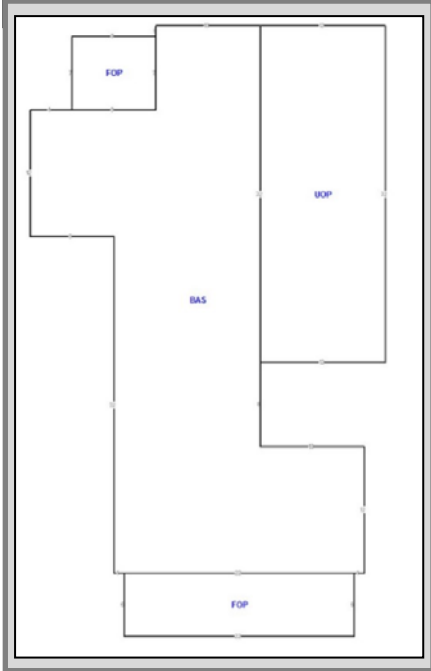


# FOR LEASE: 912 SF Commercial Office | Gallery



## 2213 E. 6th Avenue Tampa, FL 33605

### PROPERTY HIGHLIGHTS

- 912 SF **Mixed-Use** ,Vacant and **Ready for Occupancy**
- **Highest and Best Use:** Commercial Office or Gallery
- Minutes from Centro Ybor, Downtown Tampa, Channel District, Tampa River Walk, Hyde Park, Seminole Heights, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries
- **High-Energy** Business & Retail District that is frequented by Local & Regional Visitors- a Great place to **Relocate or expand** your business
- Immediately South of **Interstate 4**
- Traffic Count: **16,331 VTD** (2018 MPSI) E.6<sup>th</sup> Avenue and N. 22<sup>nd</sup> Street
- 5 Blocks **North of US HWY60/ Adamo Drive**

**OFFERED FOR LEASE AT: \$22/PSF/NNN**

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



*Locally Owned,  
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**



**Each Office Individually Owned and Operated**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

# LISTING DETAILS

## FINANCIAL & TERMS

Status: **Active**  
For Lease: **\$22/PSF/NNN**  
NNN Expenses: **Call Broker**  
Financing Available: **N/A**

## LOCATION

County: **Hillsborough**  
Street Number: **2213**  
Street Name: **E. 6<sup>th</sup>**  
Street Suffix: **Avenue**  
City: **Tampa**  
Traffic Count: **16,331 VTD (2018 MPSI) E. 6<sup>th</sup> Avenue and N. 22<sup>nd</sup> Street**  
Market: **Tampa/ St. Petersburg**  
Sub-market: **Ybor City**

## THE PROPERTY

Folio Number: **189283-0000**  
Zoning: **YC-7 (Mixed-Use)**  
Property Style: **Single Family Structure**  
Previous Use: **Residential and Office Use**  
Site Improvements: **Single Story, Wood Frame**  
Improvement Size: **912 HSF**  
Future Use: **Commercial Office or Residential Use**  
Lot Dimensions: **50' x 100'**  
Lot Size (Sq. Ft.): **5,000 SF**  
Front Footage: **50'**  
Total Acreage: **.11 AC**  
Parking: **Onsite and Nearby Paid Parking**  
Number of Onsite Parking Spaces: **4 +/-**

## TAXES

Tax Year: **2019**  
Taxes: **\$1,366.27**

## UTILITIES

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

## THE LISTING

### **Driving Directions:**

From Interstate- 4: Take Ybor City Exit. Head South on 21<sup>st</sup> Street to 7<sup>th</sup> Ave. Turn left. Head East to N. 23rd Street and Take a Right (South). Right on 6<sup>th</sup> Avenue. Property will be on the Left.  
**2213 E. 6<sup>th</sup> Avenue**

## THE COMMUNITY

Community/ Subdivision Name: **Truman's East Ybor**  
Flood Zone Area: **X**  
Flood Zone Panel: **12057C0354H**



**LISTING AGENT:** Tina Marie Eloian • P: 813-997-4321 • F: 813-930-0946 • E: [Tina@FloridaCommercialGroup.com](mailto:Tina@FloridaCommercialGroup.com)



*Locally Owned,  
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

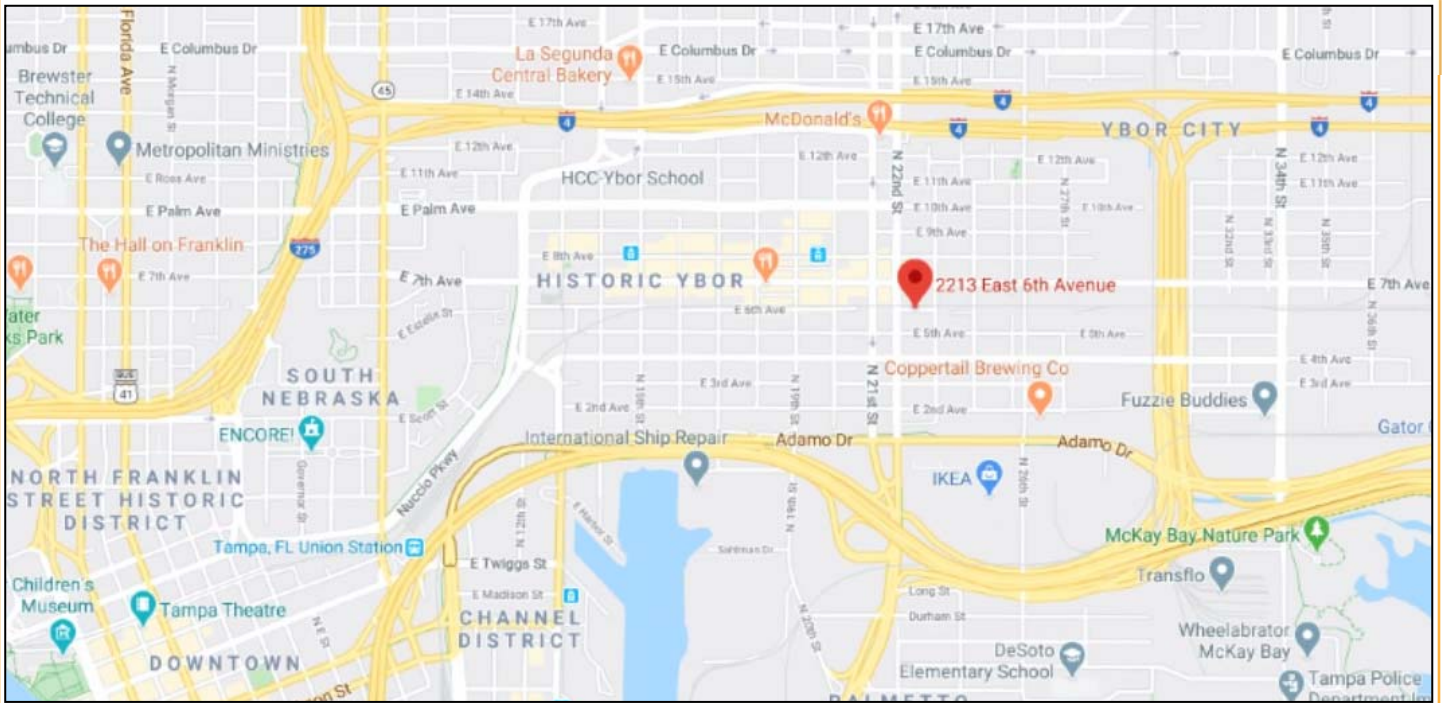
**Sales • Investments • Leasing • Property Management**



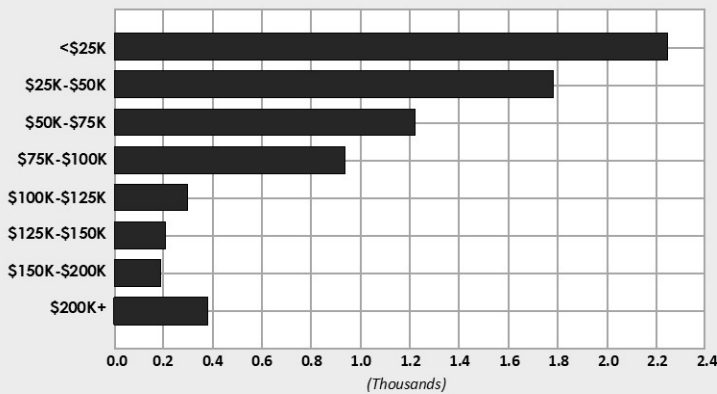
**Each Office Individually Owned and Operated**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

# LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ ± MILE RADIUS



	± Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2019 Total Population:	15,416	106,820	252,358
2024 Population:	17,455	118,367	277,365
Pop Growth 2019 - 2024:	13.23%	10.81%	9.91%
Average Age:	37.50	36.50	37.30
<b>HOUSEHOLDS</b>			
2019 Total Households:	7,307	43,783	101,557
HH Growth 2019 - 2024:	13.99%	11.39%	9.96%
Median Household Inc:	\$45,781	\$41,622	\$43,410
Avg House Hold Size:	2.00	2.30	2.40
2019 Avg HH Vehicles:	1.00	1.00	1.00
<b>HOUSING</b>			
Median Home Value:	\$132,048	\$169,769	\$165,646
Median Year Built:	2001	1975	1971

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



*Locally Owned,  
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**



Each Office Individually Owned and Operated

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.