



7817 N. 56TH STREET  
TAMPA, FL 33617

RETAIL SPACE AVAILABLE FOR LEASE

*Brokerage Done Differently*

# FOR LEASE

PRIME OPPORTUNITY TO LEASE ALONG A HIGHLY TRAFFICKED  
CORRIDOR IN THE NORTH EAST TAMPA/ TEMPLE TERRACE AREA.

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



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& play**  
IN THE HEART OF TAMPA BAY!

# EXECUTIVE SUMMARY

**7817 N. 56TH ST**  
TAMPA, FL 33617

**LEASE PRICE** **\$2,200/ mo. + S.T./ NNN**

**LEASE TERM** **1 YEAR MINIMUM**

## PROPERTY FEATURES

### PRIME RETAIL SPACE FOR LEASE

Retail space available for lease directly on N. 56th St with excellent visibility in the Temple Terrace area. Positioned along a highly trafficked corridor with over 40,000 vehicles passing daily, this location offers strong exposure for businesses. The property features a 1,400 SF metal building and endless opportunities. You'll be surrounded by a vibrant residential community and just minutes from the expanding USF community and the Greater East Tampa area.

The area is supported by a wide range of national retailers including Winn-Dixie, Dollar General, Firestone, 7-Eleven, Sherwin-Williams, U-Haul, Starbucks, Dunkin', CVS, Walgreens, and more. Nearby destinations such as University of South Florida, The Veteran's Hospital, Moffitt Cancer Center and Busch Gardens are easily accessible. Located between Busch Blvd. and Sligh Avenue; this property also provides direct access to I-75, US Hwy. 301 S, and Temple Terrace Hwy. Within a 3-mile radius, nearly 100,000 residents with an average household income of over \$63,000 contribute to the area's rapid growth-making this a rare leasing opportunity.



## PROPERTY VIEW

### LOCATION HIGHLIGHTS:

- Prime Location:** 7817 N. 56th Street is surrounded by community landmarks, professional districts, entertainment venues, dining, shopping, and growing residential neighborhoods.
- Lifestyle & Community:** The Temple Terrace/Riverhills area combines the charm of small-town Florida with the energy of a thriving metropolitan setting.
- Accessibility:** Located between Busch Blvd. and Sligh Avenue, the site offers quick access to Hillsborough Avenue, Temple Terrace Hwy., US Hwy. 301, and I-75, with a short commute to Tampa International Airport, Downtown Tampa, Westshore, South Tampa, The Channel District, and Historic Ybor City.
- Demographics:** Within a 5-mile radius, the area is home to approximately 267,794 residents, with an average age of 38 and an average household income of over \$61,736.

# LISTING DETAILS

## FINANCIAL TERMS

**LEASE PRICE** **\$2,200/ mo. + S.T./ NNN**

**LEASE TERM** **1 YEAR MINIMUM**

## LOCATION

**STREET ADDRESS** 7817 N. 56TH STREET

**CITY** TAMPA

**COUNTY** HILLSBOROUGH

**MARKET** TAMPA-ST. PETERSBURG-CLEARWATER

**SUB MARKET** GRANT PARK/ ORIENT AREA

## UTILITIES

**ELECTRICITY** TECO

**WATER** HILLSBOROUGH COUNTY UTILITIES

**WASTE** HILLSBOROUGH COUNTY UTILITIES

**COMMUNICATION** VERIZON, SPECTRUM AND FRONTIER

## THE COMMUNITY

**NEIGHBORHOOD/SUB** GRANT PARK/ORIENT AREA

**DIVISION NAME**

**FLOOD ZONE AREA** X

**FLOOD ZONE PANEL** 12057C0219H

## THE PROPERTY

**FOLIO NUMBER** 038893-0000

**SITE IMPROVEMENT** 1,400 GSF BLDG

**LOT SIZE** 6,600 SF

**ZONING** CN (COMMERCIAL NEIGHBORHOOD)

**PROPERTY USE** RETAIL STOREFRONT

**PARKING** ONSITE

## TAXES

**TAX YEAR** 2024

**TAXES** \$1,587.04



## PROPERTY PHOTOS

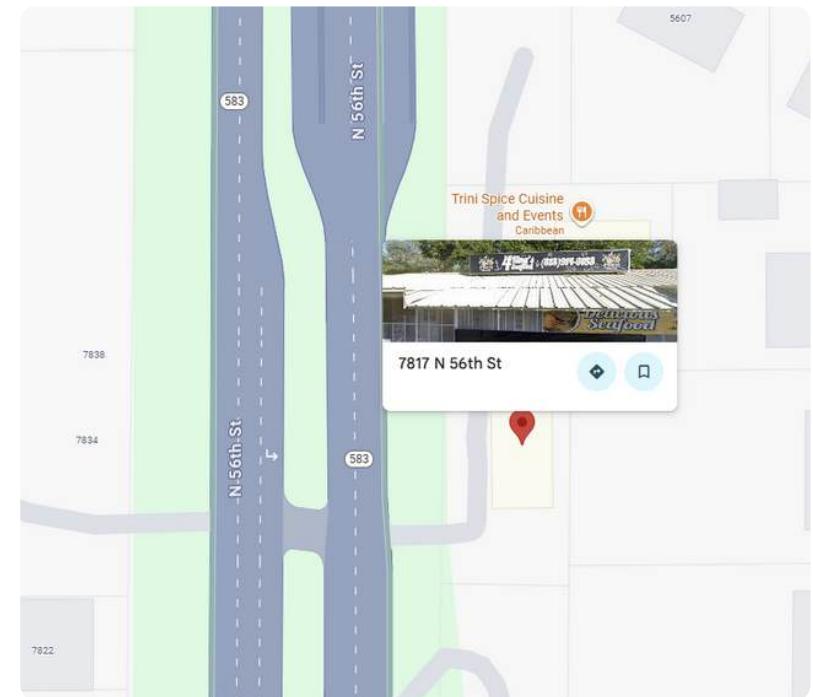


# ZONING INFORMATION

**Zoning is CN.** (Commercial Neighborhood) This district provides areas for limited retail and personal services in residential neighborhoods. This district shall be placed at appropriate locations to supply the daily service needs of such neighborhoods and shall not be used to promote strip commercial development. Minimum lot size is 5,000 square feet, 1 unit per 2500 (sq. ft.). Maximum FAR is 0.35.

## DRIVING DIRECTIONS

From Interstate 275, merge onto Interstate 4 East. Continue east on I-4 to Exit 3 for 50th Street/Columbus Drive. Take the exit and turn onto N. 50th Street heading north. Continue northbound, then merge onto N. 56th Street. Follow N. 56th Street for approximately 1.7 miles. The property will be on the right at 7817 N. 56th Street.



# RETAIL & COMMERCIAL OPPORTUNITY IN TEMPLE TERRACE: A HIGH-VISIBILITY LOCATION FOR BUSINESS, GROWTH & COMMUNITY

This property offers excellent visibility and frontage directly on N. 56th Street, just minutes from East Tampa, Downtown Tampa, Temple Terrace, USF, and the Greater Eastern Hillsborough County area. With 40,000± vehicles per day at N. 56th Street and Puritan Road, it is a high-traffic location ideal for commercial retail use. The site provides ample outdoor space, making it well-suited for multiple food truck concepts. Located just south of the Hillsborough River, it offers immediate access to Hillsborough Avenue, Busch Blvd., US Hwy. 301, and I-4.

7817 N. 56th Street benefits from its proximity to community landmarks, professional districts, entertainment venues, dining, shopping, and thriving residential neighborhoods. The Temple Terrace/Riverhills area blends small-town Florida charm with a buzzing metropolitan landscape. This rare opportunity places your business in the heart of a flourishing growth corridor with convenient access to Tampa International Airport, Downtown Tampa, Westshore, South Tampa, The Channel District, and Historic Ybor City. Within a 3-mile radius, nearly 100,000 residents with an average age of 38 and household incomes exceeding \$63,000 support the area's strong commercial demand.

Nearby national retailers include Winn-Dixie, Dollar General, Family Dollar, Firestone, 7-Eleven, Sherwin-Williams, U-Haul, Wendy's, McDonald's, Starbucks, Dunkin', CVS, Walgreens, and more. Major destinations such as Busch Gardens, Adventure Island, Seminole Hard Rock Casino, University of South Florida, Veteran's Hospital, Advent Health Hospital, and Moffitt Cancer Center are all within close reach. With a strategic location and access to a thriving consumer base, this property presents a premier leasing opportunity.



# Your Tampa Bay and Beyond Commercial Real Estate Experts

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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.

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