

Industrial Land for Lease

1613 S. 51st St., Tampa, FL 33619

EXECUTIVE SUMMARY



Summary:

Lease Rate:	\$5,900/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 50th 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 51st 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.

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

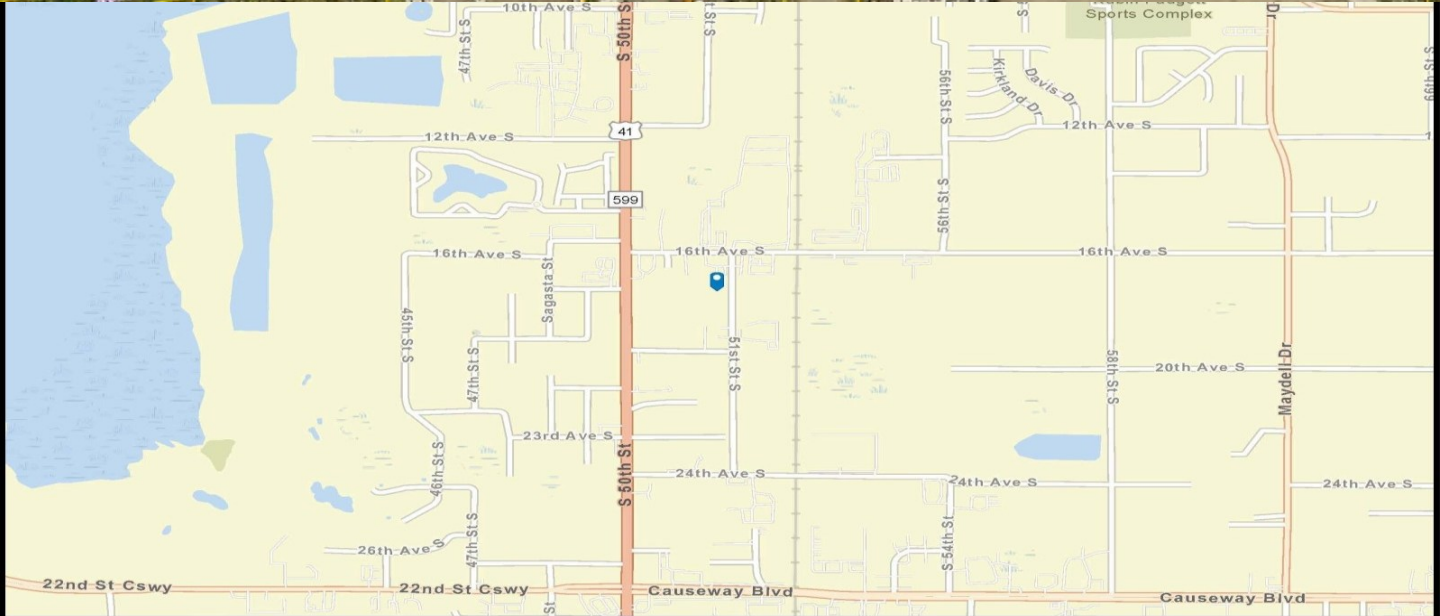
Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
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1613 S. 51st St., Tampa, FL 33619
AERIAL & AREA MAP



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SURVEY (SUBJECT TO VERIFICATION)

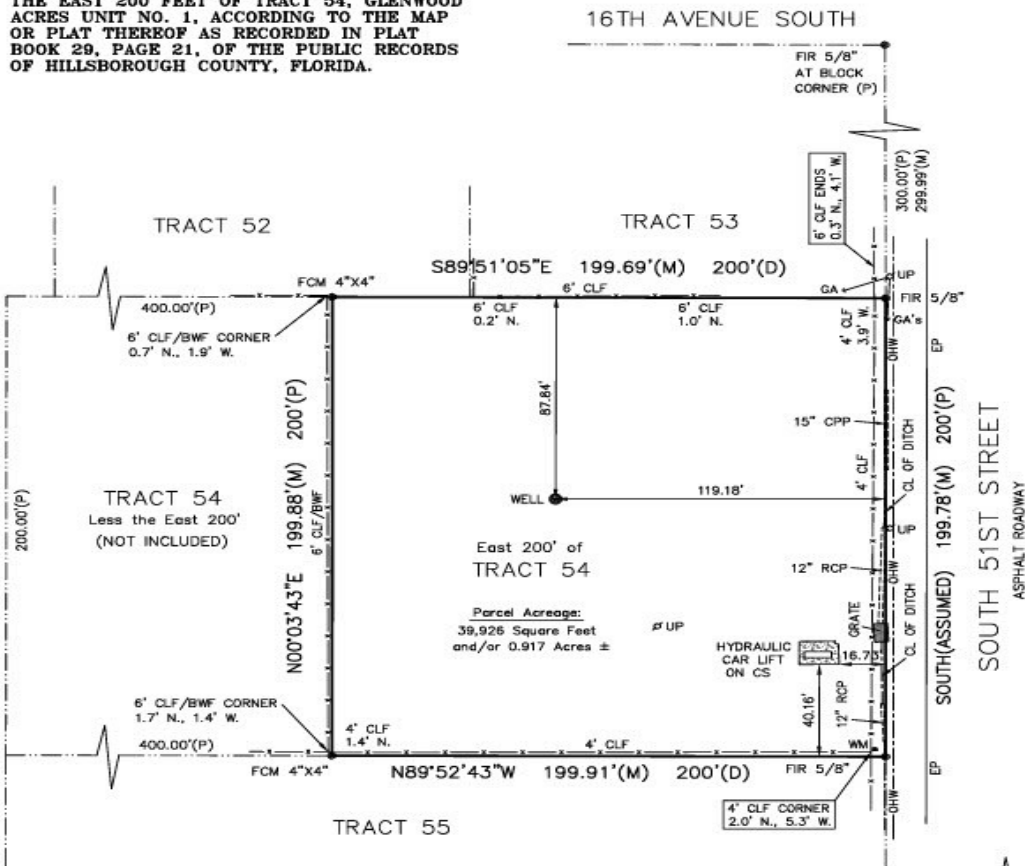


BOUNDARY SURVEY OF 1613 SOUTH 51ST STREET TAMPA, FLORIDA 33619

KNOW IT NOW, INC.
aka Affordable Surveys
727-415-8305

LB 6912
1497 MAIN ST #321
DUNEDIN, FL 34698

LEGAL DESCRIPTION:
THE EAST 200 FEET OF TRACT 54, GLENWOOD ACRES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



- | | | |
|-----------------------------|------------------------------|-----------------------------|
| BWF BARB WIRE FENCE | GA GUY ANCHOR | R/W RIGHT OF WAY |
| CL CENTERLINE | LB LICENSE BUSINESS | SIR SET 1/2" IRON ROD WITH- |
| CLF CHAIN LINK FENCE | LS LICENSE SURVEYOR | CAP LB 6912 |
| CPP CORRUGATED PLASTIC PIPE | (M) MEASURED | TP TELEPHONE PEDESTAL |
| CS CONCRETE SLAB | NCF NO CORNER FOUND | UP UTILITY POLE |
| (D) DEED | OHW OVERHEAD WIRES | WF WOOD FENCE |
| EP EDGE OF PAVEMENT | (P) PLAT | WM WATER METER |
| FCM FOUND CONC MONUMENT | RCP REINFORCED CONCRETE PIPE | |
| FIR FOUND IRON ROD | | |

SURVEY WAS MADE OF THE R/W AND PARCEL MARKERS SHOWN AND MATCHES THE ADDRESS AND LOCATION PER TAX INFORMATION AND LEGAL PROVIDED US. PARCEL BOUNDARY LINES SHOWN PER PLAT OR LEGAL DESCRIPTION WITH THE IMPROVEMENTS FIELD LOCATED BY HAND MEASUREMENTS OR FIELD EQUIPMENT. FIELD MEASUREMENTS SURVEY CLOSURE BETTER THAN 1:10000 FEET. FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR - IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY - OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY. BASIS OF BEARING IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE. IF ELEVATIONS ARE SHOWN, THEY ARE ON NAVD 1988 DATUM, USING GPS EQUIPMENT ON SITE. SURVEY CAN BE USED FOR ALL NEEDS. IF TREES ARE SHOWN, DIMENSIONS ARE 4.5 FEET ABOVE GROUND.

CERTIFIED EXCLUSIVELY TO:
TYRONE P ZACCHINI

(C) 2026

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION FJ-17.002.2 AND FJ-17.002.3 OF THE FLORIDA ADMINISTRATIVE CODE.
DATE OF FIELD SURVEY: 4/2/2026
DATE SIGNED: 04-03-2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4638, ON THIS DATE: 04-03-2026
SURVEYOR'S NAME: BILL H. HYATT LS 4638

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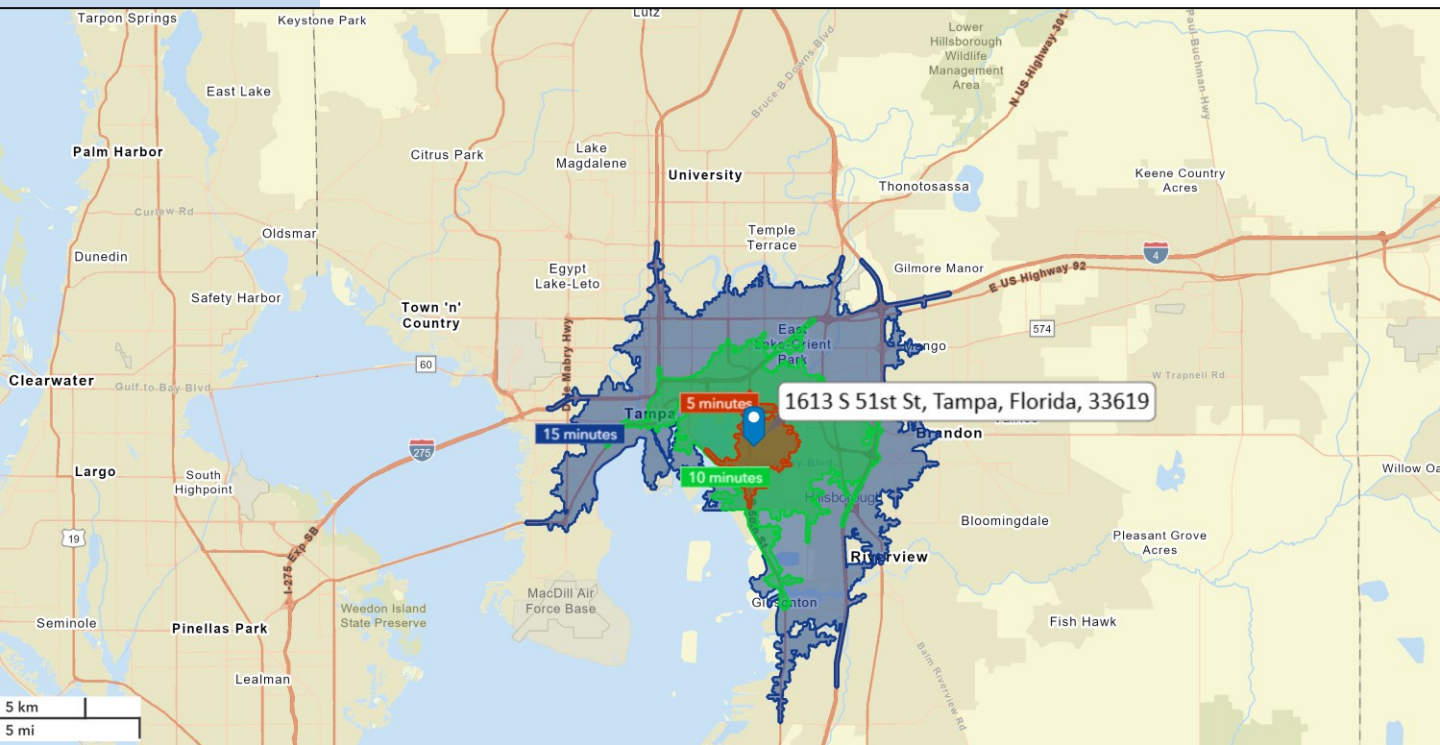
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DRIVE TIMES & DEMOGRAPHICS



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.

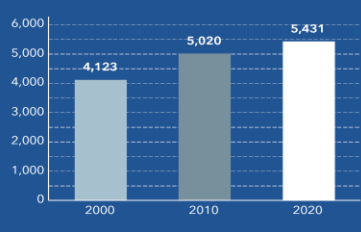
KEY FACTS

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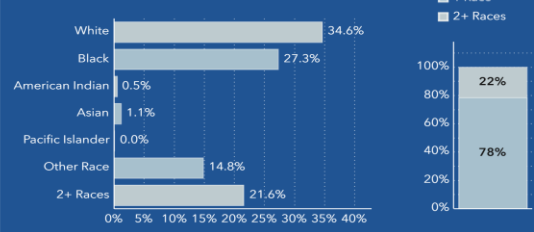
2010-2020 ANNUAL GROWTH RATE



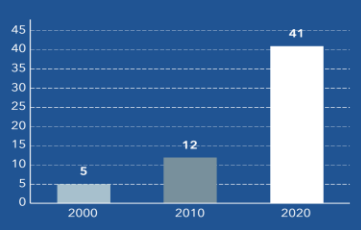
HOUSEHOLD POPULATION



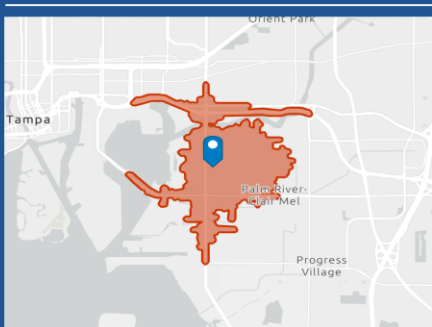
TOTAL POPULATION BY RACE



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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