



**FOR  
LEASE**

2409 E. LAKE AVENUE  
TAMPA, FL 33610

**PRIME EAST TAMPA LOCATION!**

A ±700 SF SPACE IDEAL FOR RETAIL, OFFICE, OR RESTAURANT USE IS CURRENTLY UNDER CONSTRUCTION AND LOCATED IN A QUALIFIED HUBZONE. THIS WILL BE THE ONLY AVAILABLE SUITE IN THE DEVELOPMENT – DON'T MISS THIS OPPORTUNITY TO SECURE A POSITION IN THIS UPCOMING EAST TAMPA PROJECT.

*Brokerage Done Differently*

401 EAST PALM AVENUE, TAMPA, FL 33602  
FLORIDACOMMERCIALGROUP.COM  
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BROKER**

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

# EXECUTIVE SUMMARY

**2409 E. LAKE AVENUE**  
TAMPA, FL 33610

**LEASE PRICE**            **\$22 PSF/ mo./ NNN/ S.T.**

**NOW LEASING**            700 SF RETAIL, OFFICE, OR  
RESTAURANT

## PROPERTY FEATURES

**BRAND-NEW COMMERCIAL SPACE | ±700 SF AVAILABLE IN EAST TAMPA**

Florida Commercial Group is pleased to present the opportunity to lease a ±700 SF space in a brand-new, high-profile commercial development located at the corner of E. Lake Avenue and Potter Street in East Tampa.

This free-standing building will feature approximately 2,600 SF of total ground-level space; however, only one suite — approximately 700 SF — will be available for lease. This space is ideally suited for a variety of uses including retail, professional office, community services, or a small neighborhood eatery, offering an efficient layout for businesses looking to establish a presence in a growing corridor.

Situated in the rapidly expanding East Tampa community, the property offers approximately 109 feet of frontage along bustling E. Lake Avenue. Located within a well-established retail and residential corridor, the site benefits from strong visibility and traffic counts exceeding 10,500 vehicles per day at the intersection of E. Lake Avenue and N. 22nd Street.



**NEW TENANT CONCEPT**



# LISTING DETAILS

## FINANCIAL TERMS

**LEASE PRICE** **\$22 PSF/ MO. + S.T.**

**LEASE TERM** 2-5 YEAR LEASE

## LOCATION

**STREET ADDRESS** 2409 E. LAKE AVENUE

**CITY/MARKET** TAMPA-ST. PETERSBURG-CLEARWATER

**COUNTY** HILLSBOROUGH

**SUB MARKET** YBOR CITY/EAST SEMINOLE HEIGHTS AREA

## UTILITIES

**ELECTRICITY** TECO

**WATER/WASTE** CITY OF TAMPA UTILITIES

**COMMUNICATION** SPECTRUM, FRONTIER AND VERIZON

## THE COMMUNITY

**NEIGHBORHOOD/  
SUBDIVISION NAME** YBOR CITY/EAST SEMINOLE  
HEIGHTS AREA

**FLOOD ZONE AREA** X

**FLOOD ZONE PANEL** 12057C0360H

## TAXES

**TAX YEAR** 2024

**TAXES** \$2,792.83.

## THE PROPERTY

**FOLIO NUMBER** 174395-0000

**ZONING** PD (PLANNED DEVELOPMENT)

**LOT SIZE AND ACREAGE** 5,123 SF | 14 ACRES

**LOT DIMENSION & TOTAL SF** (APPROX.) 47' X 109'

**FRONT FOOTAGE** (APPROX.) 109'/ E. LAKE AVENUE

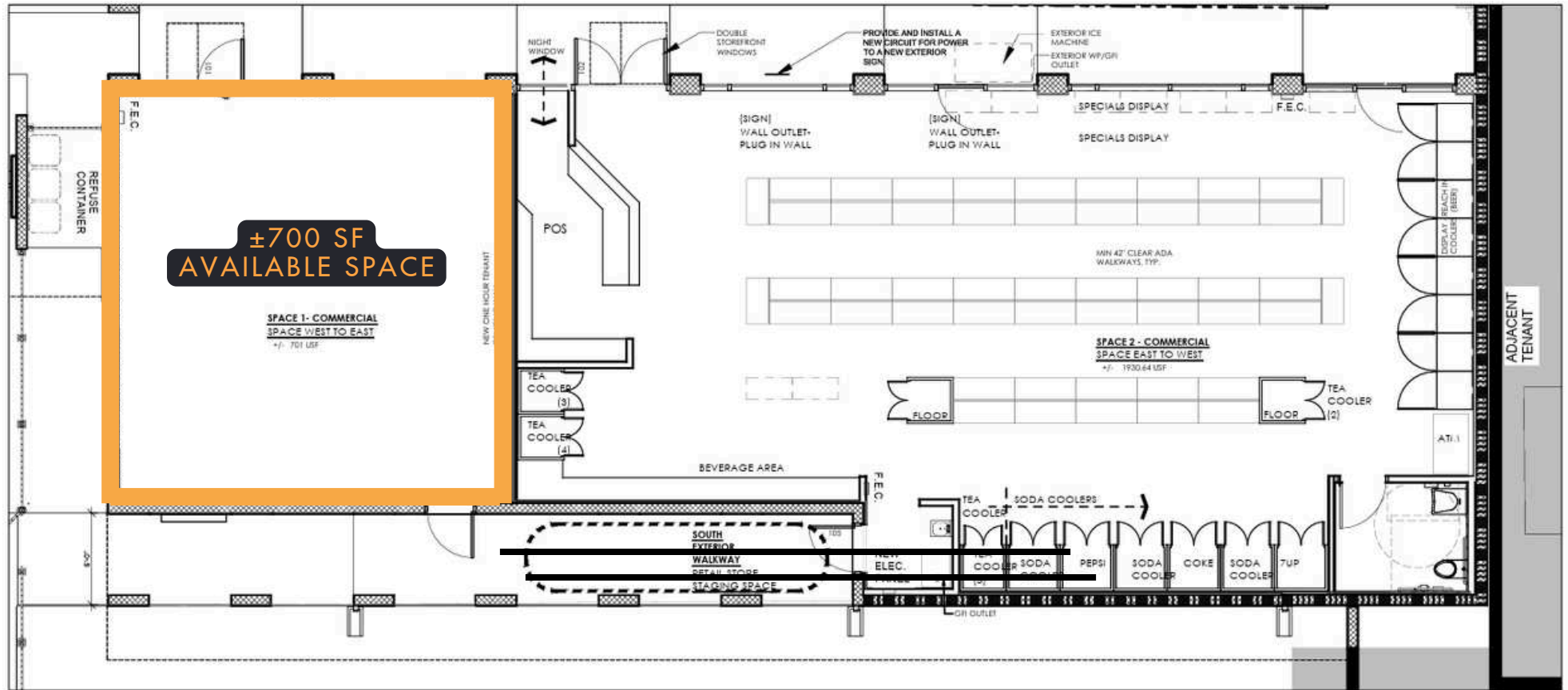
**PARKING** DEDICATED :: UP TO 10 SPACES



**PROPERTY CONCEPT PHOTO**



# POSSIBLE BUILDING LAYOUT



## INVESTMENT HIGHLIGHTS

- Outstanding lease opportunity in a brand-new, first-generation space.
- Ideal for retail sales, professional office, community services, or a small neighborhood eatery.
- Offered as build-to-suit or delivered as a vanilla shell for tenant customization.
- Efficient, ground-level layout designed for a single tenant user.
- Prime location for relocation, expansion, or a new business startup.
- Approx. 109 feet of frontage along bustling E. Lake Avenue, offering excellent visibility and signage.
- Dedicated onsite parking with additional street parking available.
- Minutes from key destinations: Downtown Tampa, Seminole Heights, Ybor City, USF, and the Greater East Tampa area.
- High-traffic area: 10,500 ± AADT at N. 22nd Street & E. Lake Avenue; situated in a qualified HUBZone.
- Strong demographics: 2024 total population – 1 mile: 18,601 | 3 mile: 112,533 | 5 mile: 290,866.



# NEW TENANT CONCEPT PHOTOS



# PRIME COMMERCIAL SPACE COMING SOON TO EAST TAMPA

## BRAND-NEW RETAIL, OFFICE, OR RESTAURANT OPPORTUNITY

Florida Commercial Group is pleased to present the opportunity to lease a  $\pm 700$  SF space in a brand-new, high-profile retail, office, or restaurant development located at the corner of E. Lake Avenue and Potter Street in East Tampa. The development will consist of approximately 2,600 SF in total, with only one  $\pm 700$  SF suite available for lease. This property will feature approximately 109 feet of frontage along bustling E. Lake Avenue, positioned in a highly sought-after retail and residential corridor that offers excellent visibility and traffic counts exceeding 10,500 vehicles per day at the intersection of E. Lake Avenue and N. 22nd Street. Zoned (PD) Planned Development, the 5,123 SF lot will provide dedicated onsite parking along with additional street parking for convenience. With consistent vehicle flow and strong foot traffic, this location is perfectly suited to maximize business potential, making it ideal for quick-service retail catering to nearby residents, local workers, and commuters passing through the area.

Surrounded by the flourishing residential neighborhoods of Belmont Height Estates and College Hills, the property is just minutes from Greater East Tampa and Downtown Tampa. Whether you're a start-up or an established brand looking to expand, this is a prime opportunity to lease first-generation space in a rapidly growing market. Situated within a qualified HUBZone, you'll also benefit from proximity to existing and planned development projects. Construction is underway and set for completion in 2026, with modern amenities and flexible delivery options — offered as build-to-suit or vanilla shell.

The site enjoys easy access to all parts of East Tampa via N. 22nd Street, Dr. Martin Luther King Jr. Blvd., N. Nebraska Avenue, N. 40th Street, and I-275. Downtown Tampa, Seminole Heights, Ybor City, and the Greater Tampa Bay area are all within a short drive. With over 46,000 households within three miles, strong demographics, and limited competition, this is an ideal location for a wide range of growing businesses or local entrepreneurs. Call today for additional property details and discover the potential of investing in East Tampa's next growth corridor.

**CALL TO SCHEDULE YOUR EXCLUSIVE SHOWING TODAY! 813.935.9600**



# 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



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