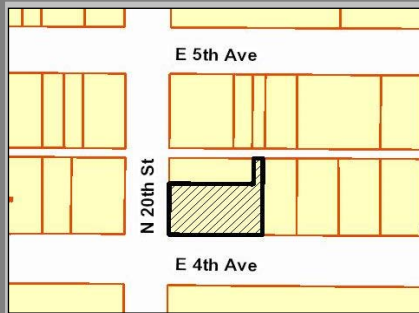


2,541 SF PROFESSIONAL OFFICE OR RETAIL



2002 E. 4th Avenue Tampa, FL 33605



PROPERTY HIGHLIGHTS

- 2,541 SF Professional Office or Retail, Ready for Occupancy July 1, 2020
- Building offers a Functional Layout of **9 Individual Offices**
- Corner Location, Excellent Frontage & Accessibility Featuring **5- 7 Onsite Parking Spaces**
- **Strong Surrounding Demographics** of 254,799 residents within a 5 mile radius
- **Minutes from** Downtown Tampa, Channel District, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries
- **High-Energy** Business & Retail District that is frequented by Local & Regional Visitors- a Great place to Invest, [Relocate](#) or [Expand Your Business Today!](#)

LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • F: 813-930-0946 • E: Tina@FloridaCommercialGroup.com



*Locally Owned,
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ www.FloridaCommercialGroup.com

Sales • Investments • Leasing • Property Management



Each Office Individually Owned and Operated

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.

LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Status: **Active**

Price Per SF: **\$22/PSF/NNN**

For Lease: **\$4,658.50 + Sales Tax of 8.0%**

LOCATION

County: **Hillsborough**

Street Number: **2002**

Street Name: **E. 4th**

Street Suffix: **Avenue**

City: **Tampa**

Traffic Count: **2,334 VTD, N. 21 St Street and E. 4th**

Avenue (2018- MPSI)

Market: **Tampa/ St. Petersburg**

Sub-market: **Ybor City**

THE PROPERTY

Folio Number: **189973-0000**

Zoning: **YC-7 (Ybor City- Mixed Use)**

Property Style: **Free-standing Office Building**

Previous Use: **Office**

Site Improvements: **Two Story, Wood Frame**

Improvement Size: **2,541 HSF**

Future Use: **Commercial Office**

Lot Dimensions: **TBM**

Lot Size (Sq. Ft.): **7,319 SF**

Front Footage: **TBM**

Total Acreage: **.17 Acre**

Parking: **Onsite and Nearby Paid Parking**

Number of Onsite Parking Spaces: **5-7**

TAXES

Tax Year: **2019**

Taxes: **\$6,628.62**

UTILITIES

Electricity: **TECO**

Water: **City of Tampa Utilities**

Waste: **City of Tampa Utilities**

Communications: **Verizon/ Frontier/ Spectrum**

THE LISTING

Driving Directions:

From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 4th Avenue. Turn Right (West). Head West on E. 4th Avenue to N. 20th Street. Property is located on the Right.

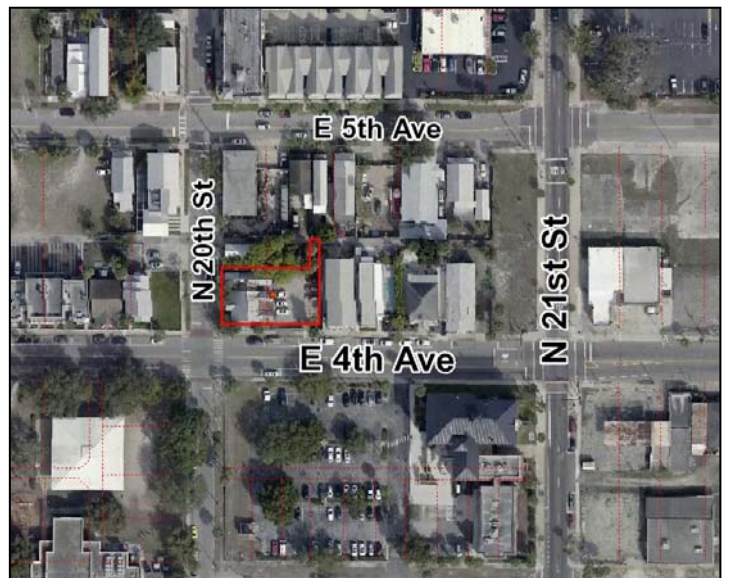
THE COMMUNITY

Community/ Subdivision Name: **Ybor City/**

Clarkson Bros Subdivision

Flood Zone Area: **X**

Flood Zone Panel: **12057C0358H**



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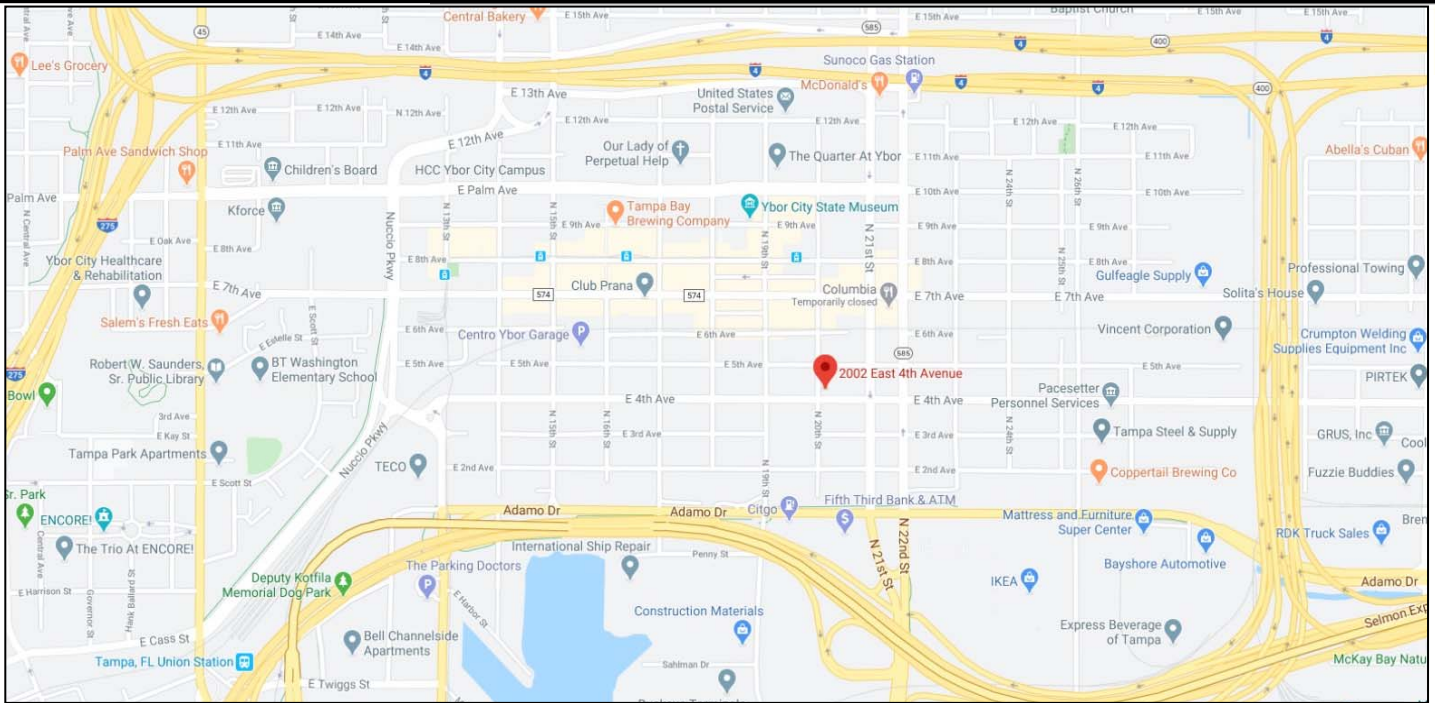
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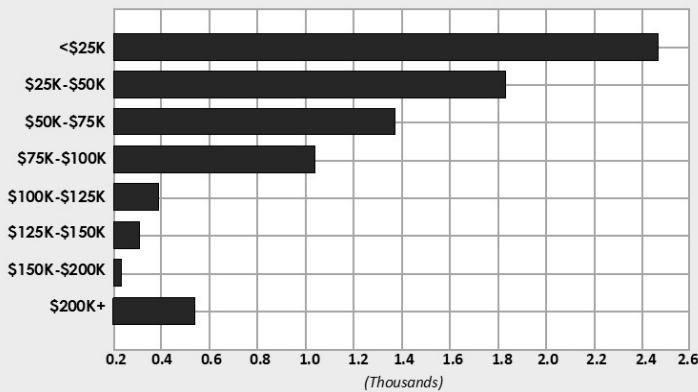
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LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ ± MILE RADIUS



	± Mile	3 Mile	5 Mile
POPULATION			
2019 Total Population:	16,767	110,849	254,799
2024 Population:	19,117	122,859	280,118
Pop Growth 2019 - 2024:	14.02%	10.83%	9.94%
Average Age:	38.00	36.60	37.40
HOUSEHOLDS			
2019 Total Households:	8,219	45,897	102,690
HH Growth 2019 - 2024:	14.79%	11.32%	9.98%
Median Household Inc:	\$47,677	\$42,921	\$44,199
Avg House Hold Size:	2.00	2.20	2.40
2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING			
Median Home Value:	\$141,730	\$173,686	\$169,287
Median Year Built:	2004	1975	1971

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