

Sale

6% CAP | TRUE VAULE NNN INVESTMENT

9513 N Nebraska Ave Tampa, FL 33612



PROPERTY DESCRIPTION

Secure a strong commercial investment with no landlord responsibilities and a long-term lease in place with an established True Value franchise hardware store. This property offers an attractive, income-producing opportunity for investors seeking a hands-off commercial asset in a high-demand North Tampa location.

Situated on an expansive .71 ac parcel, the property features two buildings totaling approximately 9,289 SF of combined building area, providing excellent flexibility and functionality for the current operation and future potential.

Ideally positioned in the heart of North Tampa, the property benefits from its proximity to the newly redeveloped University Mall/Uptown area, offering excellent visibility, accessibility, and exposure to a growing commercial and residential market.

PROPERTY HIGHLIGHTS

- 10+ Year Leaseback
- Stable Operator
- 7,200 SF Temp Controlled Building
- Zoned CI
- Opportunity Zone
- Located in the Path of Growth
- High Traffic Count
- Renovated in 2023
- 100% Occupancy

OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	1
Lot Size:	30,733 SF
Building Size:	7,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	548	1,763	6,230
Total Population	1,661	5,369	17,759
Average HH Income	\$48,699	\$47,747	\$49,071

Garrick Sims
Commercial Sales Specialist
(813) 474-8505

Karen Wingard
Sales Associate
(813) 695-1439

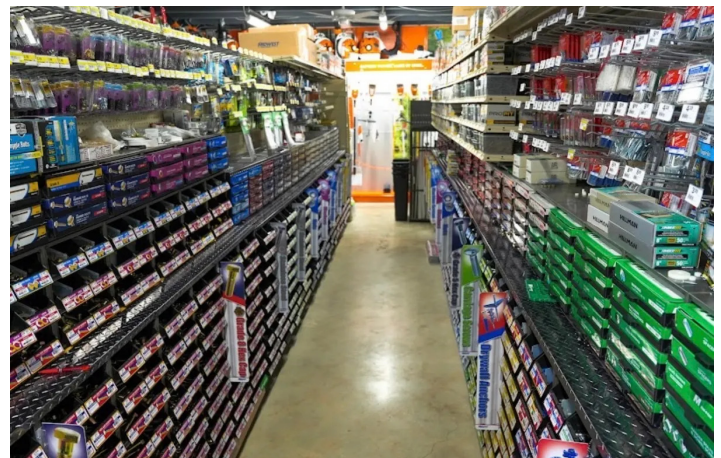


COLDWELL BANKER
COMMERCIAL
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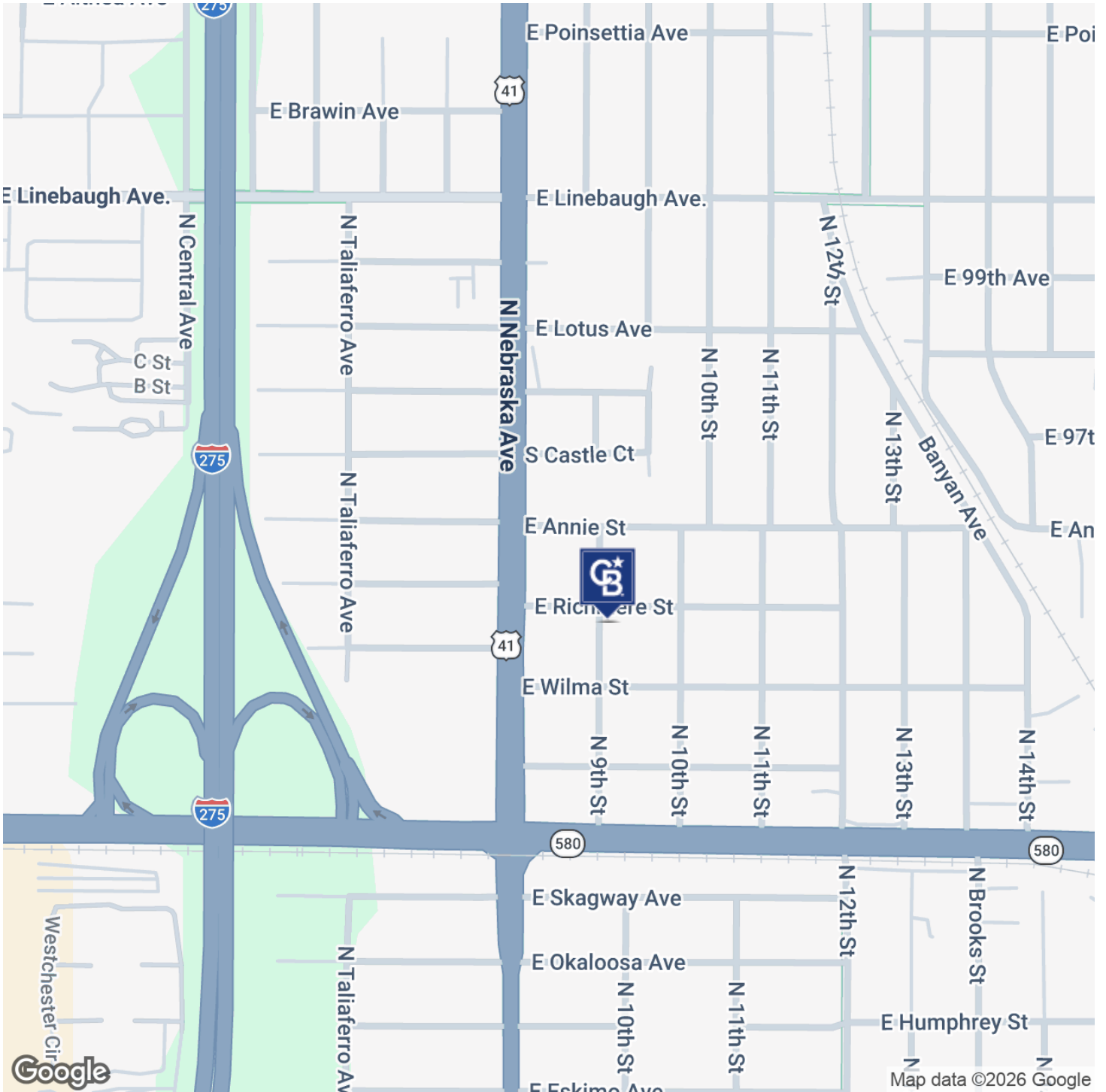


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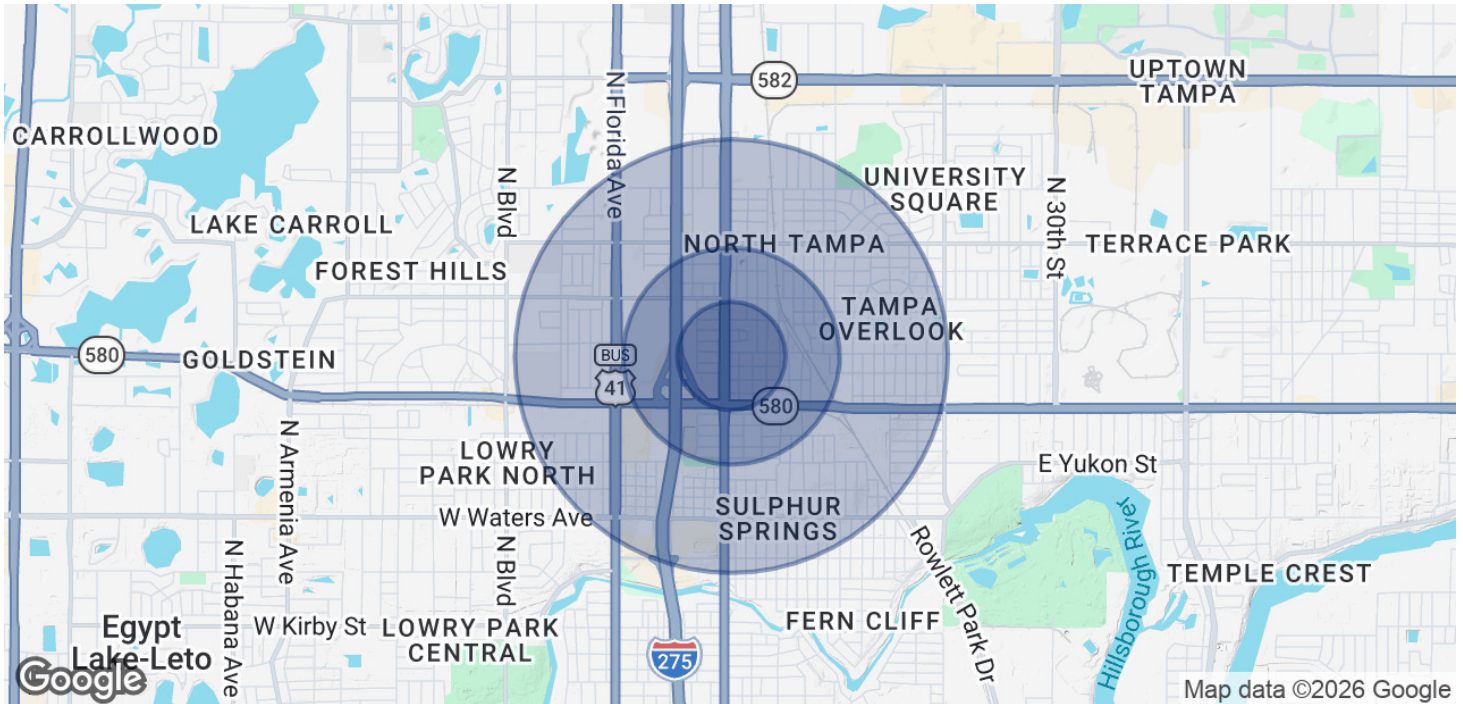


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POPULATION

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1 MILE

Total Population	1,661	5,369	17,759
Average Age	36	35.7	36.9
Average Age (Male)	38.8	35.5	35.7
Average Age (Female)	33.2	37.2	37.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	548	1,763	6,230
# of Persons per HH	3	3	2.9
Average HH Income	\$48,699	\$47,747	\$49,071
Average House Value	\$203,132	\$141,720	\$175,879

2023 American Community Survey (ACS)

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