



# Ybor Portfolio A

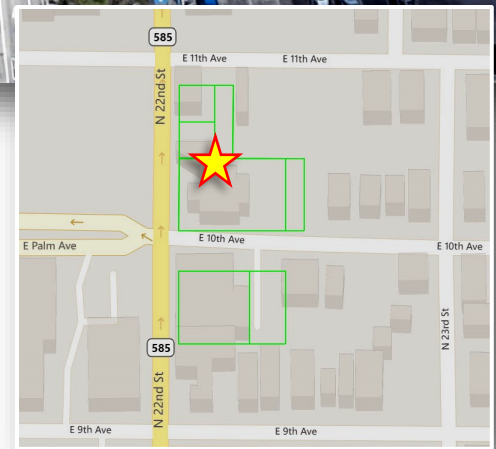
## Ybor City Development Parcels

2216 E 10<sup>th</sup> Ave., 2205 E 11<sup>th</sup> Ave., 2101, 2113 & 2215 N 22<sup>nd</sup> St., Tampa, FL



## For Sale

- Prime Ybor City income producing 5-parcel portfolio
- 0.55± acres for redevelopment
- Zoned YC-2 & YC-5
- 148'± frontage on E 10th Ave., 75'± frontage on E 11th Ave., 102'± on N 22nd Avenue
- 14,500 AADT on N 22nd Avenue
- Two blocks south of I-4
- Sale Price: \$1,250,000





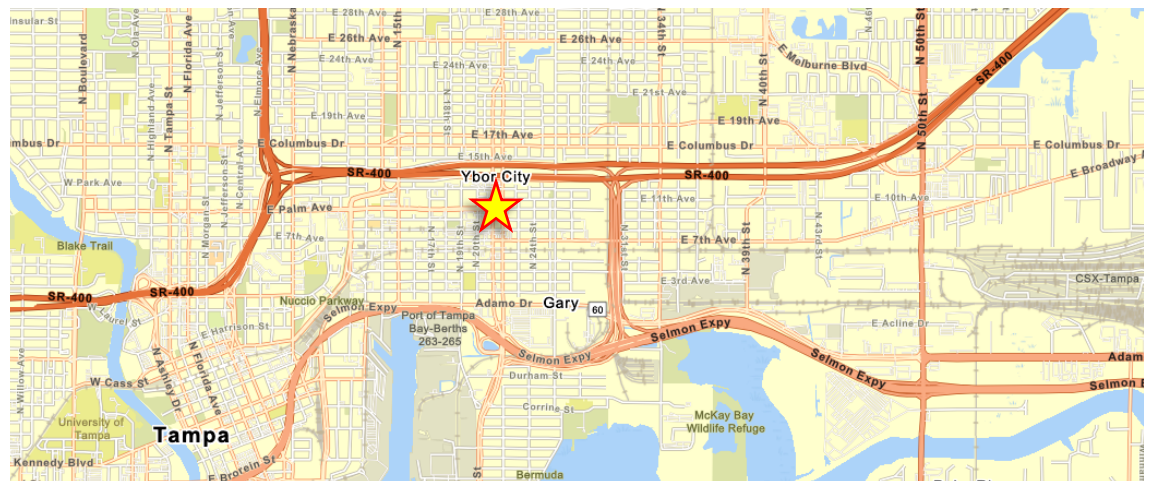
# Ybor City

**Y**bor City is one of Tampa's truly culturally significant neighborhoods. From its founding by Vicente Martinez Ybor in 1886, it has evolved from the "Cigar Capital of the World" in 1900, through the construction of Tampa's elevated interstate highway in the 1960s, and the entertainment revitalization in the 1990s. The District is once again poised to experience further change as increased residential and mixed-use redevelopment increases along its historic E. 7th Avenue corridor, as well as within other lesser-recognized portions of the National Historic Landmark District (NHLD).

**L**ocal developer Ariel Quintela describes the Ybor City area this way, "Ybor City is a work/live community where there's going to be everything you need within one square mile. This historic neighborhood is unlike any other in the United States. It has legacy and so much history. It has so much style. It has so much character. And once you look at a building that's

130 years old, you just fall in love with it. Ybor City is just full of buildings that are little jewels that need renovation. We are restoring all the buildings that fall into this category to get them to the way they were back in their hey day. We have our own architectural styles that we like to produce, especially on the new construction. And they all mimic that era of old Spain and old Cuba."

**W**hen people think of southern historic towns in the U.S. with rich history and trendy districts peppered with art galleries, cafes, restaurants, shopping and protected architecture, one might think about New Orleans, Savannah, Austin or Charleston; however, Tampa's Ybor City has retained their authentic community while being surrounded by a three-billion-dollar renovation plan in the Water Street project which will connect Sparkman Wharf, Riverwalk, Amelie arena, and the History Center.



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# Ybor City

## AREA DEMOGRAPHICS (5 MILE RADIUS)

### KEY FACTS

245,701

Population

36.6

Median Age



Average Household Size

310,580

2020 Total Daytime Population

### ANNUAL HOUSEHOLD SPENDING



\$1,787  
Apparel & Services



\$134  
Computers



\$3,121  
Eating Out



\$4,382  
Groceries



\$4,514  
Health Care

### INCOME



\$43,822  
Median Household Income



\$29,222  
Per Capita Income



\$21,260  
Median Net Worth

### EMPLOYMENT



63%  
White Collar



19%  
Blue Collar



18%  
Services



9.3%  
Unemployment Rate

  
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