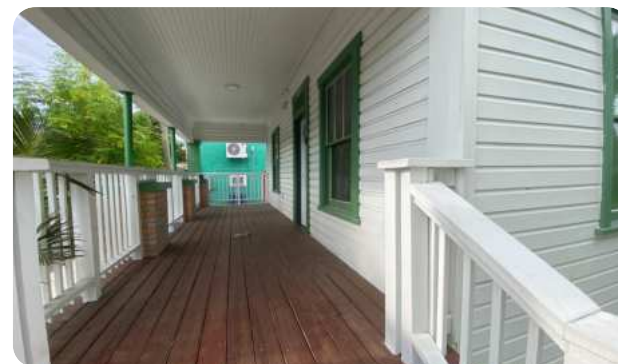
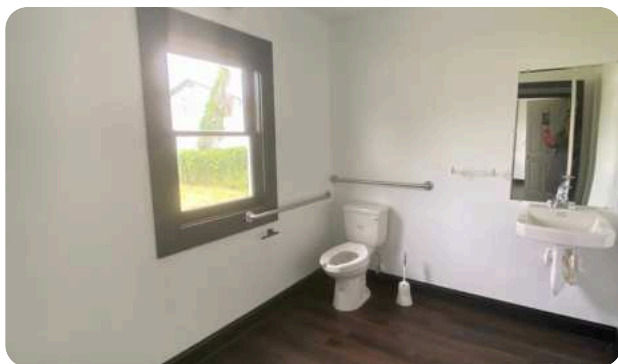
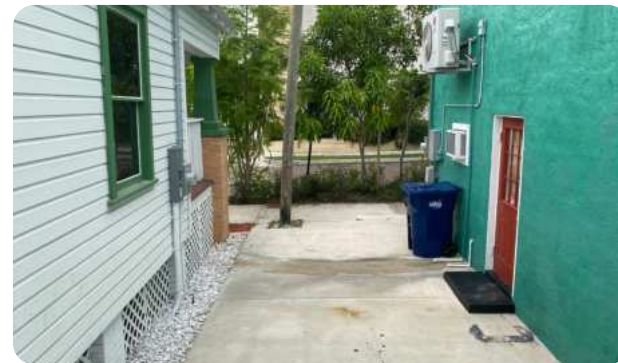
TAX YEAR 2024
TAXES \$6,760.64

THE PROPERTY

FOLIO NUMBER 190052-0000
ZONING YC-6
PROPERTY STYLE COMMERCIAL
SITE IMPROVEMENTS RENOVATIONS COMPLETED IN 2021
FUTURE USE RETAIL/RESTAURANT OPPORTUNITY
HEATED AREA 1,092 SF
BACK PATIO 456 SF
FRONT PATIO 208 SF
GROSS TOTAL 1,756 SF
PARKING STREET, CENTRO YBOR GARAGE AND (TEMP.) ADJOINING LOT



PROPERTY PHOTOS



ZONING INFORMATION

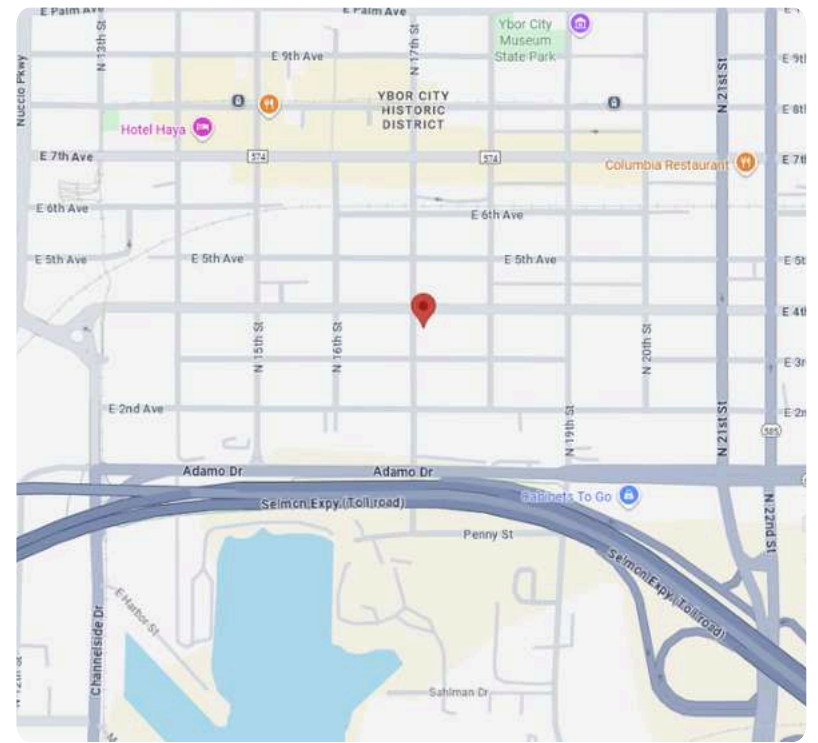
YC-6 is the Community Commercial zoning district within the Ybor City Historic District, intended to support general and intensive commercial uses on the southern fringe of the historic area. It serves as a transitional zone between the historic core and adjacent industrial or mixed-use areas.

Typical Allowed Uses:

Properties zoned YC-6 are well-suited for a variety of commercial activities, including retail, office, restaurant, service, and other community-oriented enterprises. The district supports vibrant street-oriented uses that reinforce Ybor City's walkable urban fabric. Specific permitted and special uses are defined in the City of Tampa Land Development Code (Chapter 27).

DRIVING DIRECTIONS

From Interstate 275 South or Interstate 4, take exit 1 (22nd Street/ 21st Street) to Ybor City. Head towards 21st Street South. Travel southbound to 4th Avenue, turn right. Proceed west to 17th Street. Turn left. Property will be on your immediate left. 1411 N. 17th Street



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 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.



CALL OUR TEAM TODAY!
813.935.9600



NEED OUR 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.



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



TINA MARIE ELOIAN CCIM
BROKER

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM

