

DEVELOPER'S SPECIAL: 1.04 ACRE SITE :: YBOR CITY

Redevelopment Opportunity



1701 E. 4th Avenue Tampa, FL 33605

PROPERTY HIGHLIGHTS

- Investor/ Developer Special- 1.04 Acres
- Situated in an Opportunity Zone and a HUB Zone
- Prime Central Location in Ybor City's 4th Avenue Corridor
- **Sale Consists of 4 Parcels with the following Folio #'s:**
 - 190052-0000
 - 190051-0000
 - 190049-0000
 - 189874-1000
- YC- 6 (Ybor Community Commercial)
- **Highest & Best Use:** High Rise Condos, Mixed Use Development, Residential/Retail, Open Air Market and/or Office Development
- Minutes from Downtown Tampa, Channel District, Adamo Drive/ Hwy 60, Interstate 4 and Selmon Expressway

OFFERED FOR SALE AT: \$6,500,000/

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**

Offering Price: \$6,500,000/

Price Per Acre: **\$6,250,000**

Financing Available:

Cash, Hard Money, Conventional, SBA

LOCATION

County: **Hillsborough**

Street Number: **1701**

Street Name: **E. 4th**

Street Suffix: **Avenue**

City: **Tampa**

Traffic Count: **1,613- VTD, 17th Street and 4th Avenue**

Market: **Tampa/ St. Petersburg**

Sub-market: **Ybor City**

THE PROPERTY

Folio Number:

190052-0000, 190051-0000, 190049-0000 and 189874-1000

Zoning: **YC- 6 (Ybor Community Commercial)**

Property Style: **Commercial: Restaurant/ Automotive/ Office/ Vacant Land**

Current Use: **Vacant, Owner/ User**

Site Improvements: **(4) Freestanding Commercial Buildings and a Vacant Land Parcel**

Improvement Size:

See Property Appraiser's Site for Details

Future Use: **Investment/ Development Opportunity**

Lot Dimensions: **Irregular**

Lot Size (Sq. Ft.): **45,150 SF (Total)**

Front Footage: **355.26' (4th Avenue)**

Total Acreage: **1.04 Acre**

Parking: **Onsite and Street**

Number of Parking Spaces: **TBD**

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 21st Street to E. 4th Ave. Turn right. Head West, 4 blocks. Arrive at Property on the left, between Angel Oliva Senior Street and N. 17th Street.

THE COMMUNITY

Community/ Subdivision Name: **Ybor City**

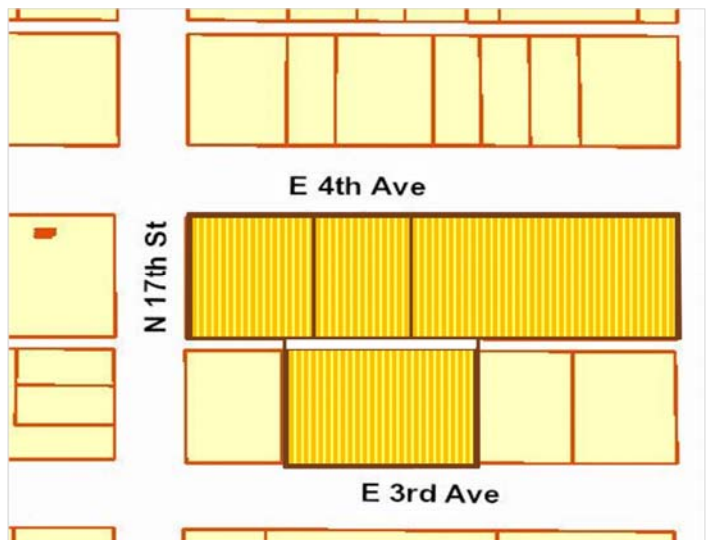
Flood Zone Area: **X**

Flood Zone Panel: **12057C0354H**

TAXES

Tax Year: **2019**

Taxes: **\$12,280.90 (Total)**



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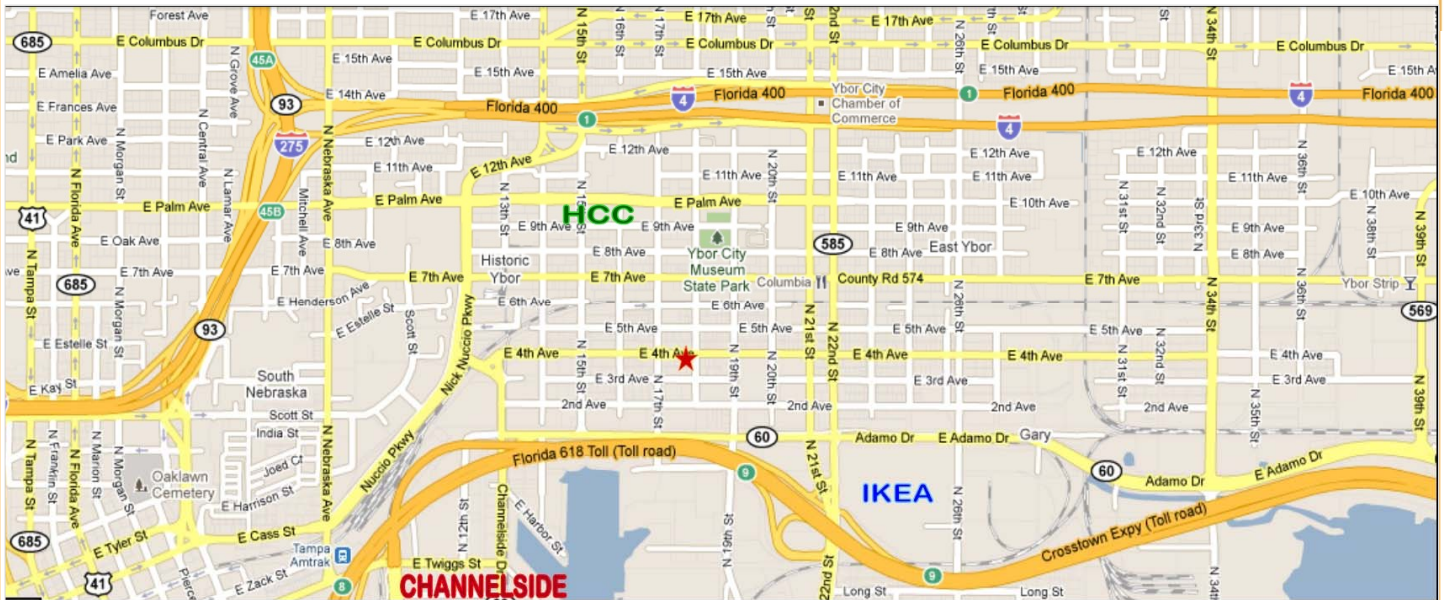
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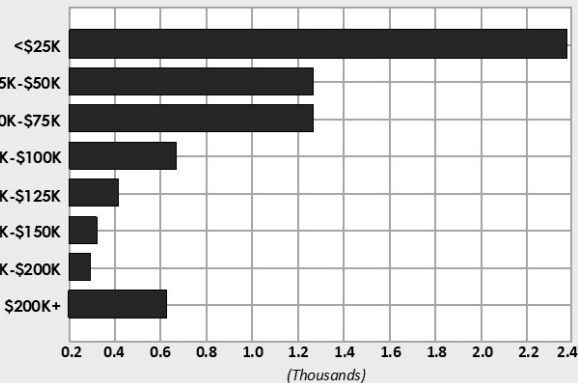
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LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



POPULATION	1 Mile	3 Mile	5 Mile
2020 Total Population:	15,194	111,399	253,845
2025 Population:	17,002	121,805	276,406
Pop Growth 2020- 2025:	11.90%	9.34%	8.89%
Average Age:	38.00	37.00	37.70
HOUSEHOLDS			
2020 Total Households:	7,232	45,420	102,101
HH Growth 2020- 2025:	12.31%	9.51%	8.80%
Median Household Inc:	\$49,532	\$46,680	\$46,108
Avg House Hold Size:	2.00	2.30	2.40
2020 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING			
Median Home Value:	\$208,437	\$224,475	\$206,945
Median Year Built:	2002	1969	1969

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COMMERCIAL INVESTMENT HIGHLIGHTS

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- Calling BROKERS ALL Developers, Investors, Contractors and Builders.
- Attractive site for Hospitality, Retail, Restaurant, Multifamily and or Professional Office Developments
 - Water, power, and communications infrastructure are already in place
- More than 18,000 VTD at the intersection of N. 21st Street and E. 4th Avenue
- Subject includes a 1,283 SF Retail bldg., a 1,756 SF Wood framed bldg., a 6,650 SF Vacant land parcel, a 2,190 SF Auto Service/ Garage and a 5,220 SF Auto Service/ Garage with an attached Metal Warehouse



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