

NEW DEVELOPMENT :: CASA PEDROSO

COMING SOON

AVAILABLE UNIT 3: 1,027 SF



1307 E. 8th Avenue Tampa, FL 33605

CASA PEDROSO LEASE HIGHLIGHTS



Located one block off the main commercial strip of E. 7th Avenue, **Casa Bomberos** (Firemens' House) and the adjoining **Casa Pedroso** offer a mix of stylish new rental apartment homes over **prime retail and office space for lease in the heart of the Ybor City Historic District.**

- www.casaybor.com

- ◆ **COMING SOON! CASA PEDROSO- A PREMIUM LOCATION**
Anchored by 33 High- End Condo Units in the developing Marti District
- ◆ **Last Unit Available- Email/Call for details**
- ◆ **Unit 3: 1,027 SF Street Level- PRIME RETAIL OR OFFICE SPACE**
- ◆ A+ Visibility w/ Excellent Proximity to Downtown Tampa and The Channel District
- ◆ Phenomenal Opportunity for a Destination Location- Directly on the TECO Streetcar Line
- ◆ Boasting 693 SF of Front, & a half block of the **Brand New, 5 Star, Luxury HOTEL HAYA**
- ◆ Located in a Historically Under-utilized Business Zones (HUBZone)
- ◆ Build to Suit- *Tenant Improvement Allowance Available for a Qualified Use*
- ◆ **JOIN SKY PUPPY BREWERY & MARLEY'S ON 8TH...**

LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • 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**

Lease Terms: **Negotiable**

Lease Rate: **Starting \$30 PSF NNN**

Units Available: **Unit 3: 1,027 SF**

NNN Expenses: **See Worksheet**

LOCATION

County: **Hillsborough**

Street Number: **1307**

Street Name: **E. 8th**

Street Suffix: **Avenue**

City: **Tampa**

Traffic Count:

4,983- VTD, 9th Avenue and 13th Street (2018- MPSI)

6,983- VTD, 7th Avenue and Nuccio Parkway (2018- MPSI)

Market: **Tampa/ St. Petersburg**

Sub-market: **Ybor City**

THE PROPERTY

Folio Number: **197058-0000**

Zoning: **YC- 1 (Central Commercial Core)**

Property Style: **Residential Housing featuring Ground**

Floor Leasable Restaurant or Retail Storefront

Current Use: **Development, New Construction**

Site Improvements:

4- Story Brick/ Stucco Constructed Building

Improvement Size: **38,405 SF**

Future Use: **Restaurant or Retail Storefronts**

Lot Dimensions: **140' x 95' (approximately)**

Lot Size (Sq. Ft.): **13,300 SF**

Front Footage: **140'**

Total Acreage: **.30 AC**

Parking: **Offsite, Street Parking and Palm Avenue**

Parking Garage

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 8th Ave. Turn right. Head West, 8 blocks. Arrive at Site on the left at:

1307 E. 8th Avenue

THE COMMUNITY

Community/ Subdivision Name: **Ybor City**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354H**

TAXES

Tax Year: **2020**

Taxes: **\$1,624.43**



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CASA PEDROSO FLOORPLANS



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CASA PEDROSO STRUCTURAL PLANS



CASA PEDROSO
YBOR CITY, FL



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AREA MAP & SITE LOCATION



Casa Pedroso is named in honor of Paulina Pedroso (1845-1925), the most prominent female leader of Cuba's 1895 revolution against Spain. A compatriot of José Martí, she organized exiles and raised funds that led to liberation of the island nation in 1898. A black woman and daughter of slaves, Pedroso also worked courageously to end segregation in Tampa.

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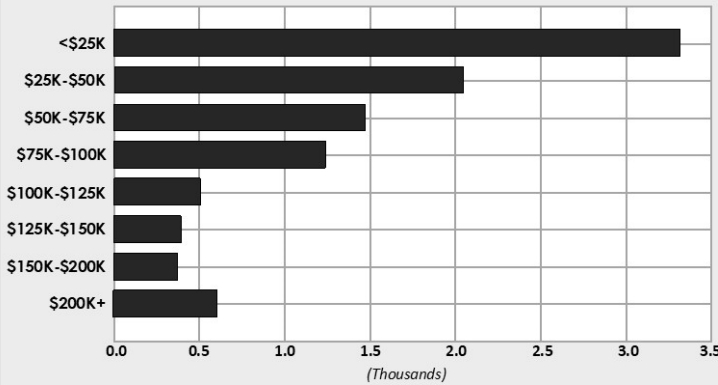
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PROPERTY ELEVATION & DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ ± MILE RADIUS



POPULATION	± Mile	3 Mile	5 Mile
2019 Total Population:	19,978	121,790	270,437
2024 Population:	22,664	134,571	297,307
Pop Growth 2019 - 2024:	13.44%	10.49%	9.94%
Average Age:	38.40	37.00	37.60
HOUSEHOLDS			
2019 Total Households:	9,884	50,985	109,646
HH Growth 2019 - 2024:	14.37%	10.87%	9.95%
Median Household Inc:	\$45,203	\$44,039	\$45,136
Avg House Hold Size:	1.90	2.20	2.40
2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING			
Median Home Value:	\$160,683	\$177,018	\$175,981
Median Year Built:	2003	1971	1971

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CASA PEDROSO: UNIT 3—1,027 SF

CASA BOMBEROS: 100% Leased

1888



2021



Casa Pedroso: Last Remaining Space Available: Move your Business to Ybor

CASA BOMBEROS NEIGHBORING PROPERTY

- ◆ Highest and Best Use: Retail, Executive Suites or Professional Office
- ◆ Prime Location in Ybor City's Newly Developing **MARTI DISTRICT**
- ◆ Prominent 8th Avenue Exposure with Exceptional Signage Opportunities
- ◆ Transient Oriented Destination- Cadrecha Plaza Trolley Station, just around the corner on N. 13th Street
- ◆ Located 1.5 miles from Interstate 4

◆ **Neighboring Businesses Include:**

5 Star Luxury Hotel Haya, Florida Distillery, Many Retail and Restaurant users, Hampton Inn and Suites, Centro Ybor and others...



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YBOR STORY... YOUR STORY

Ybor City holds a unique place in Florida's social and economical history as our state's "first industrial town." The founding of this community in 1886 was based on what turned out to be a very shrewd "business decision" by Don Vicente Martinez-Ybor to move his cigar factory from Key West to Tampa. This was at a time when points south were literally "Indian Territory."

Tampa's city elders offered low-cost land, "the incentive of the day," to Don Vicente. He built his factory, which was at that time, the largest brick structure in Florida. Other cigar-makers followed, building their own factories. Immigrants from Spain, Cuba and Sicily came to work in them and Romanian merchants opened stores to serve the community. As the industry matured, German lithographers brought the latest in printing and engraving technology to Ybor and a whole new commercial art form, the cigar label, was born.



Ybor city is not only a great example of turn-of-the-century capitalism, but also of organized labor – and this in what has always been a "right to work" state. The Labor Temple was an integral part of the industrial infrastructure. This moderate form of collectivism was not limited to just work, but formed the basis for the social clubs that offer mutual aide and a rich social life.

Ybor's social clubs provided "cradle to grave healthcare" at a time when the HMO was not even on the drawing board. These mutual aid societies provide a home base for each ethnic group and with their cantinas, theatres and ballrooms, a range of social activities that were more sophisticated than the general environment.

Rather than trap the workers "beholden to the company store," Ybor and many of his fellow entrepreneurs encouraged cigar rollers to own their own casitas or "little houses." This allowed skilled, hard-working people to build equity in their homes and gave them a growing piece of the "American Dream." The children and grandchildren of these Tampanians are successful professionals, business owners and community leaders.



What is so fascinating about Ybor City is that the buildings and architecture are still here and tell a story. The sturdy cigar factories, elegant social clubs, quaint casitas and balconied storefronts are preserved and in productive use today – giving another generation "roots and wings." Why even the "art of the label" foreshadowed Ybor City's modern roll as a center for high-tech creativity. You can experience the early history of Ybor City yourself at the Ybor City Museum State Park.

~ Source: www.ybor.org

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