



Executive Summary

13106 N FLORIDA AVE | RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$37.50 PSF MG
Building Size:	6,362 SF
Available SF:	741 - 958 SF
Zoning:	CG

PROPERTY OVERVIEW

Great location in heart of Tampa on very busy Florida Ave in between Fowler and Fletcher. Call today to set up a showing.

PROPERTY HIGHLIGHTS

- Great Location
- High Visibility
- Previous Laundromat Space
- Great parking with space in front and rear of space

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Lease Spaces

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	741 - 958 SF	Lease Rate:	\$37.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite D	Available	741 SF	Modified Gross	\$37.50 SF/yr
Suite G	Available	958 SF	Modified Gross	\$37.50 SF/yr

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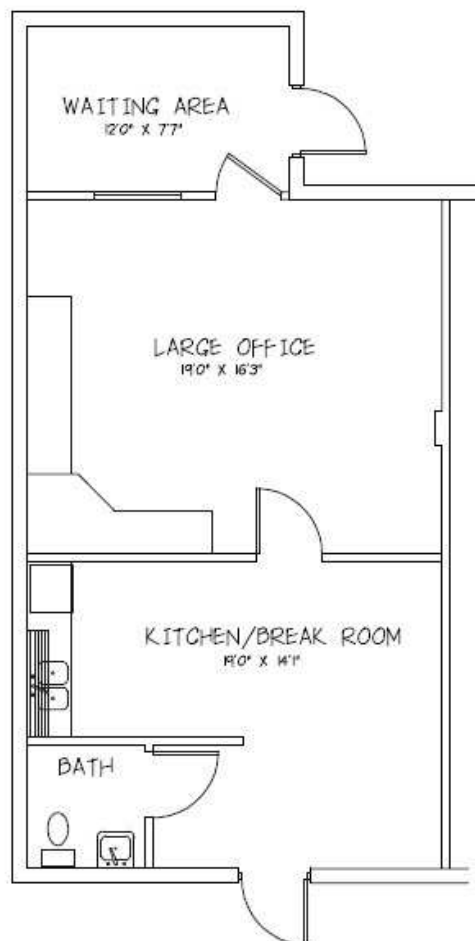
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Floor Plan Suite D

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*LARGE OFFICE
*PRIVATE BATHROOM
*741 TOTAL SQ. FT.

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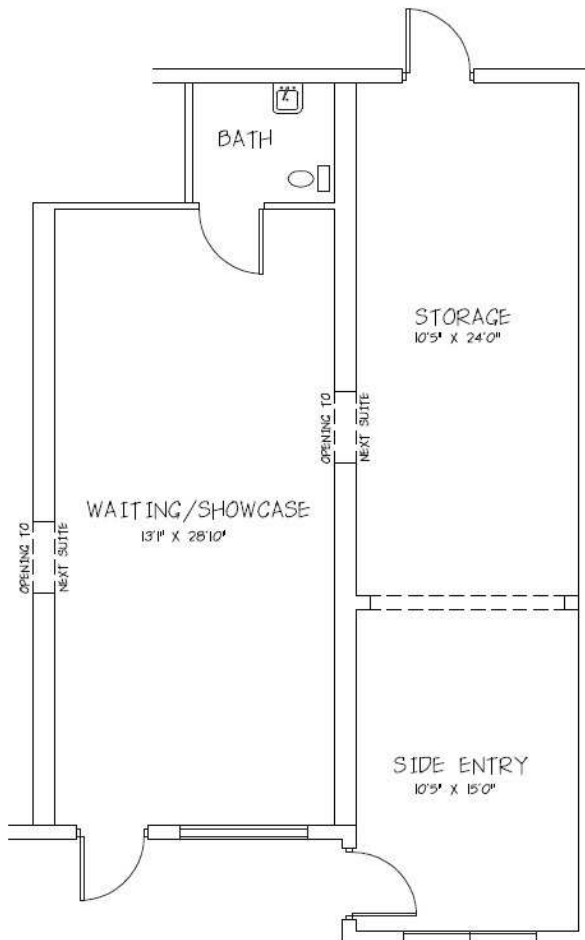
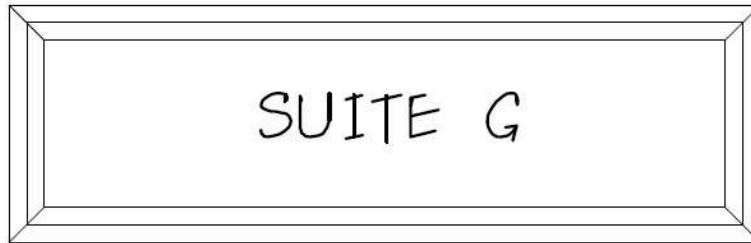
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Floor Plan Suite G

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- *2 ENTRY OPTIONS
- *LARGE OPEN AREA
- *PRIVATE BATHROOM
- *LARGE STORAGE
- *PRIVATE A/C UNIT
- *958 TOTAL SQ. FT.

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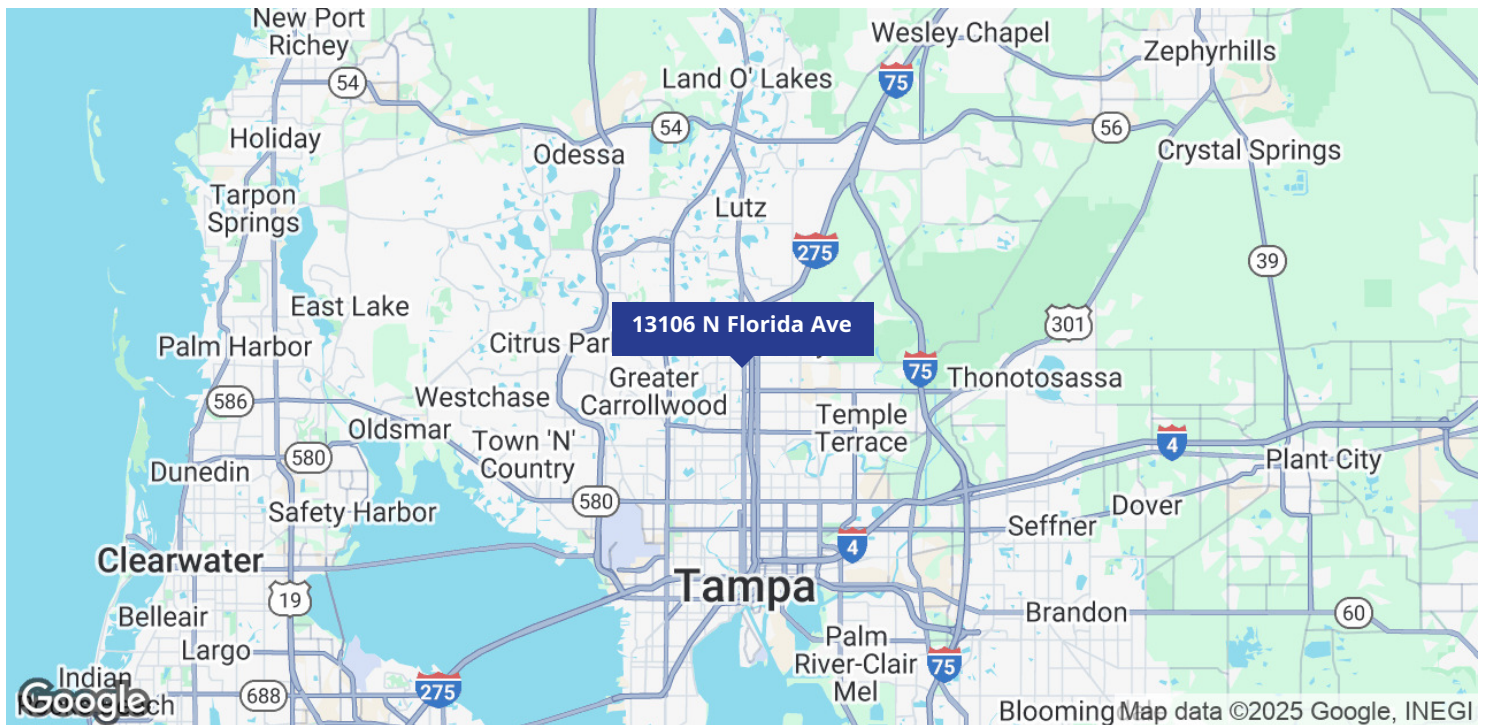
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Location Maps

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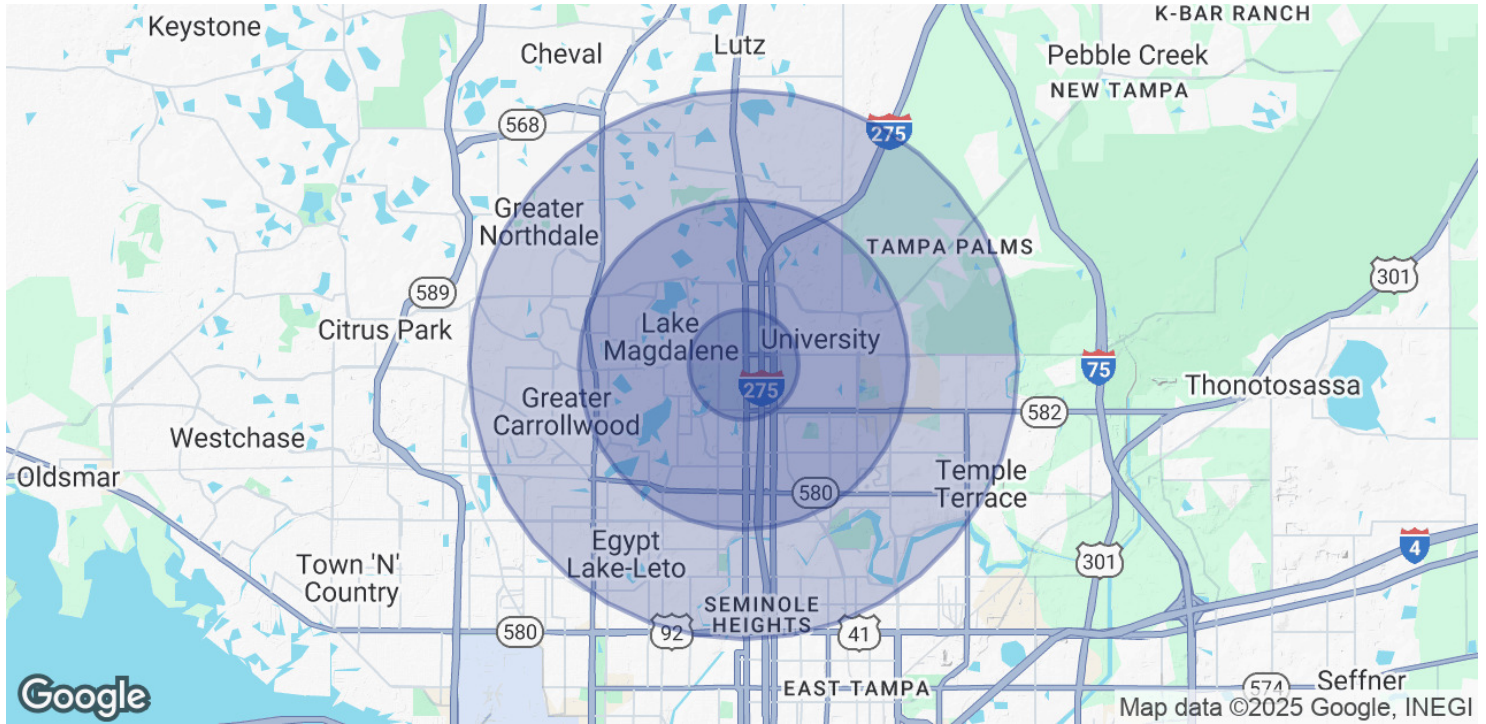
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Demographics Map & Report

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	13,924	112,633	271,446
Average age	36.0	34.7	34.8
Average age (Male)	35.7	33.9	33.8
Average age (Female)	36.6	35.6	35.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	5,615	44,585	107,051
# of persons per HH	2.5	2.5	2.5
Average HH income	\$42,218	\$49,349	\$54,803
Average house value	\$187,053	\$217,887	\$216,241

* Demographic data derived from 2020 ACS - US Census

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