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TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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2305 & 2309 N. NEBRASKA AVENUE, TAMPA, FL 33602
907 E. 15TH AVENUE, TAMPA, FL 33605

.98 ACRES COMMERCIAL REDEVELOPMENT
HISTORIC V.M. YBOR

FOR SALE \$1,669,000 /
LEASE \$4,000 - \$10,000 / MONTH / NNN



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**

Offering Price: **\$1,669,000/**

Price PSF: **\$40.00/**

Financing Available: **Cash, Hard Money, PMM, Conventional, SBA**

Lease Price: **\$4,000-\$10,000/ Month/ NNN**

Expenses: **Available Upon Request**

LOCATION

Street Addresses:

2305 & 2309 N. Nebraska Avenue

907 E. 15th Avenue

Street City: **Tampa**

County: **Hillsborough**

Traffic Count/ Cross Streets: **13,100 VTD, Columbus Drive and N.**

Nebraska Avenue (AADT, 2020)

Market: **Tampa-St. Petersburg-Clearwater**

Sub-market: **V.M. Ybor City**

THE PROPERTY

Folio Number:

198402-0000, 198370-0000, 198371-0000

Zoning: **YC-5 (General Commercial)**

Current Use: **Retail/ land**

Site Improvements: **864 SF Freestanding building**

Future Use: **Investment/ Redevelopment**

Lot Dimensions: **193' x 217' (approx.)**

Lot Size: **41,725 SF Total (up to 3 parcels)**

Total Acreage: **.98 AC (approx.)**

Parking: **Onsite, TBD**

THE LISTING

Driving Directions:

From Tampa, Head South on I-275. Take exit 46A to Floribraska Ave. Merge onto N. Elmore Avenue. At the light, turn left on Floribraska Ave., Head East to N. Nebraska Ave. Turn Right. Head South 3/10ths of a mile. Arrive at property on the left. 2305-2309 N. Nebraska Avenue.

THE COMMUNITY

Community/Subdivision Name: **Ybor City/East Seminole Heights Area**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354J**

UTILITIES

Electricity: **TECO**

Water: **City of Tampa**

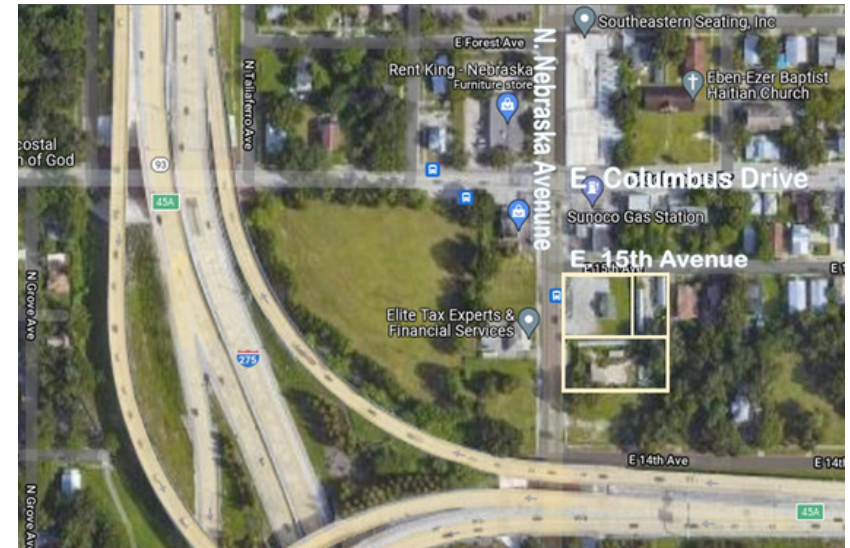
Waste: **City of Tampa**

Communications: **Spectrum/ Frontier**

TAXES (Total for 3 parcels)

Tax Year: **2021**

Taxes: **\$8,263.69**



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3 PARCEL AERIAL MAP



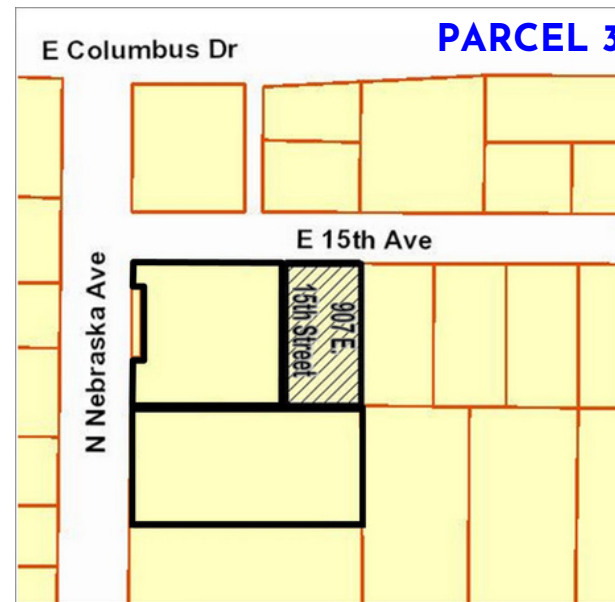
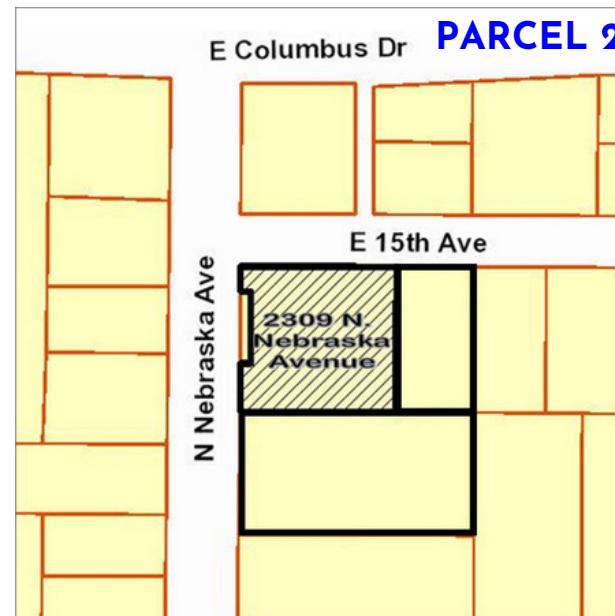
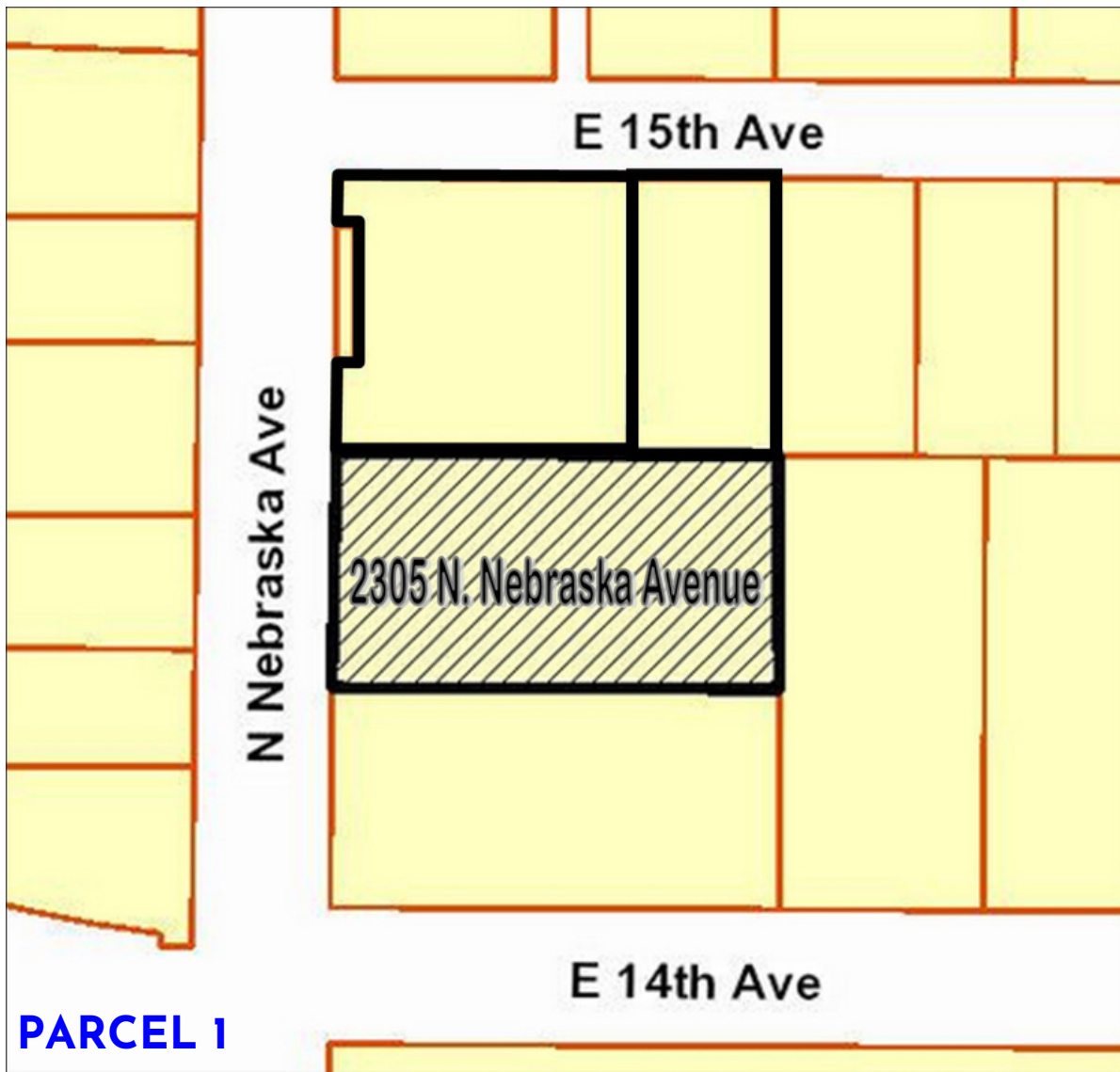
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3 PROPERTIES- PARCEL MAPS



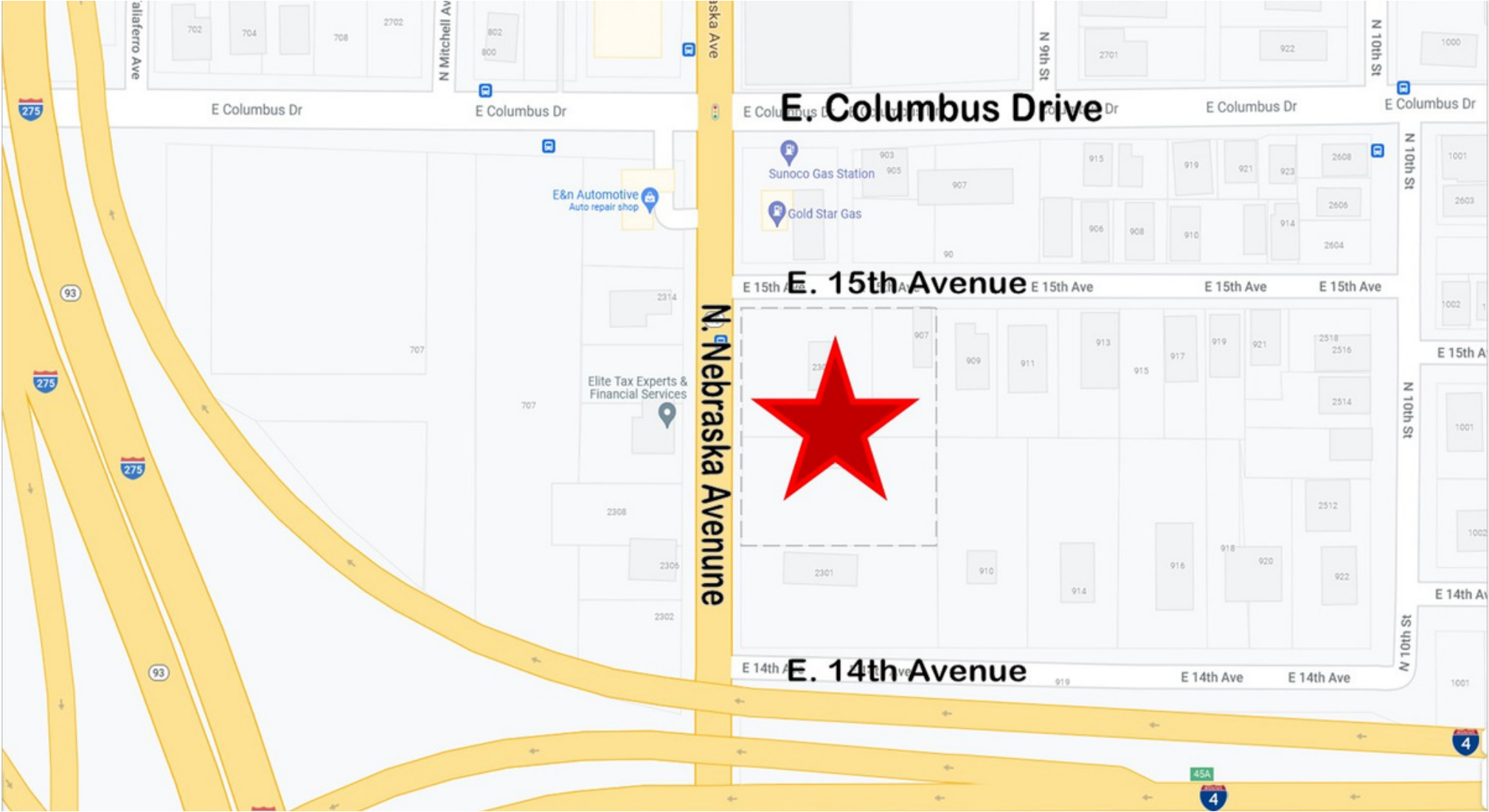
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DIRECTIONAL MAP



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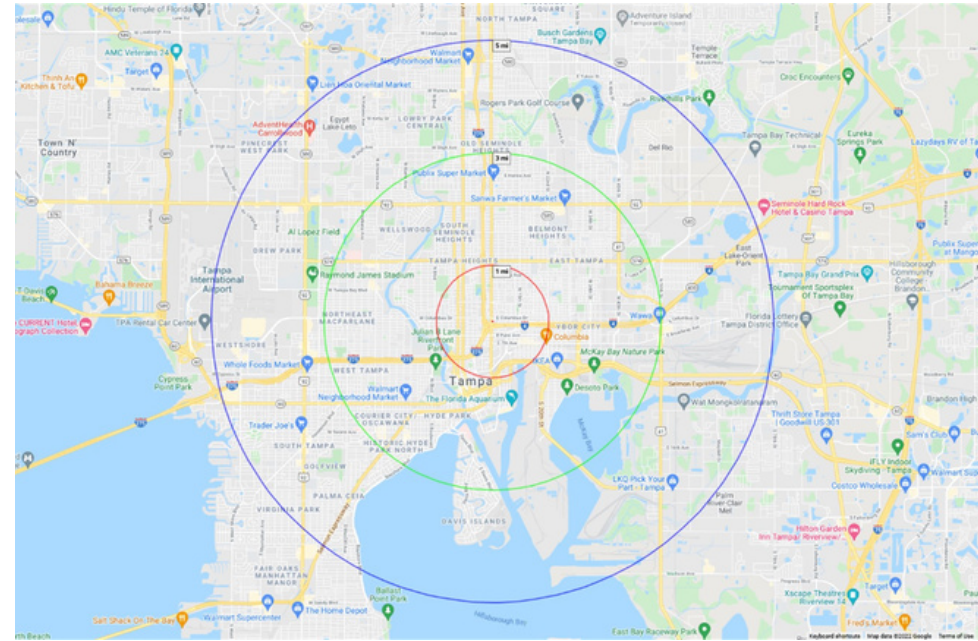
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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

- Superior corner location, great development opportunity
- AMAZING frontage, visibility and access.
- Level topography with all utilities to the site
- 3 parcels totaling (approx.) 41,725 SF/ .98 Acres
- 193' fronting Nebraska Avenue
- Located on a heavily traveled corridor of N. Nebraska Avenue
- Traffic counts total 13,100 VTD (AADT, 2020)
- New residential, retail and office development within immediate proximity of this site
- Value-add opportunity
- Signalized intersection of Columbus Drive and N. Nebraska Avenue 1 block North
- Located in Historic V.M. Ybor (a National Landmark District), East Tampa
- Literally around the corner from Historic Ybor City
- Less than 1 mile from upcoming South Nebraska Avenue Development Projects
- One mile Northwest of Downtown Tampa
- Barely 1.5 miles Northeast of the Channel District
- FDOT installing new off ramp at 14th Street and Nebraska Avenue
- OPPORTUNITY AND HUBZONE QUALIFIED- providing long-term tax benefits to the developer and investors
- Quick accessibility to highways and major thoroughfares, ie... Interstate 275, Interstate 4, Selmon Crosstown Expressway, Florida Avenue, Dr. Martin Luther King Jr. Blvd and Hillsborough Avenue
- Neighboring businesses include: Sunoco Gas, Checkers, Rent King, Centro Asturiano, Kforce, TECO Energy, Children's Board, Hillsborough Community College, La Segunda Bakery and more
- High energy business and residential district that is frequented by local & regional visitors- a great place to invest, relocate or expand your business
- The area is exploding with new commercial development and residential growth
- **Property is also for Lease for \$4,000-\$10,000/ Month/ NNN**



POPULATION	1 Mile	3 Miles	5 Miles
Total population	13,430	102,451	239,010
Median age	34	34.4	35.3
Median age (Male)	31.6	32.5	33.9
Median age (Female)	35.1	35.9	36.5

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	5,784	42,210	95,931
# of persons per HH	2.3	2.4	2.5
Average HH income	\$37,241	\$56,476	\$57,498
Average house value	\$227,782	\$274,968	\$298,701

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



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