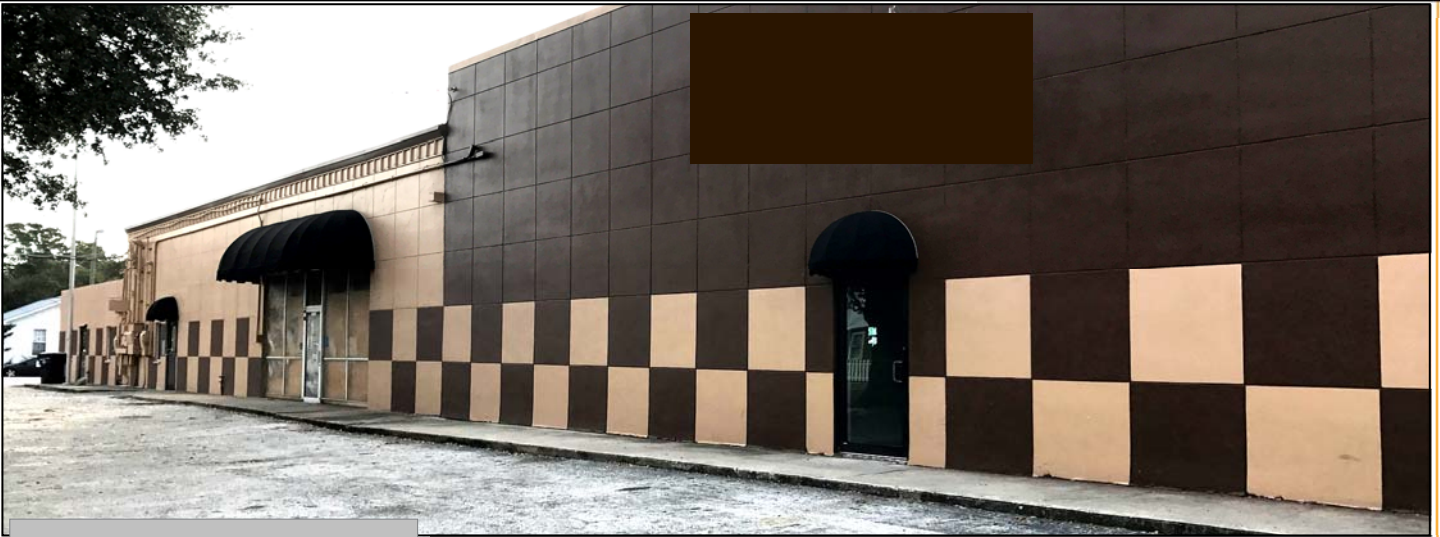


NOW LEASING UP TO 9,864 SF WAREHOUSE



1419 E. 4th Avenue Tampa, FL 33605

PROPERTY HIGHLIGHTS

READY FOR IMMEDIATE OCCUPANCY!

Space C Consists of 2 Warehouses:

- ◆ 7,072 SF Warehouse (w/ 3 Roll Up)
- ◆ 2,792 SF Warehouse (w/ 1 Roll Up)
- ◆ Spaces A & B - **Currently Leased**
- **Zoned YC-6 (Community Commercial)**
- Traffic Count: **18,113 VTD** (2018 MPSI) E. 5th Ave. & N. 21st St.
- **Minutes** from Port Authority, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries

OFFERED FOR LEASE AT: \$6/PSF/NNN

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



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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**
Financing Available: **N/A**
PRICE PER SF: \$6/PSF/NNN
NNN Expenses: **Call Broker**

LOCATION

Street Number: **1419**
Street Name: **E. 4th**
Street Suffix: **Avenue**
Street City: **Tampa**
County: **Hillsborough**
Traffic Count/ Cross Streets:
18,113 VTD (21st Street & 5th Avenue MPSI- 2018)
Market: **Tampa**
Sub- Market: **East Ybor City**

The Property

Folio Number: **189643-0000**
Zoning: **YC-6 (Ybor Community Commercial)**
Property Style: **Warehouse/ Storage**
Site Improvements: **Warehouse/ Office**
Improvement Size: **Totaling 9,864 SF Leasable**
Future Use: **Commercial Office or Showroom**
Lot Size: **35,490 SF**
Lot Dimensions: **95' x 210'**
Front Footage in Feet: **95'**
Total Acreage: **.81 Acre**
Parking: **Onsite/ Street**
Number of Onsite Parking Spaces: **Common**

TAXES

Tax Year: **2019**
Taxes: **\$13,693.72**

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 South at N. 21st Street. Turn Right E. 4th Avenue. Continue to follow 4th Avenue to N. 15th Street. Property is on the Left Side of the Road.**

THE COMMUNITY

Community/ Subdivision Name: **Lesley's Subdivision**
Flood Zone Area: **X**
Flood Zone Panel: **12057C0354H**



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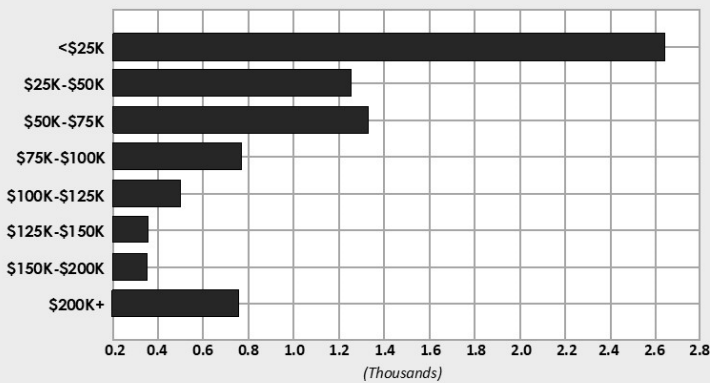
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LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ ± MILE RADIUS



POPULATION	± Mile	3 Mile	5 Mile
2019 Total Population:	16,373	114,574	256,019
2024 Population:	18,308	125,240	278,731
Pop Growth 2019- 2024:	11.82%	9.31%	8.87%
Average Age:	38.10	37.20	37.80
HOUSEHOLDS			
2019 Total Households:	7,947	46,941	103,186
HH Growth 2019- 2024:	12.29%	9.46%	8.78%
Median Household Inc:	\$50,913	\$47,683	\$46,719
Avg House Hold Size:	1.90	2.30	2.40
2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING			
Median Home Value:	\$235,157	\$228,154	\$212,317
Median Year Built:	2002	1968	1969

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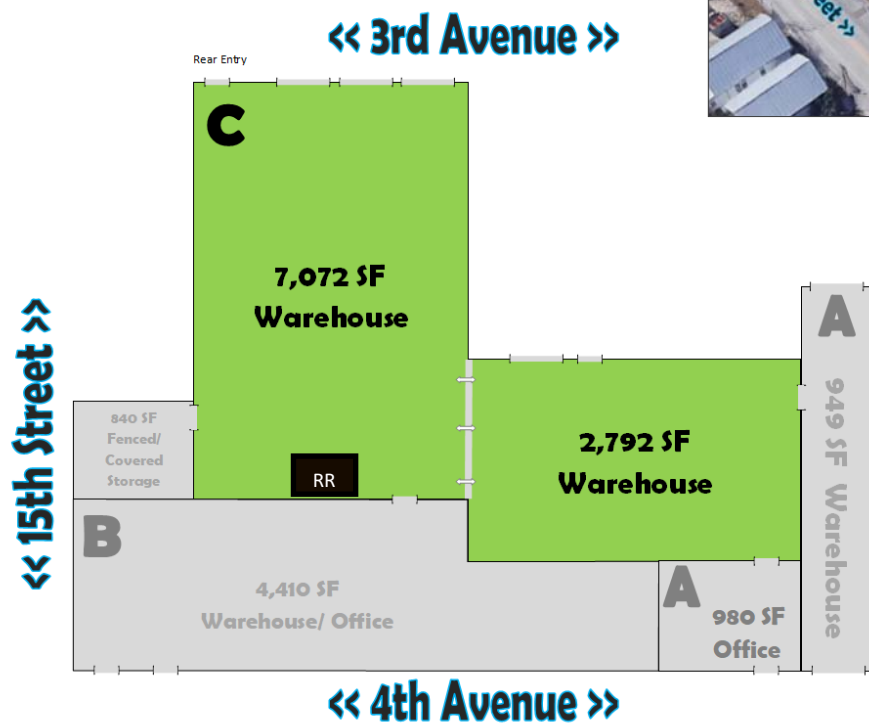
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BUILDING LAYOUT & AERIAL MAP



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