



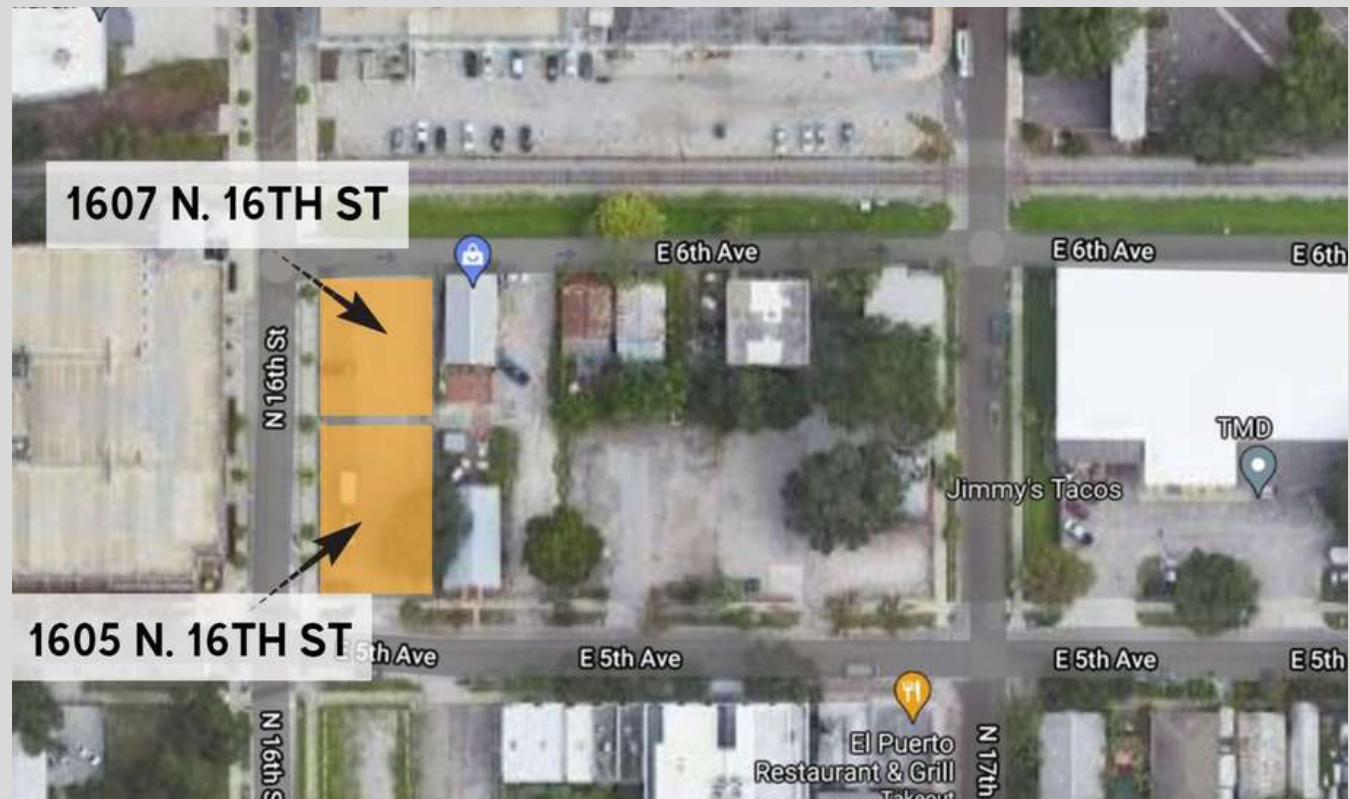
BROKERAGE DONE DIFFERENTLY

live
work
& play
IN YBOR CITY

2 PARCEL PORTFOLIO IN HIGH-ENERGY BUSINESS & RETAIL DISTRICT | OPPORTUNITY ZONE

1605 - 1607 16TH ST.
TAMPA, FL 33605

2 Parcel Portfolio. Highest and Best Use: Professional Office - Retail Storefront with Flex Space for Import Export Business - Additional Storage.



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.

CALL TODAY! 813-935-9600 | TINA MARIE ELOIAN, CCIM | TINA@FLORIDACOMMERCIALGROUP.COM

2 Parcel Portfolio Commercial Land

FINANCIAL & TERMS

Status: **Active**

Offering Price: **\$2,750,000/**

Financing Available: **N/A**

LOCATION

1. **1605 N 16th St.**

2. **1607 N 16th St.**

Street City: **Tampa**

County: **Hillsborough**

Traffic Count/Cross Streets: **E 4th Ave N 17th St E2,379**

Market: **Tampa**

Sub-Market: **Ybor City**

TAXES

Tax Year: **2020**

Taxes: **Varies**

UTILITIES

Electricity: **TECO**

Water: **City of Tampa Utilities**

Waste: **City of Tampa Utilities**

Communications: **Frontier Communications/Verizon/Spectrum**

THE PROPERTY

Folio Number:

1. 1605 N 16th St.: **189835-0000**

2. 1607 N 16th St.: **189832-0000**

Square Feet / Acres:

1. 1605 N 16th St.: **6,650 SF**

2. 1607 N 16th St.: **6,450 SF**

Zoning: **YC-6 (Ybor Community Commercial)**

Property Style: **Parking, Commercial Land**

Parking: **Onsite / Street/ Nearby Paid**

LEGAL DESCRIPTION:

1. **1605 N 16th St.: 189835-0000 LESLEY'S J T ADDITION LOT 6 BLOCK 58**

2. **1607 N 16th St.: 189832-0000 LESLEY'S J T ADDITION LOT 5 BLOCK 58**

THE COMMUNITY

Neighborhood: **Central Ybor Area S of I-4**

Community/Subdivision Name: **MITCHELL J E**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354H**



BROKERAGE DONE DIFFERENTLY

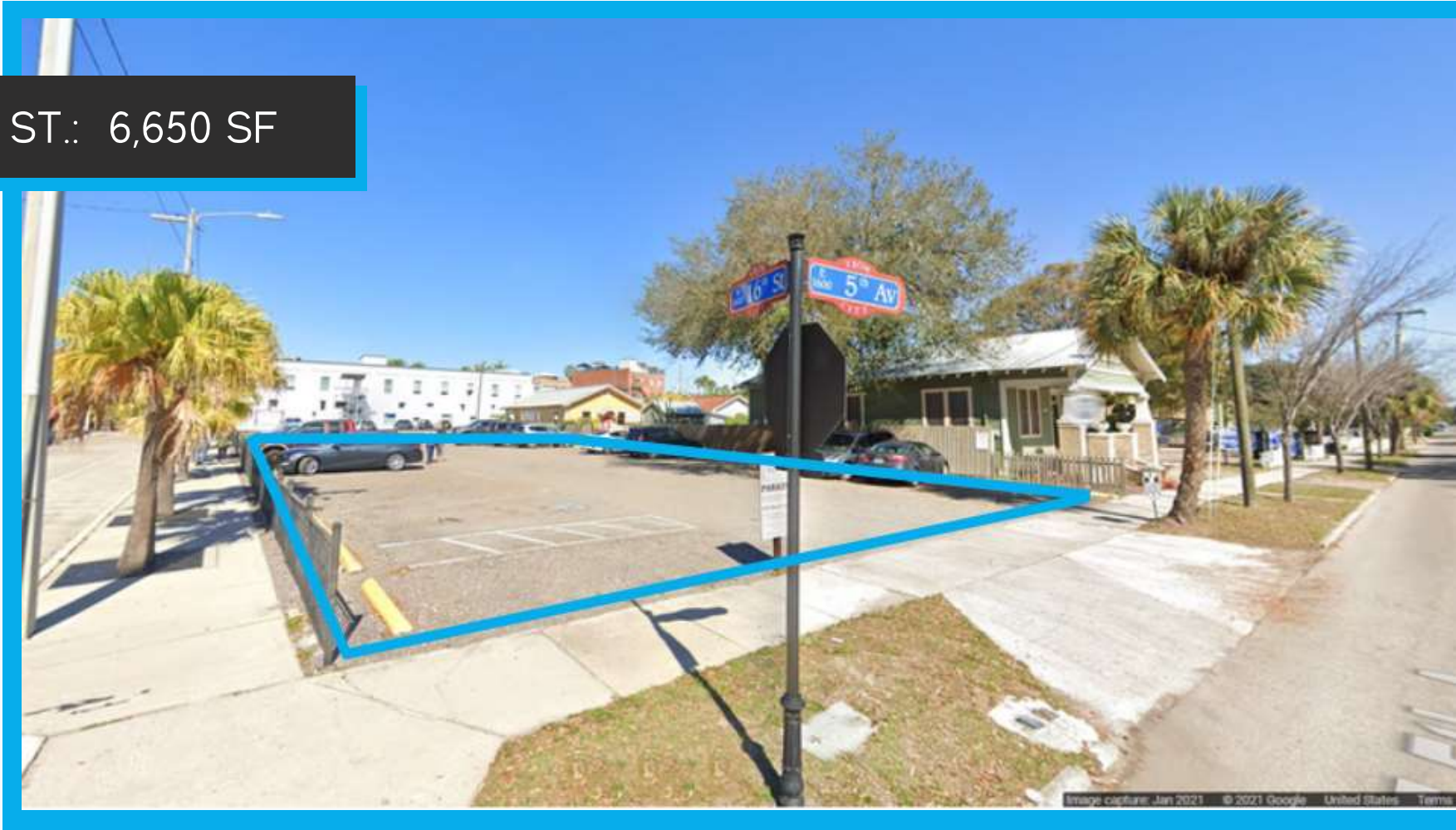
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

High-Energy Business & Retail District that is Frequented by Local & Regional Visitors

Incredible Investment Opportunity or Great for an Owner/User

1605 N 16TH ST.: 6,650 SF



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

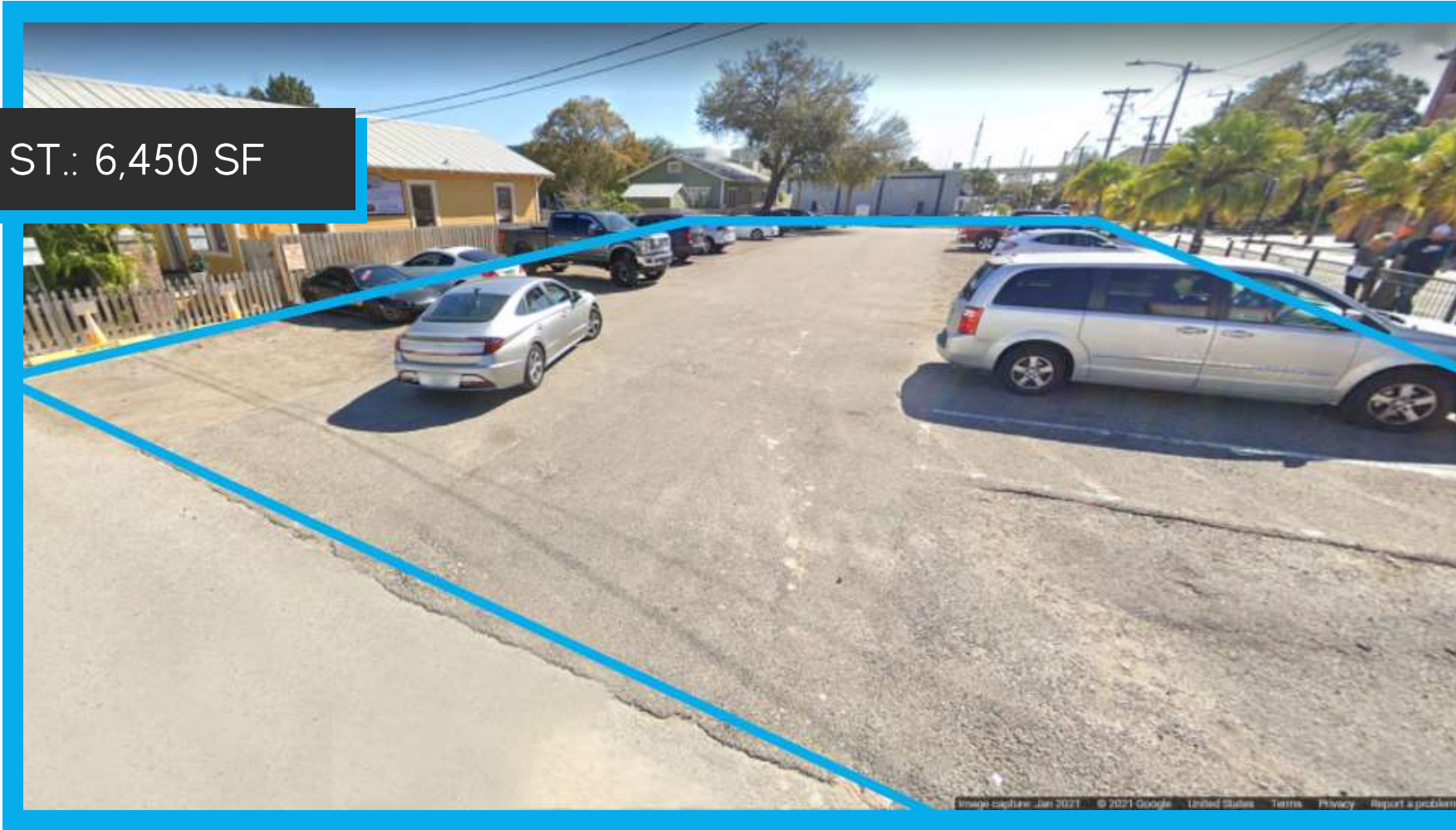
401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



Strong Surrounding Population of 266,367 Residents within 5 miles of the Property

Phenomenal Visibility with Onsite and Nearby Parking

1607 N 16TH ST.: 6,450 SF



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

Excellent Accessibility, Phenomenal Visibility with Onsite and Nearby Parking

Highest and Best Use: Executive/Professional Office and or retail storefront with flex space for import export business, a need for additional storage or open space.



Excellent Accessibility, Phenomenal Visibility with Onsite and Nearby Parking

Minutes from Downtown Tampa, Channel District, Tampa River Walk, Hyde Park, Seminole Heights, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries



Google | Imagery date: 9/21/20

BROKERAGE DONE DIFFERENTLY

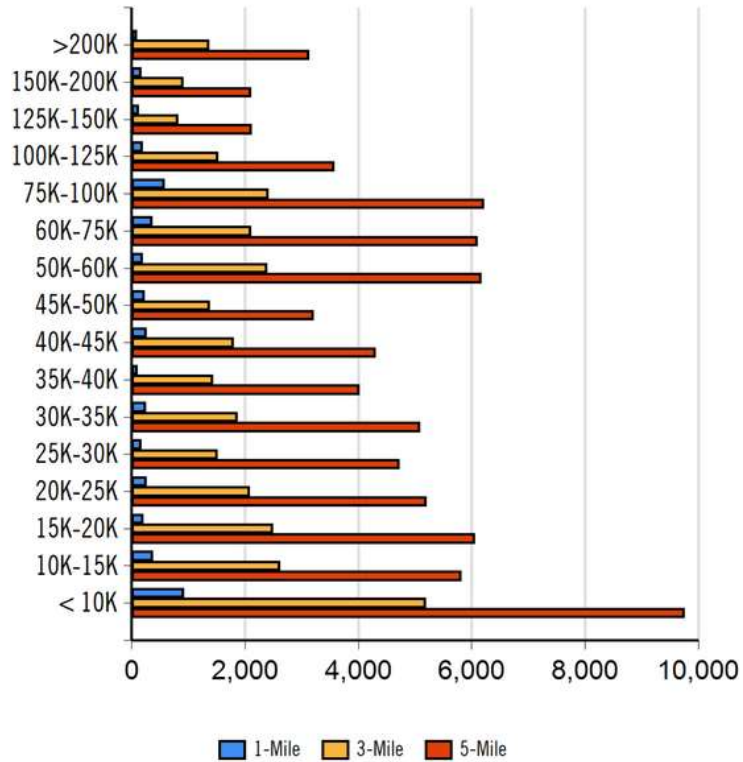
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 | FLORIDACOMMERCIALGROUP.COM



Excellent Accessibility, Phenomenal Visibility with Onsite and Nearby Parking

Household Income



Radius	Median Household Income
1-Mile	\$23,943.13
3-Mile	\$35,976.56
5-Mile	\$42,929.91

Radius	Average Household Income
1-Mile	\$26,291.43
3-Mile	\$40,673.38
5-Mile	\$48,803.11

Radius	Aggregate Household Income
1-Mile	\$240,715,024.81
3-Mile	\$1,704,430,153.07
5-Mile	\$4,260,025,825.89

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



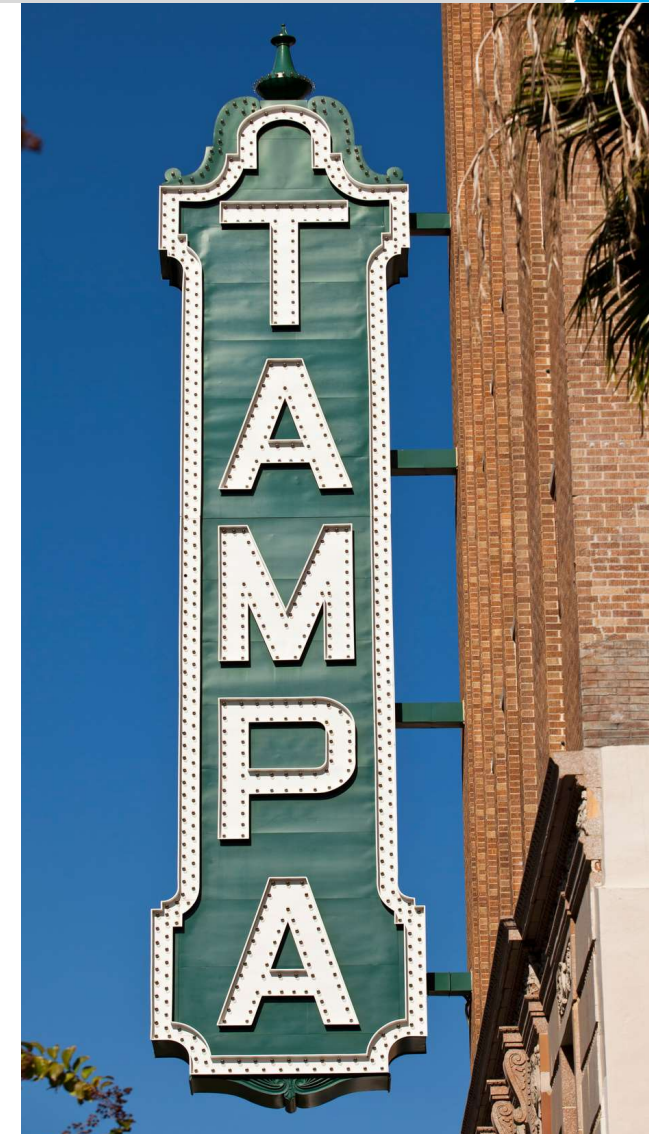
AREA

Ybor City is a High-Energy Business & Retail District that is Frequented by Local & Regional Visitors.

Located in flourishing Ybor City, this property sits directly on N. 16th Street, between E. 5th & E. 6th Avenue offering fantastic visibility and signage opportunities. The location is just a few blocks from Centro Ybor and the movie theatre. You'll be surrounded by commercial commerce of all types...retail, restaurants, banking as well as the Hillsborough Community College which is located down the street on 9th Avenue.

There are three hotels a few blocks away and the trolley provides easy access into Channelside and Downtown areas.

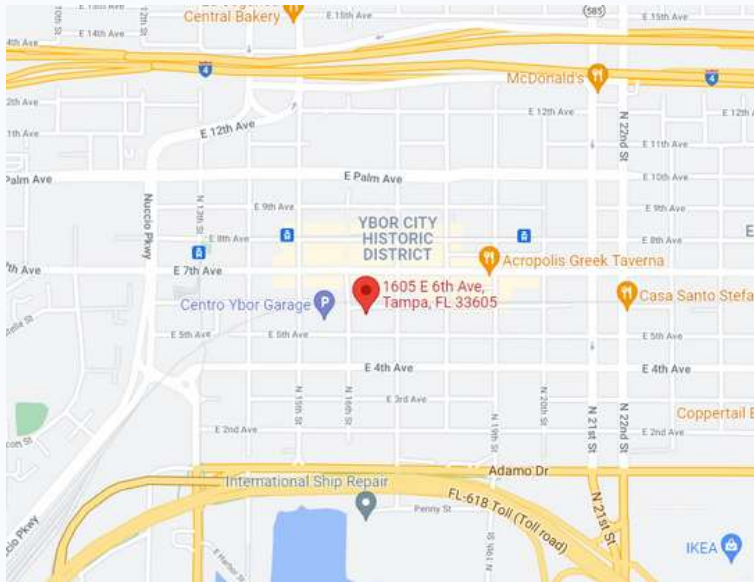
Minutes away from Tampa's major Interstate system; I4, I275, I75, and the Lee Roy Selmon Crosstown Expressway...you'll be in Downtown, Brandon, South or North Tampa, St. Petersburg or just about anywhere else in the Tampa Bay Area in no time at all.



A Great place to Invest, Relocate or expand your business.

DIRECTIONS - FROM INTERSTATE 4

- Interstate 4 to Exit 1 (21st/22nd Street)
- Head South on N. 21st Street to 5th Avenue.
- Turn Right (West).
- Head West on 5th Avenue Cross Over N. 17th St.
- Property is located on the Right.



Map data ©2021 Google



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.



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

CALL OUR TEAM TODAY!
813.935.9600



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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.



BROKERAGE DONE DIFFERENTLY
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

