



COMMERCIAL RETAIL PROPERTY FOR LEASE

±1,850 SF former grocery store in Ybor City, featuring CI zoning, south-side parking control, and potential for additional commercial uses, subject to approvals.



3402 N 15th Street

Tampa, FL 33605

LEASE RATE

\$6,000/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

±1,850 SF Former Grocery Store |
Ybor City Retail Opportunity

PROPERTY FEATURES

3402 N 15th Street presents a commercial leasing opportunity in Tampa's Ybor City area, featuring approximately 1,850 SF of interior retail space formerly occupied by a grocery store. The space offers an established commercial layout suitable for neighborhood retail, convenience-oriented businesses, and other qualifying commercial uses. Its location along N 15th Street provides convenient access and visibility within an established Tampa commercial corridor.

Positioned near the intersection of N 15th Street and E 26th Avenue, the property benefits from approximately 107 feet of street frontage across the overall site and an estimated nearby traffic count of 6,200 vehicles. The surrounding area includes neighborhood-serving businesses, residential communities, and established commercial activity, with convenient connectivity to Downtown Tampa and surrounding retail and employment destinations.

With CI (Commercial Intensive) zoning, an existing retail configuration, and access to on-site parking, the former grocery store offers flexibility for businesses seeking to establish or expand their presence in Ybor City. The approximately 9,095 SF overall property provides an established commercial setting, with potential for a variety of retail and service-oriented uses, subject to applicable zoning, permitting, and parking requirements.

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



PROPERTY VIEW

±1,850 SF FORMER GROCERY STORE

Approximately 1,850 SF of interior commercial space previously utilized as a grocery store, offering an adaptable layout for retail, convenience, or service-oriented operations.

CI – COMMERCIAL INTENSIVE ZONING

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

107' OF N 15TH STREET FRONTAGE

The overall property features approximately 107 feet of frontage along N 15th Street, providing street presence and convenient accessibility for customers and businesses.

ON-SITE PARKING ACCESS

Access to the property's south-side parking area supports customer convenience, employee access, and daily business operations, subject to parking arrangements.

6,200 VEHICLE TRAFFIC COUNT

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

LISTING DETAILS

FINANCIAL TERMS

LEASE RATE	\$6,000/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	±1,850 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**