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COMMERCIAL
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BROKERAGE DONE DIFFERENTLY

live
work
& play

IN YBOR CITY!

813.935.9600

TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**1901 E. 2ND AVENUE
TAMPA, FL 33605 :: FOR LEASE**

GREAT SMALL BUSINESS OPPORTUNITY
2nd AVENUE & 19th STREET

- **3,922 SF :: OFFICE/ RETAIL/ WORKSHOP** •
LOCATED IN A QUALIFIED HUBZONE



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.

AVAILABLE FOR LEASE

The **IG zoning** of this district (General Industrial) provides primarily for areas of light manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment and vehicular repairs and other light industrial uses. The industrial general district is established to provide areas for industry in locations, which are served by major transportation facilities and adequate utilities, but are not feasible nor highly desirable for heavier industrial development because of proximity to residential, recreational, commercial or related developments. The district is to permit development compatible with uses of residential property adjoining or surrounding the district, with suitable open spaces, landscaping and parking area, which emits limited noise, odors, or light which can be detected on surrounding land. Minimum lot size is 5,000 square feet. Maximum FAR is .75 Maximum height is 60 feet.

LEASE HIGHLIGHTS



FLORIDA COMMERCIAL GROUP IS PLEASED TO PRESENT AN OPPORTUNITY TO ACQUIRE A LEASE SPACE IN FLOURISHING YBOR CITY

- Phenomenal lease opportunity
- Available: 4th Quarter 2024
- Completely Renovated Head to Toe!
- Highest and best use: retail, office, workshop, service and repair
- Onsite parking: approx. 7-9 spaces
- TREMENDOUS LOCATION- Great visibility and frontage directly on 19th Street and 2nd Avenue
- Located one block north of Adamo Drive
- Quick commute to Downtown Tampa, Historic Ybor City, East Tampa and the surrounding Greater Tampa Bay Areas
- Close proximity to the Port of Tampa
- Improved Property: 3,922 SF
- Quick access to Interstate 4, Interstate 275 and Crosstown Expressway
- Located in a Qualified HubZone (*providing long-term tax benefits to tenants and business owners*)

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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

For Lease: **\$25 PSF/ NNN**

Lease Options: Minimum 1 year lease, up to 10 year+

NNN Expenses: (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

County: Hillsborough

Street Number: 1901

Street Name: E. 2nd

Street Suffix: Avenue

City: Tampa

Traffic Count: 29,000 VTD- E. 19th St. and Adamo Dr. (AADT-2022)

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Ybor City

THE PROPERTY

Folio Number: 190011-0000

Zoning: IG (Industrial General)

Property Style: Freestanding

Site Improvements: 4,170 SF Building

Lot Size: 7,278 SF

Front Footage: (approx) 82'

Current Use: Office

Parking: Onsite, some curb

TAXES

Tax Year: 2022

Taxes: \$5,917.24

UTILITIES

Electricity: TECO

Water: City of Tampa Utilities

Waste: City of Tampa Utilities

Communications: Frontier Communications/ Spectrum/ Verizon

THE COMMUNITY

Community/ Subdivision Name: Ybor City/East Seminole Heights Area

Flood Zone Area: X

Flood Zone Panel: 12057C0354J

THE LISTING

Driving Directions:

From Interstate 4: Interstate 4 to Exit 1 (21st/22nd Street). Head south on N. 21st Street to E. 2nd Avenue. Turn Right. Head west 2 blocks. Property is located on the left just past the intersection of 2nd Avenue and 20th Street.



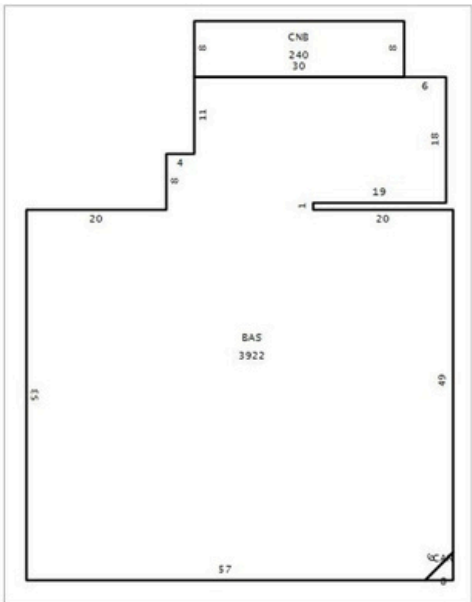
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EXTERIOR PROPERTY PHOTOS



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INTERIOR PROPERTY PHOTOS



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REAR BUILDING PHOTOS



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LISTING AERIAL



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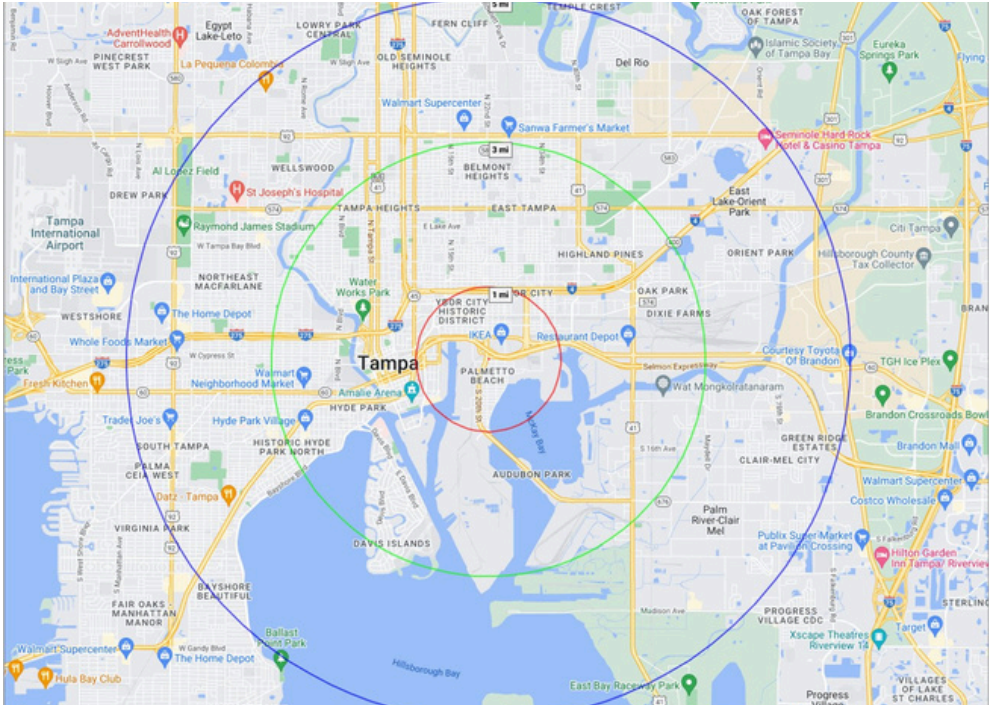
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AREA HIGHLIGHTS | DEMOGRAPHICS

- Excellent, retail/ office site featuring excellent opportunities for a new user/ tenant
- 82’ frontage directly on E. 2nd Avenue
- Located west of N. 22nd Street and north of Adamo Drive
- Minutes from East and Historic Ybor City, Palmetto Beach, Channel District, Downtown Tampa and East Tampa. Selmon Crosstown Expressway, Interstate 4, Interstate 275 and N. 22nd Street are a short commute away providing ease of access to anywhere throughout the Tampa Bay area.
- The area is exploding with new commercial and residential growth and is surrounded by countless new developments.
- Convenient to highways and major thoroughfares.
- 10 minutes (approx.) to Tampa International Airport
- 6 minutes to Interstate 275 (South)
- 2022 Total Population |9,315 - 1 Mile | 93,312 - 3 Mile | 234,031 - 5 Mile



POPULATION	1 Mile	3 Miles	5 Miles
Total population	9,315	93,312	234,031
Median age	34.6	35.1	36.9
Median age (Male)	34.5	34.6	36
Median age (Female)	34.5	36.3	38.2
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	6,069	44,557	105,412
# of persons per HH	1.5	2.1	2.2
Average HH income	\$62,147	\$67,936	\$72,079
Average house value	\$251,337	\$252,591	\$266,050

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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ADDITIONAL HIGHLIGHTS | DIRECTIONS

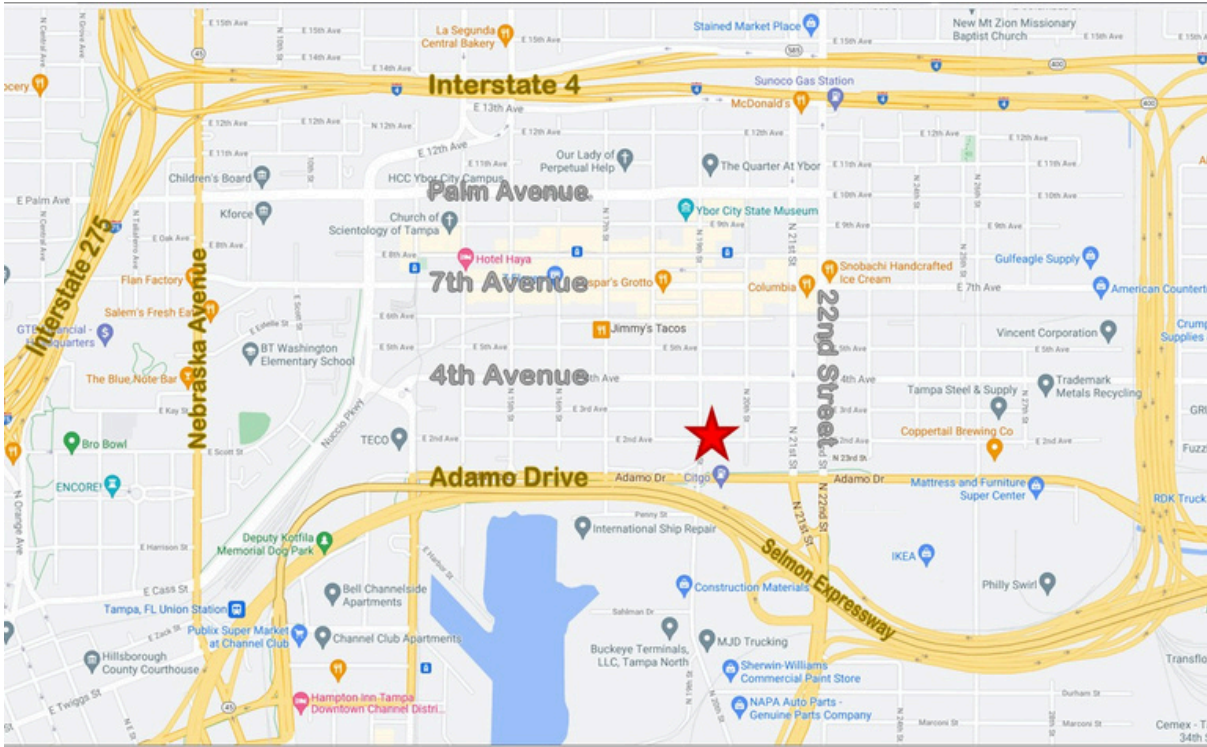
ADDITIONAL HIGHLIGHTS

The building would work well for a multitude of uses to include but not limited to: roofing, plumbing, building supply, HVAC repair, electrical, lawn services, upholstery, car audio installation, window tinting, alarm and fire companies, light assembly, repair services, parts and service, gym, training facility, catering storage, brewery, distillery, Amazon HUB and more. Great for small businesses needing retail, office or storage space.

The property will be completely renovated with Terrazzo floors throughout, updated electrical, new roof, open interior layout, fresh paint and new doors.

DRIVING DIRECTIONS

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AREA

LOCATED IN HISTORIC YBOR CITY

A central location situated directly on the corner of **East Palm Avenue and 22nd Street, in the heart of historic Ybor City**. An ideal location for a new tenant, this property offers **EXCELLENT VISIBILITY & GREAT ACCESS** for tenants and their customers.

There are varying types of businesses, restaurants, retail and banking offices located within the direct radius of this building, as well as several residential neighborhoods. **Centro Ybor is within walking distance.**

There is easy access to 7th Ave., Interstate 4, 22nd St., Interstate 275 and the Lee Roy Selmon Crosstown Expressway which makes Channelside, Downtown Tampa, South or North Tampa, Brandon, St. Petersburg or **just about anywhere else in the Tampa Bay area a very short commute away**. This is the perfect site for relocation or a new business.

**CALL TO SCHEDULE YOUR EXCLUSIVE
SHOWING TODAY! 813.935.9600**



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 20 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.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

CALL OUR TEAM TODAY!
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