

FOR SALE: Redevelopment or Turn- Key Opportunity on 0.19



2001 N. 22nd Street Tampa, FL 33605

HIGHLIGHTS

- Second Generation Restaurant
- **4,761 SF** w/ approximately 83' of 22nd Street Frontage
- Excellent Accessibility, Phenomenal Visibility
- Immediately South of **Interstate 4**
- Intersection boasts 17,494 daily vehicle counts and lots of area revitalization
- Centrally located in East Tampa
- May be torn down for Future Development
- Become a Proud Business associate of the Historic Ybor City District



LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • F: 813-930-0946 • E: Tina@FloridaCommercialGroup.com



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401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ www.FloridaCommercialGroup.com

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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**
Financing Available: **N/A**
List Price: **\$995,000/**

LOCATION

Street Number: **2001-2007**
Street Name: **N. 22nd**
Street Suffix: **Street**
Street City: **Tampa**
County: **Hillsborough**
Traffic Count/ Cross Streets:
17,949 (N. 22nd Street and E, 9th Avenue MPSI- 2015)
Market: **Tampa**
Sub- Market: **Ybor City**

THE PROPERTY

Site Improvements: **Commercial Building**
Improvement Size: **4,761 SF Concrete Restaurant**
Property Style: **Restaurant**
AYB: **1913**
Zoning: **YC-5 Ybor General Commercial**
Lot Size: **15,000 SF**
Lot Dimensions: **150' x 100'**
Front Footage in Feet: **150'**
Total Acreage: **.34**
Parking: **Onsite/adjoining lot across the street**

TAXES

Tax Year: **2019**
Taxes: **\$3,548.38**

UTILITIES

Electricity- **TECO**
Water- **City of Tampa Utilities**
Waste- **City of Tampa Utilities**
Communications-
Frontier Communications/ Verizon/ Spectrum

THE LISTING

Driving Directions: **From Interstate-4**
Head East on Interstate-4 to Exit 1
(21st/22nd Street)
Merge onto 21st Street, heading South
Turn East (Left) on 9th Avenue
Arrive at Property:

2001 N. 22nd Street

THE COMMUNITY

Community/ Subdivision Name: **EAST YBOR S of I-4**
Flood Zone Area: **X**
Flood Zone Panel: **12057C0358H**



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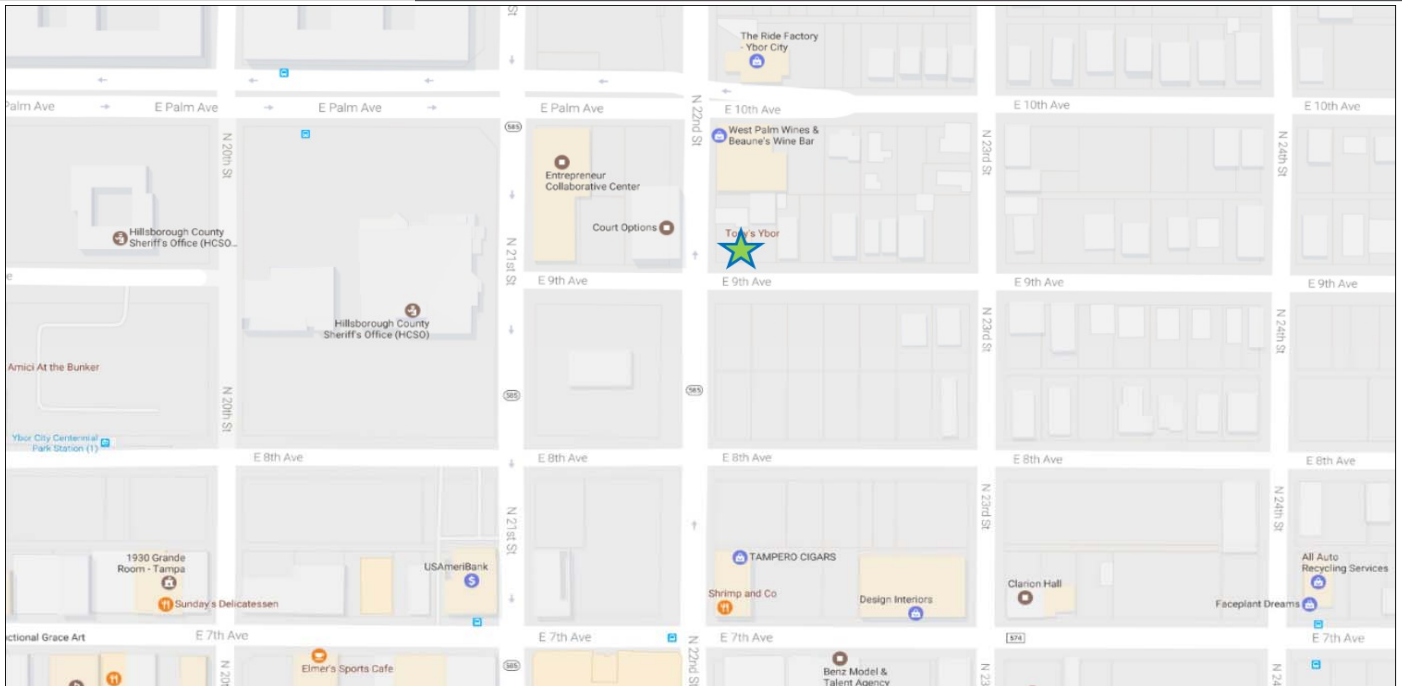
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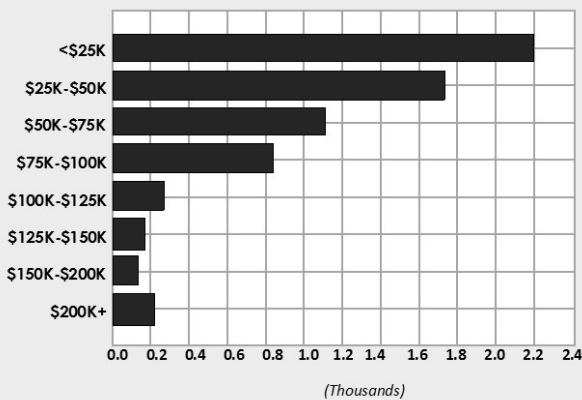


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LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



POPULATION	1 Mile	3 Mile	5 Mile
2019 Total Population:	14,588	107,135	251,973
2024 Population:	16,489	118,703	276,835
Pop Growth 2019 - 2024:	13.03%	10.80%	9.87%
Average Age:	37.90	36.50	37.30
HOUSEHOLDS			
2019 Total Households:	6,687	43,858	101,231
HH Growth 2019 - 2024:	13.91%	11.38%	9.91%
Median Household Inc:	\$42,889	\$41,530	\$43,109
Avg House Hold Size:	2.10	2.30	2.40
2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING			
Median Home Value:	\$126,513	\$168,623	\$164,679
Median Year Built:	1993	1975	1971

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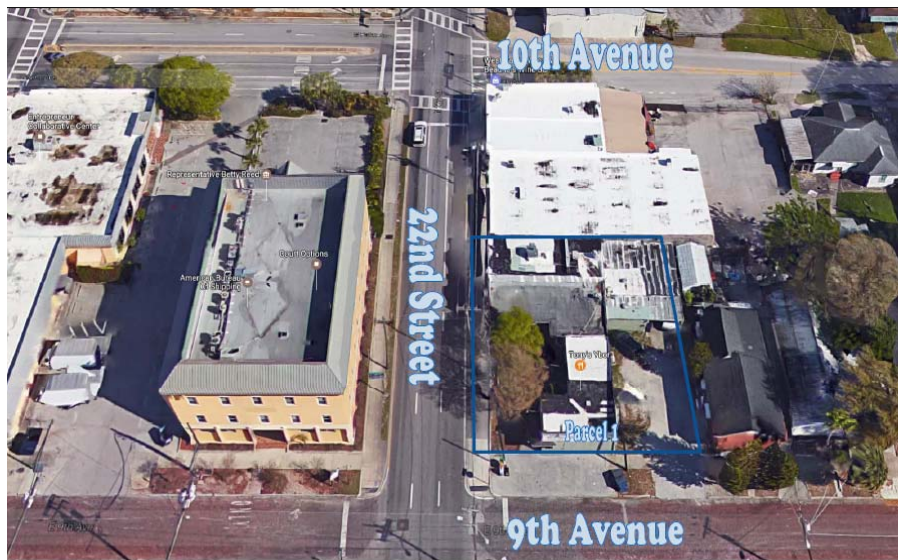
Sale HIGHLIGHTS

COMMERCIAL SALE HIGHLIGHTS

- Second Generation Restaurant
- 4,761 SF Building w/ onsite Parking
- Hard **Corner** Location
- Approximately **10+** Parking Spaces
- May be torn down for Future Development



Neighboring businesses include: Columbia Restaurant, Valley Bank, Naviera Coffee Mills, Hilton Gardens Inn- Ybor, Hillsborough County Sheriff's Office



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