

FOR LEASE: 2,860 SF Office Condo | Mixed Use



1616 E. 7th Avenue Suite C, Tampa, FL 33605

PROPERTY HIGHLIGHTS

- 2,860 SF, 2nd Floor Unit
- Direct 7th Avenue Frontage w Balcony View
- Open Workspace or Mixed Use Condo Conversion
- Full Kitchen & Bathroom, High Tin Ceilings, Large Windows and Hardwood Floors
- 2 Private/Secured Parking Spaces Available (\$150.00 Each)
- Minutes from Downtown Tampa, Channel District, Tampa River Walk, Hyde Park, Seminole Heights, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries

OFFERED FOR LEASE AT: \$4,500/Mo/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

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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: **\$4,500/Mo/NNN**
NNN Expenses: **Call Broker**
Financing Available: N/A

LOCATION

County: **Hillsborough**
Street Number: **1616**
Street Name: **E. 7th Suite C**
Street Suffix: **Avenue**
City: **Tampa**
Traffic Count: **6,983- VTD, 7th Avenue and Nuccio Parkway**

Market: **Tampa/ St. Petersburg**
Sub-market: **Ybor City**

THE PROPERTY

Folio Number: **197221-0000**
Zoning: **YC- 1 (Community Commercial)**
Property Style: **Free-standing, Commercial**
Previous Use: Office
Site Improvements: **2 Story, Brick Building**
Improvement Size: **2,860 HSF**
Future Use: **Commercial Office Condo**
Lot Dimensions: **70' x 100'**
Lot Size (Sq. Ft.): **4,792 SF**
Front Footage: **70'**
Total Acreage: **.11 AC**
Parking: **Onsite and Nearby Paid Parking**
Number of Onsite Parking Spaces: **2**

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 7th Ave. Turn right. On 7th Ave, arrive at:

1616 E. 7th Avenue

THE COMMUNITY

Community/ Subdivision Name: **Ybor City**
Flood Zone Area: **X**
Flood Zone Panel: **12057C0354H**

TAXES

Tax Year: **2019**
Taxes: **\$21,968.90 (whole building)**



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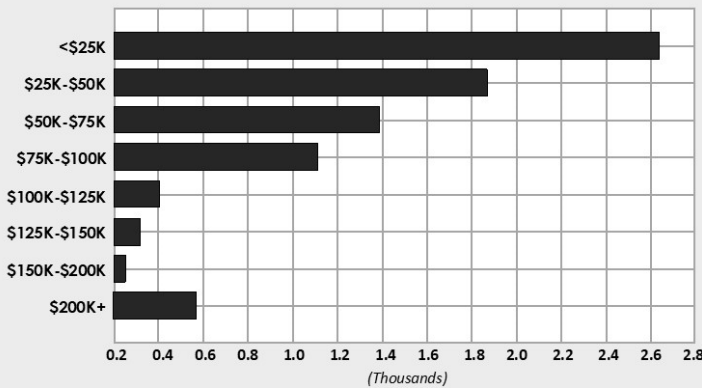


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LISTING DEMOGRAPHICS

HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



POPULATION	1 Mile	3 Mile	5 Mile
2019 Total Population:	17,423	114,983	259,734
2024 Population:	19,848	127,267	285,630
Pop Growth 2019 - 2024:	13.92%	10.68%	9.97%
Average Age:	38.30	36.80	37.50
HOUSEHOLDS			
2019 Total Households:	8,582	47,708	105,162
HH Growth 2019 - 2024:	14.73%	11.14%	10.00%
Median Household Inc:	\$47,308	\$43,175	\$44,637
Avg House Hold Size:	1.90	2.20	2.40
2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING			
Median Home Value:	\$145,401	\$174,069	\$173,206
Median Year Built:	2004	1974	1971

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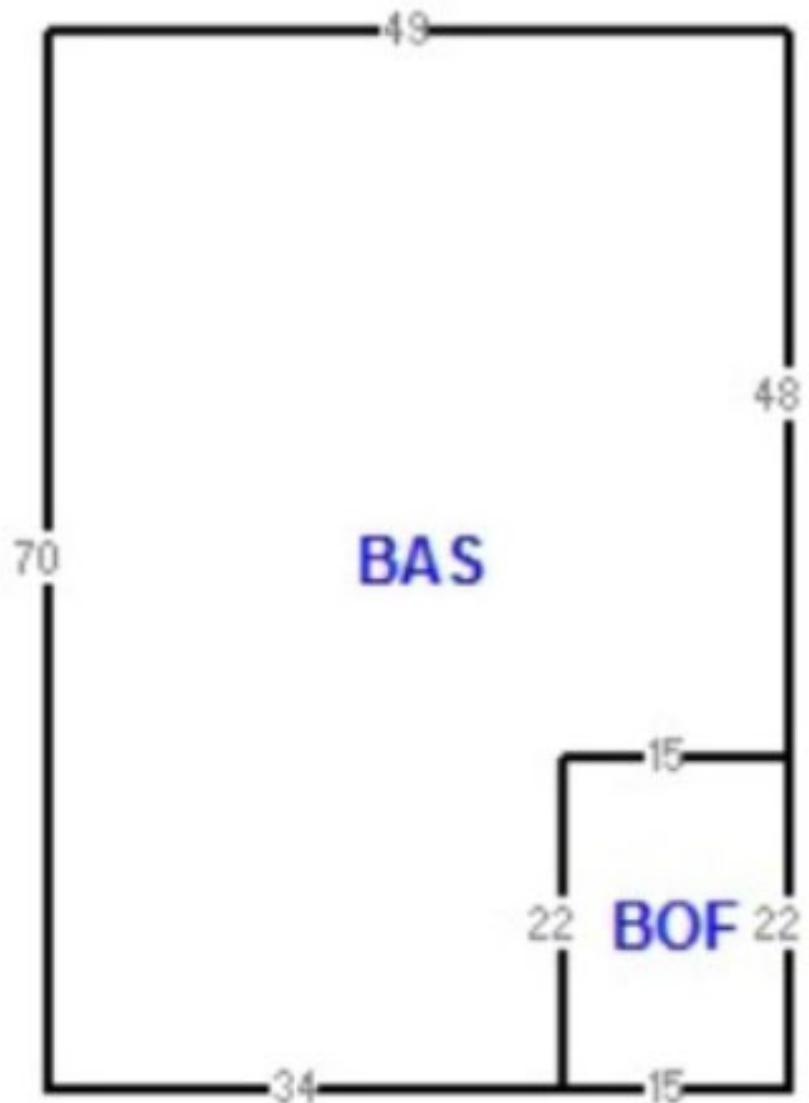
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COMMERCIAL PROPERTY HIGHLIGHTS

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- **Prime Central Location** in Ybor City's bustling 5th Avenue Office Corridor
- Property features Lots of space for **Storage**, Wrought Iron **Electronic Gate for Security**, 1 **Grade Level Delivery Door** and **Rear Alley access** for Convenience
- **Incredible Visibility** and Accessibility from 7th Avenue and/ or Hwy 60
- Onsite and Nearby Paid Parking
- Neighboring Retailers include: **HCC Collaboration Studio, Ybor City Barbering Company, Hampton Inn & Suites, 7 Eleven, and El Puerto Restaurant and Grill**



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