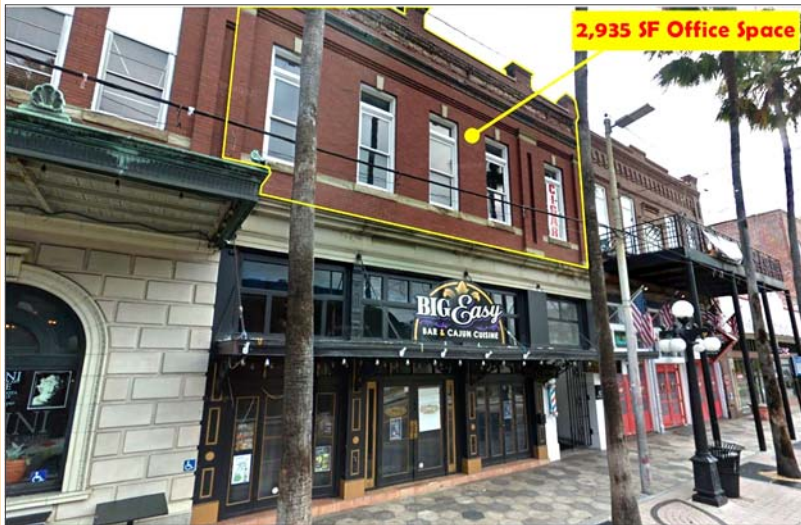


NOW LEASING 2,935 SF PROFESSIONAL OFFICE SPACE



1704 1/2 E. 7th Avenue Tampa, FL 33605

PROPERTY HIGHLIGHTS

- Available and Ready for A New Tenant!
- LEASABLE: 2,935 SF
- Elevator Access
- ADA Compliant
- Hardwood Floors throughout
- High Ceilings and Exposed Brick Walls
- Zoned YC-6 (Community Commercial)
- Traffic Count: 18,113 VTD (2018 MPSI) E. 5th Avenue & N. 21st Street
- Minutes from Port Authority, Interstate 275, Interstate 4, the Selmon Expressway and other Major Travel Arteries
- ***Land Lord Offering T.I. (Call for Details)***

OFFERED FOR LEASE AT: \$16/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**

Lease Price: \$3,913/ month + S.T.

Price Per SF: **\$16/ PSF/ NNN**

NNN Expenses: **Call Broker**

LOCATION

Street Number: **1704 ½**

Street Name: **E. 7th Avenue**

Street Suffix: **Street**

Street City: **Tampa**

County: **Hillsborough**

Traffic Count/ Cross Streets:

7,258 VTD (N. 17th Street and 7th Avenue)

Market: **Tampa/ St. Petersburg**

Sub-Market: **Ybor City**

THE PROPERTY

Folio Number: **197244-0000**

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

Property Style: **Multi- Use Commercial**

Current Use: **Professional Office Space**

Site Improvements: **2- Story, Brick Constructed Bldg**

Improvement Size: **2,935 SF**

Future Use: **Professional Office, Bar/ Restaurant**

Lot Dimensions: **N/A**

Lot Size (Sq. Ft.): **N/A**

Front Footage: **39'**

Total Acreage: **N/A**

Parking: **Paid Lot and Street**

TAXES

Tax Year: **2019**

Taxes: **Contact Broker**

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: Take Interstate 4 to Exit 1 (21st/22nd Street) Head South on N. 21st Street to 7th Avenue. Turn Right (West). Head West on 7th Avenue to the corner of N. 17th Street. Property is located on Right. 1704 ½ E. 7th Avenue**

THE COMMUNITY

Community/ Neighborhood:

Ybor City Area S of 1-4

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354H**



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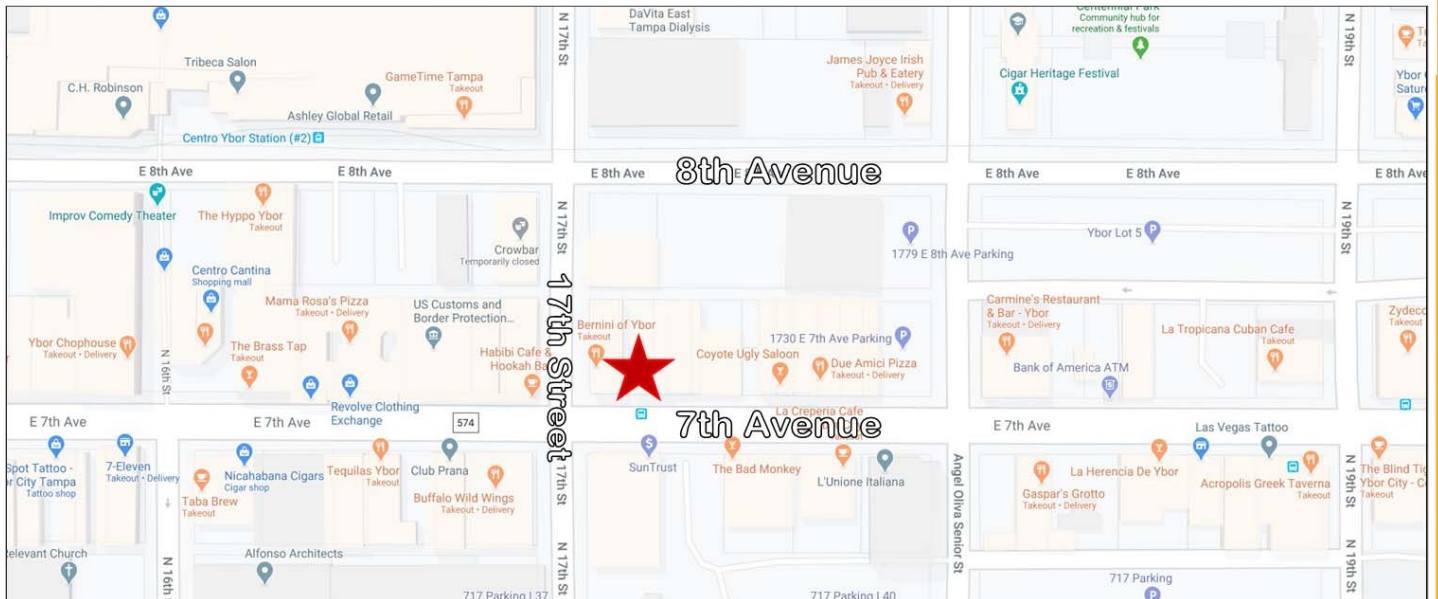
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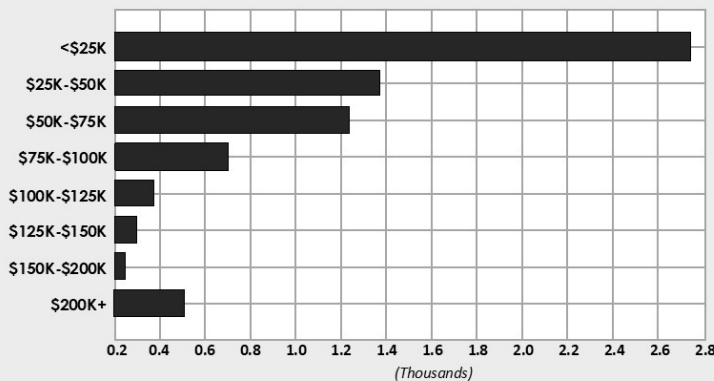
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LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



POPULATION	1 Mile	3 Mile	5 Mile
2020 Total Population:	16,227	113,567	258,701
2025 Population:	18,078	124,134	281,693
Pop Growth 2020 - 2025:	11.41%	9.30%	8.89%
Average Age:	37.90	37.00	37.70
HOUSEHOLDS			
2020 Total Households:	7,477	45,972	103,862
HH Growth 2020 - 2025:	11.73%	9.47%	8.80%
Median Household Inc:	\$43,238	\$44,983	\$45,284
Avg House Hold Size:	2.10	2.30	2.40
2020 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING			
Median Home Value:	\$196,029	\$215,221	\$202,576
Median Year Built:	2000	1969	1969

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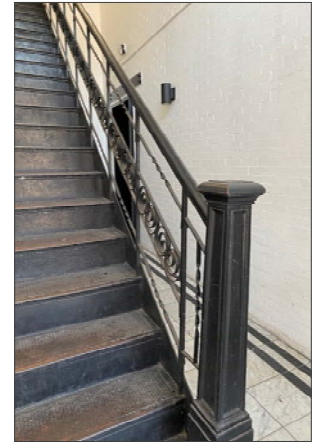
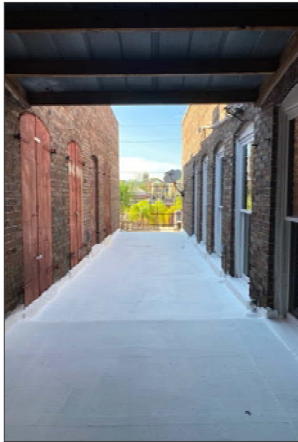
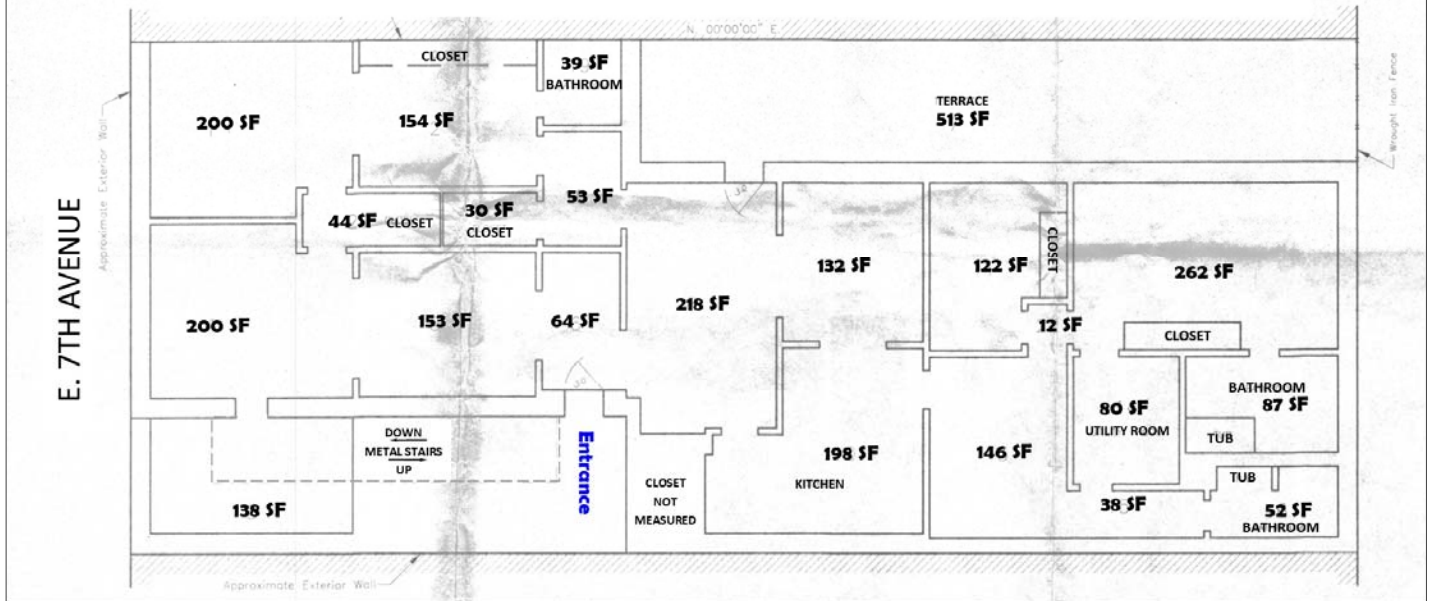


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BUILDING LAYOUT & PROPERTY PHOTOS

SECOND FLOOR – FLOOR PLAN AT 1704 1/2 E. 7TH AVENUE



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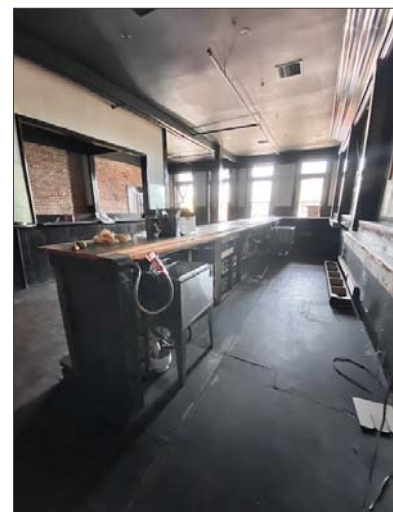
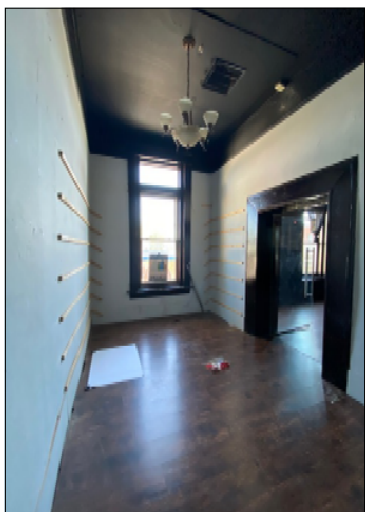
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BUILDING INTERIOR & AERIAL MAP



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