



**4408 & 4412 N. NEBRASKA AVE  
TAMPA, FL 33603 | FOR SALE**

**DIRECTLY ON N. NEBRASKA AVE  
5,385 SF (CG) BUILDING ON A .45 AC LOT**

BROKERAGE DONE DIFFERENTLY

**live  
work  
& play**

IN THE HEART OF TAMPA BAY!

**813.935.9600**

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL

33602 FLORIDACOMMERCIALGROUP.COM



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## LISTING DETAILS

### FINANCIAL & TERMS Status: Active

Sale Price: \$1,150,000 NOT for lease currently

Sale Terms: Cash, Conventional, SBA (current business in place).

Expenses: Available Upon Request

Purchase Terms: \$1,150,000

### LOCATION

Street Address: 4408 & 4412 N Nebraska Avenue

City: Tampa

Zip Code: 33603

County: Hillsborough

Traffic Count/ Cross Streets: 21,000 VTD (2022 AADT) N. Nebraska Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Seminole Heights/Stadium North Area

### THE PROPERTY

Folio Number: 166127-0000

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Zoning: CG (General Commercial) (Both have same zoning)

Current Use: Commercial Retail

Site Improvements: 5,385 GSF ; 3,816 HSF

Lot Dimensions: (approx.) 72' x 138' (Building) and 73' x 138' (Vacant lot)

Front Footage: (approx.) 145' / N. Nebraska Avenue

Lot Size: 9,936 SF (Building) and 10,074 (Vacant Lot) Total: 20,010 SF

Total Acreage: 0.45 acres

AYB: 1925

Parking: Onsite, 14-16 spaces (approx.) & Additional parking under the tree (grass area)

### UTILITIES

Electricity: TECO

Water: City of Tampa

Waste: City of Tampa

Communications: Spectrum, Frontier and Verizon

### TAXES

Tax Year: 2023

Taxes: \$5,289(Building) and \$2,446 (Vacant lot)

### INSURANCE

Tax Year: 2023

Taxes: \$2,063.05



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PROPERTY PHOTOS



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## AREA HIGHLIGHTS | DEMOGRAPHICS

- Freestanding 5,385 SF commercial building
- Great storefront, showroom or retail location
- Zoned CG (General Commercial)
- ½ Acre directly in Heart of Seminole Heights (.45/acre)
- Customizable layout for owner/ user or tenant occupancy
- Rear is fully fenced
- Tremendous visibility & signage
- 145' of N. Nebraska Avenue Frontage
- 7 minutes (approx.) to Downtown Tampa
- 15 minutes (approx.) to Tampa International Airport
- 6 minutes to Interstate 275 South (at Dr. Martin Luther King Jr. Blvd.)
- Highest and best use: Retail Storefront or Office Showroom
- 14,500 vehicles pass daily along N. Nebraska Avenue
- Buzzing residential and business district that is frequented by local & regional visitors
- Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares
- Convenient access to several major thoroughfares including E. Hillsborough Avenue, N. Dale Mabry Hwy., E. Dr. Martin Luther King Jr. Blvd. along with easy accessibility to Interstate 275
- Minutes from Downtown Tampa, Ybor City, Channelside, Riverwalk, Waterstreet, including the Seminole and Tampa Heights districts and all they have to offer
- Surrounding population of 304,912 residents within 5 miles of the property
- Great upside potential for many types of businesses
- Rare Find on Nebraska, stand alone building with plenty of parking



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	17,451	133,064	304,912
Average age	35.5	36.7	36.8
Average age (Male)	35.6	35.7	35.9
Average age (Female)	35	38	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	7,688	58,622	134,564
# of persons per HH	2.3	2.3	2.3
Average HH income	55,345	53,419	63,391
Average home value	\$194,068	\$184,967	\$219,806

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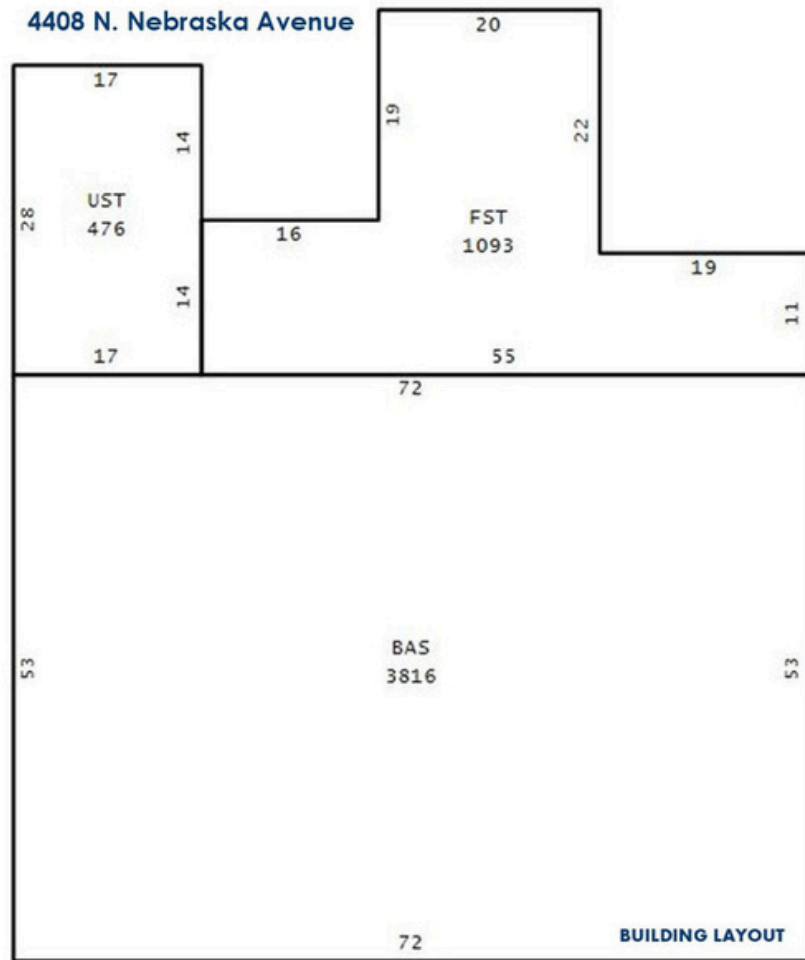
**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**



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## Building layout & Zoning

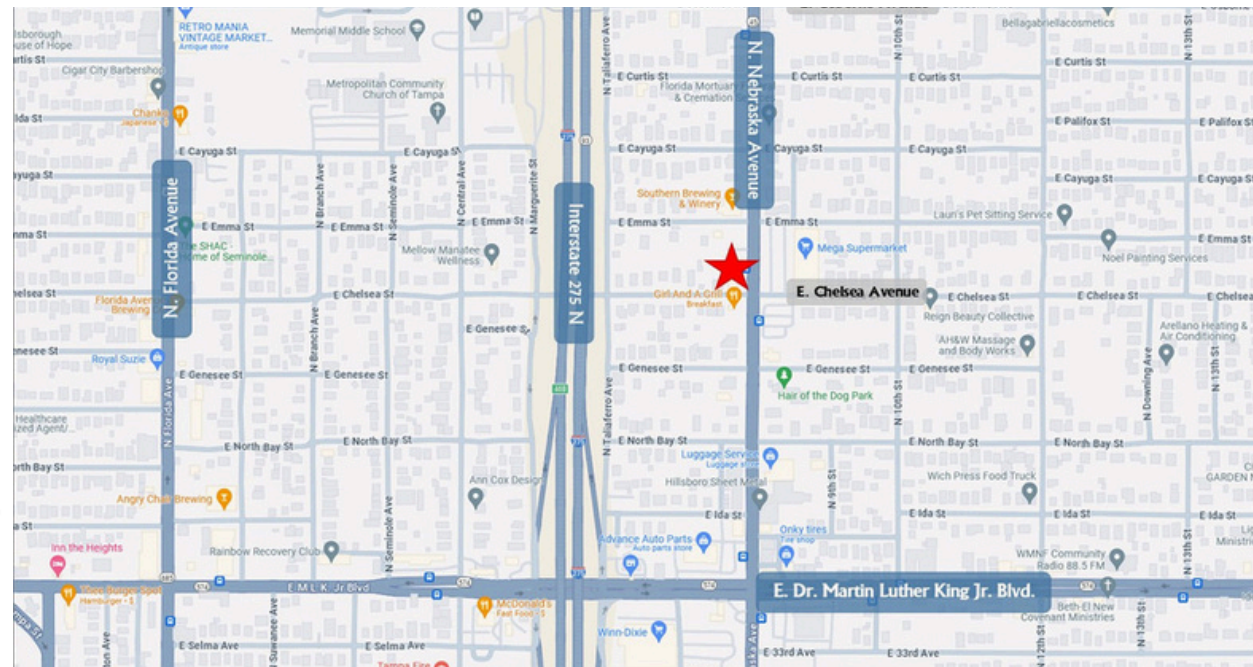


## CG ZONING

The purpose of this district is to provide for a variety of retail and service uses in free-standing buildings or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations to conveniently meet the needs of the community in conformance with the goals, objectives, and policies of the Comprehensive Plan; where it will not adversely impact the facilities and services of the County; and where it will not set a precedent for the introduction of inappropriate uses in the area.

### Driving Directions

From Downtown Tampa. Take Interstate 275 northbound towards FL-574/Martin Luther King Jr Blvd. Take exit 46-B. Merge onto N Taliaferro Ave. Turn left at Martin Luther King Jr Blvd. Turn left on to N Nebraska Avenue. Head to property address at 4408 N. Nebraska Avenue.



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