



COMMERCIAL RETAIL PROPERTY FOR LEASE

±800 SF barbershop and beauty salon space in Ybor City, featuring CI zoning, three dedicated parking spaces directly in front of the unit, and a functional layout ideal for grooming, beauty, salon, or similar commercial uses.



3402 N 15th Street
Tampa, FL 33605

LEASE RATE
\$2,250/MONTH

Brokerage Done Differently
FLORIDACOMMERCIALGROUP.COM

**TINA MARIE ELOIAN, CCIM
BROKER**
MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



EXECUTIVE SUMMARY

3402 N 15TH STREET

TAMPA, FL 33605

±800 SF Barbershop & Beauty Salon |
Ybor City Commercial Opportunity

PROPERTY FEATURES

3402 N 15th Street presents a commercial leasing opportunity in Tampa's Ybor City area, featuring approximately 800 SF of interior space configured for barbershop and beauty salon operations. The unit offers a practical setting for grooming, hairstyling, beauty services, or similar businesses seeking an established commercial location. With three dedicated parking spaces directly in front of the unit, the property provides convenient access for customers and employees.

Situated near the intersection of N 15th Street and E 26th Avenue, the property benefits from approximately 107 feet of frontage along N 15th Street across the overall site and an estimated nearby traffic count of 6,200 vehicles. The surrounding neighborhood features a mix of residential communities, local businesses, and commercial establishments, providing access to an established customer base and convenient connectivity to Downtown Tampa and surrounding areas.

With CI (Commercial Intensive) zoning, an existing salon-oriented configuration, and dedicated front parking, the approximately 800 SF unit offers an opportunity for beauty and personal care professionals looking to establish, relocate, or expand their operations. The space may also accommodate other qualifying service-oriented commercial uses, subject to applicable zoning, permitting, and governmental requirements.

For additional property information, lease terms, or to schedule a private tour, contact Florida Commercial Group today.



PROPERTY VIEW

±800 SF BARBERSHOP & BEAUTY SALON

Approximately 800 SF of interior commercial space configured for barbershop and beauty salon operations, offering a practical setting for grooming, hairstyling, and personal care services.

CI – COMMERCIAL INTENSIVE ZONING

Commercial Intensive zoning accommodates a variety of qualifying retail, personal care, and service-oriented commercial uses, subject to applicable zoning, permitting, and governmental requirements.

THREE DEDICATED PARKING SPACES

Three dedicated parking spaces located directly in front of the unit provide convenient access for clients, employees, and daily business operations.

107' OF N 15TH STREET FRONTAGE

The overall property features approximately 107 feet of frontage along N 15th Street, providing street presence and accessibility within an established commercial corridor.

6,200 VEHICLE TRAFFIC COUNT

The nearby N 15th Street and E 26th Avenue intersection carries an estimated traffic count of approximately 6,200 vehicles, offering exposure to local traffic and surrounding neighborhoods.

LISTING DETAILS

FINANCIAL TERMS

LEASE RATE	\$2,250/MO.
RENT TYPE	TRIPLE NET (NNN)

LOCATION

STREET ADDRESS	3402 N 15TH ST
CITY/MARKET	TAMPA- ST. PETERSBURG- CLEARWATER
COUNTY	HILLSBOROUGH
SUB MARKET	YBOR CITY

UTILITIES

ELECTRICITY	TAMPA ELECTRIC (TECO)
WATER/WASTE	CITY OF TAMPA
COMMUNICATION	VERIZON/ SPECTRUM/ FRONTIER

THE COMMUNITY

NEIGHBORHOOD/SUBDI	YBOR CITY EAST
VISION NAME	SEMINOLE HEIGHTS
FLOOD ZONE AREA	X
FLOOD ZONE PANEL	12057C0352J

TAXES

TAX YEAR	2025
TAXES	\$7,802.33

THE PROPERTY

FOLIO NUMBER	173295-0000
ZONING	CI (COMMERCIAL INTENSIVE)
PROPERTY USE	RETAIL STOREFRONT/RETAIL SERVICE
LEASABLE SPACE	±800 SF
LOT DIMENSION	(APPROX..) 107' X 85'
FRONT FOOTAGE	107' (APPROX.)
TOTAL ACREAGE	.20 AC :: 9,095 SF
PARKING	UP TO 13 SPACES



PROPERTY PHOTOS



PROPERTY VIEW



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 27 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.



CALL OUR TEAM TODAY!
813.935.9600



NEED OUR HELP?

- Buyer & Seller Representation
- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

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.

**TINA MARIE ELOIAN, CCIM
BROKER**

**MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM**



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

**401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600**