

SALE

CASH FLOWING | TAMPA MSA CAR LOT

13518 N Florida Ave Tampa, FL 33613



PROPERTY DESCRIPTION

Impeccably positioned within the thriving Tampa/St. Petersburg market, this prime retail property presents an exceptional investment opportunity. Boasting a 828 SF building, with a ±500 SF two bay with a lift. Fully occupied by a single tenant, the property offers stability and immediate long term rental income. With a strategic location and a CG zoning designation, this asset is primed for maximum visibility and access. Having been renovated in 2004, the property exudes modern appeal and functionality. Built in 1994, it embodies enduring quality and structural integrity. With 100% occupancy, this investment promises turnkey profitability and long-term potential in the bustling retail landscape of Tampa/St. Petersburg.

PROPERTY HIGHLIGHTS

- High Traffic Area
- Easy Access to Major Highways
- Zoned CG
- High and Dry

OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	1
Lot Size:	27,094 SF
Building Size:	828 SF
NOI:	\$80,300.00
Cap Rate:	5.95%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	286	1,181	5,569
Total Population	723	3,002	14,666
Average HH Income	\$67,473	\$62,969	\$63,378

Garrick Sims
(813) 474-8505



COLDWELL BANKER
COMMERCIAL
REALTY

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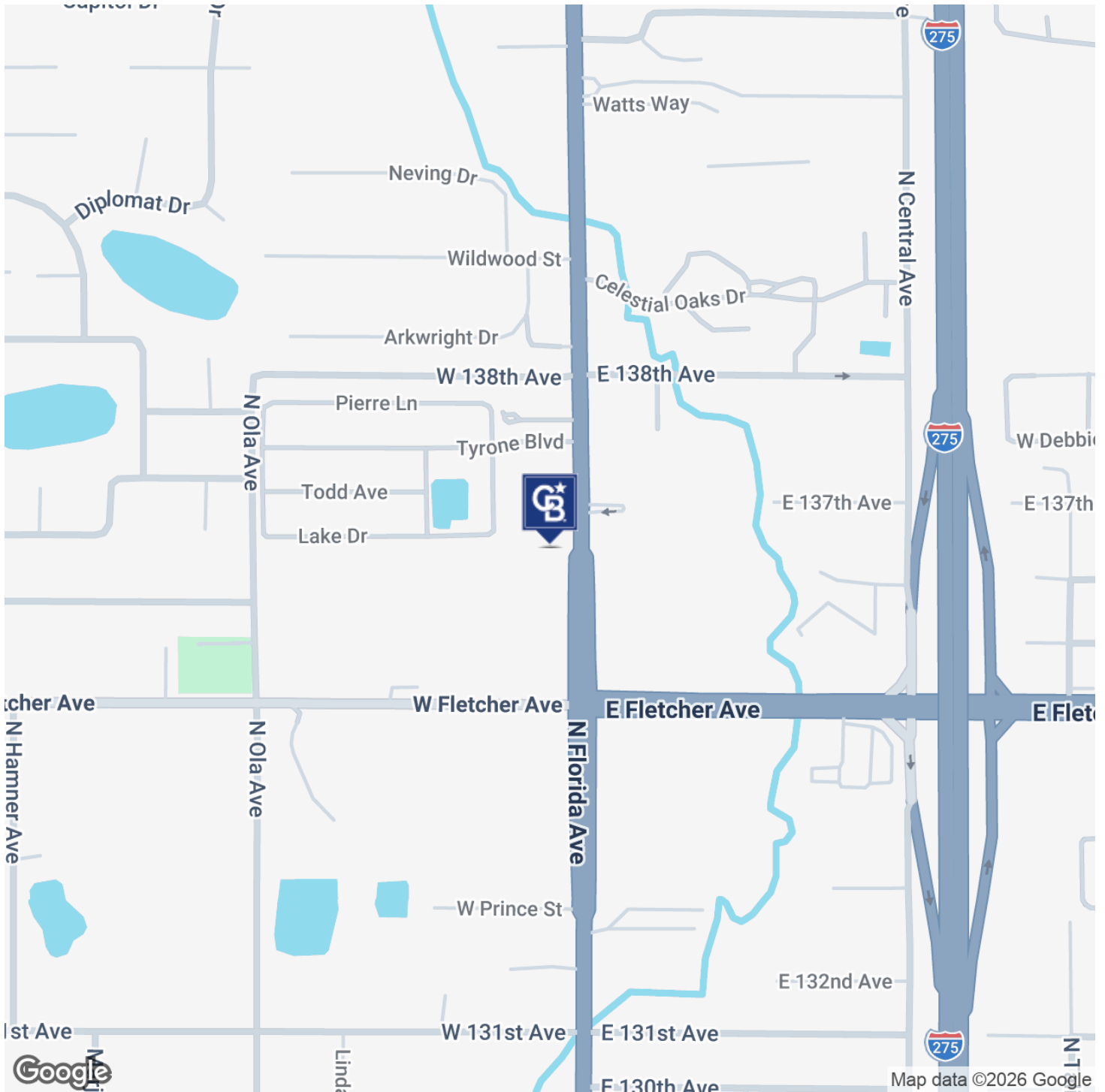


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13518 N. FLORIDA AVE.

TAMPA, FL 33613

CENTRALLY LOCATED. CONNECTED. CONVENIENT.

RESTAURANTS NEARBY

- | | | |
|---|---------------------------|--------|
| 1 | Shelly's Cafe | 0.3 mi |
| 2 | Joe's New York Diner | 0.4 mi |
| 3 | JT's Roadhouse | 0.1 mi |
| 4 | Wrighteous BBQ & Catering | 0.1 mi |
| 5 | El De Los Tacos | 0.4 mi |
| 6 | Abdullah's Fusion Kitchen | 0.7 mi |



ENTERTAINMENT NEARBY

- | | | |
|---|---|---------|
| 1 | Busch Gardens Tampa Bay | 5.1 mi |
| 2 | Adventure Island | 5.2 mi |
| 3 | Seminole Hard Rock Hotel & Casino Tampa | 10.7 mi |
| 4 | 1UP Entertainment + Social | 6.6 mi |
| 5 | Laser Ops Xtreme Fun Center | 9.3 mi |
| 6 | Elev8 Fun | 12.6 mi |
| 7 | GameTime Tampa | 9.7 mi |



KEY BUSINESSES & ANCHORS

- | | | |
|---|-----------------------------------|--------|
| • | Winn-Dixie (Adjacent) | 0.1 mi |
| • | USF / University of South Florida | 5.4 mi |
| • | AdventHealth Tampa | 6.2 mi |
| • | Moffitt Cancer Center | 7.0 mi |
| • | Target | 0.6 mi |
| • | Walmart | 1.2 mi |
| • | Home Depot | 1.3 mi |
| • | Lowe's | 1.4 mi |

INTERSTATE ACCESS

I-275 via Fletcher Ave or Busch Blvd
5 - 10 MINUTES

TRAFFIC COUNT

N. Florida Ave (US-41)
44,500+ VPD (FDOT 2023)



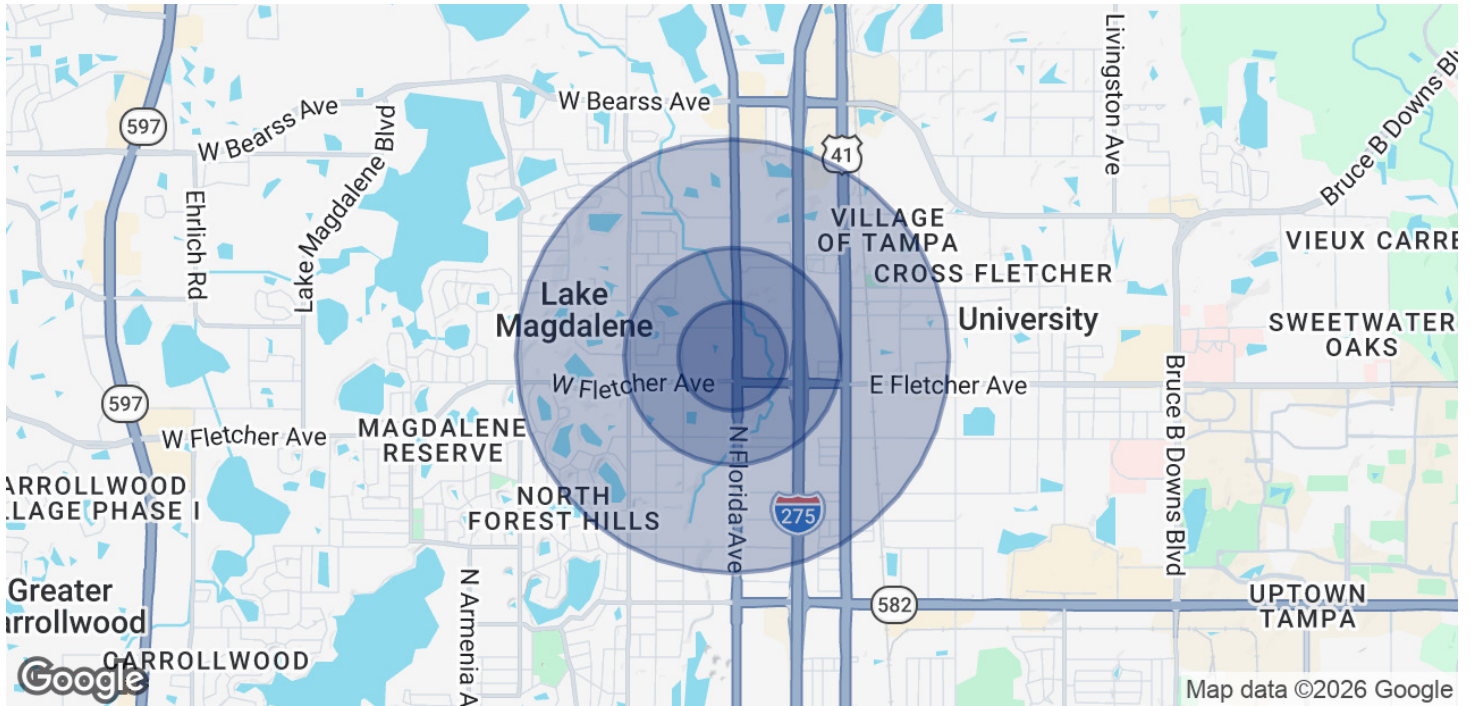
DISTANCE TO KEY DESTINATIONS



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	723	3,002	14,666
Average Age	40.9	40	36.1
Average Age (Male)	30.7	31	30.6
Average Age (Female)	46.3	43.4	38
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	286	1,181	5,569
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$67,473	\$62,969	\$63,378
Average House Value	\$199,302	\$201,422	\$206,628

2023 American Community Survey (ACS)

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