



SUITES
A and B
2,622 SF



1501 E. 9TH AVENUE
SUITES A & B | TAMPA, FL 33605

WALKING DISTANCE TO CENTRO YBOR

FOR LEASE

PRIME CORNER LOCATION AVAILABLE FOR LEASE AT THE INTERSECTION
OF NORTH 15TH STREET AND EAST 9TH AVENUE.

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
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BROKER

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live
work
& play
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

1501 E. 9TH AVENUE

SUITES A & B | TAMPA, FL 33605

PRICE PSF: **\$30 PSF / NNN/ + sales tax**

OFFERING PRICE **\$6,555.00 MO. (BASE RENT)**

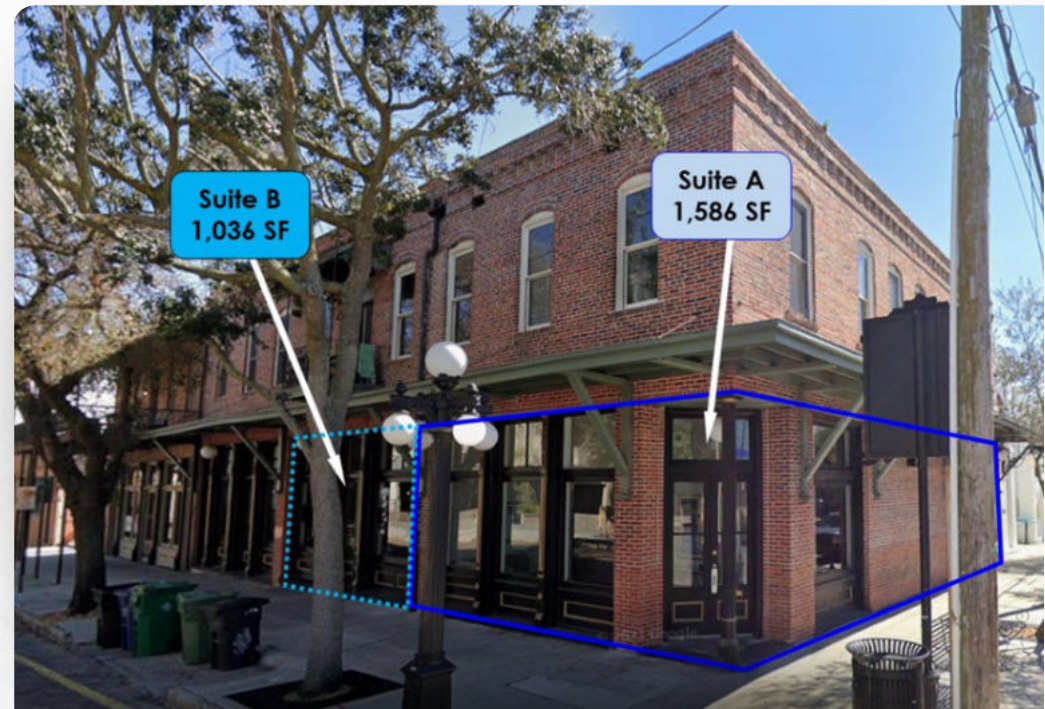
NNN EXPENSES (PROPERTY TAXES, INSURANCE, UTILITIES, ALARM, LAWN/ MAINTENANCE, PEST CONTROL, ETC...)

PROPERTY FEATURES

Prime corner space available for lease at N. 15th Street and E. 9th Avenue in Ybor City. This highly visible property offers 2,622 SF divided into two suites—Suite A: 1,586 SF (with loft) and Suite B: 1,036 SF. Currently configured as a professional office, the space can easily accommodate a retail storefront, gallery, or coffee shop. With a flexible layout, double-door entry, hardwood and ceramic tile flooring, a restroom, kitchen, and storage nook, it's move-in ready and ideal for a wide range of users.

The building features exposed brick walls, excellent natural lighting, and a functional open plan that can be customized to fit your business needs. Tenants will benefit from strong visibility, prominent street signage, and an average of 2,350 vehicles passing daily, as well as heavy foot traffic from the surrounding neighborhood.

Located directly across from Hillsborough Community College and one block from Hotel Haya, this property sits in the heart of Ybor's vibrant district. It's within walking distance to Centro Ybor, restaurants, retail shops, and residential communities, with convenient access to Downtown Tampa, Channel District, and major highways including I-275, I-4, and the Selmon Expressway.



PROPERTY VIEW

LOCATION HIGHLIGHTS:

- Prime corner location at **N. 15th Street and E. 9th Avenue**
- **Approx. 2,350 vehicles pass daily**
- Currently leased as a **professional office**, but also suitable for retail storefront use
- **Total Available Space:** 2,622 SF
 - **Suite A:** 1,586 SF (includes loft)
 - **Suite B:** 1,036 SF
- Features **hardwood and ceramic tile flooring** throughout
- **Highly visible corner** with exceptional lighting and large window exposure
- **Heavy foot traffic**—ideal for retail, coffee shop, or gallery use
- **Walking distance** to Centro Ybor, restaurants, shops, and residential neighborhoods
- **Across from HCC** (Hillsborough Community College)



LISTING DETAILS

FINANCIAL TERMS

PRICE PSF	\$30 PSF / NNN/ + sales tax
OFFERING PRICE	\$6,555.00 MO. (BASE RENT)
LEASE TERMS	MINIMUM 1 YEAR

LOCATION

STREET ADDRESS	1501 E. 9TH AVENUE (SUITES A & B)
CITY/MARKET	TAMPA-ST. PETERSBURG- CLEARWATER
COUNTY	HILLSBOROUGH
SUB MARKET	CENTRAL YBOR AREA S OF I-4

UTILITIES

ELECTRICITY	TECO
WATER/WASTE	CITY OF TAMPA UTILITIES
COMMUNICATION	SPECTRUM, FRONTIER AND VERIZON

THE COMMUNITY

NEIGHBORHOOD/ SUBDIVISION NAME	YBOR CITY BLOCK Y
FLOOD ZONE AREA	X
FLOOD ZONE PANEL	12057C0354J

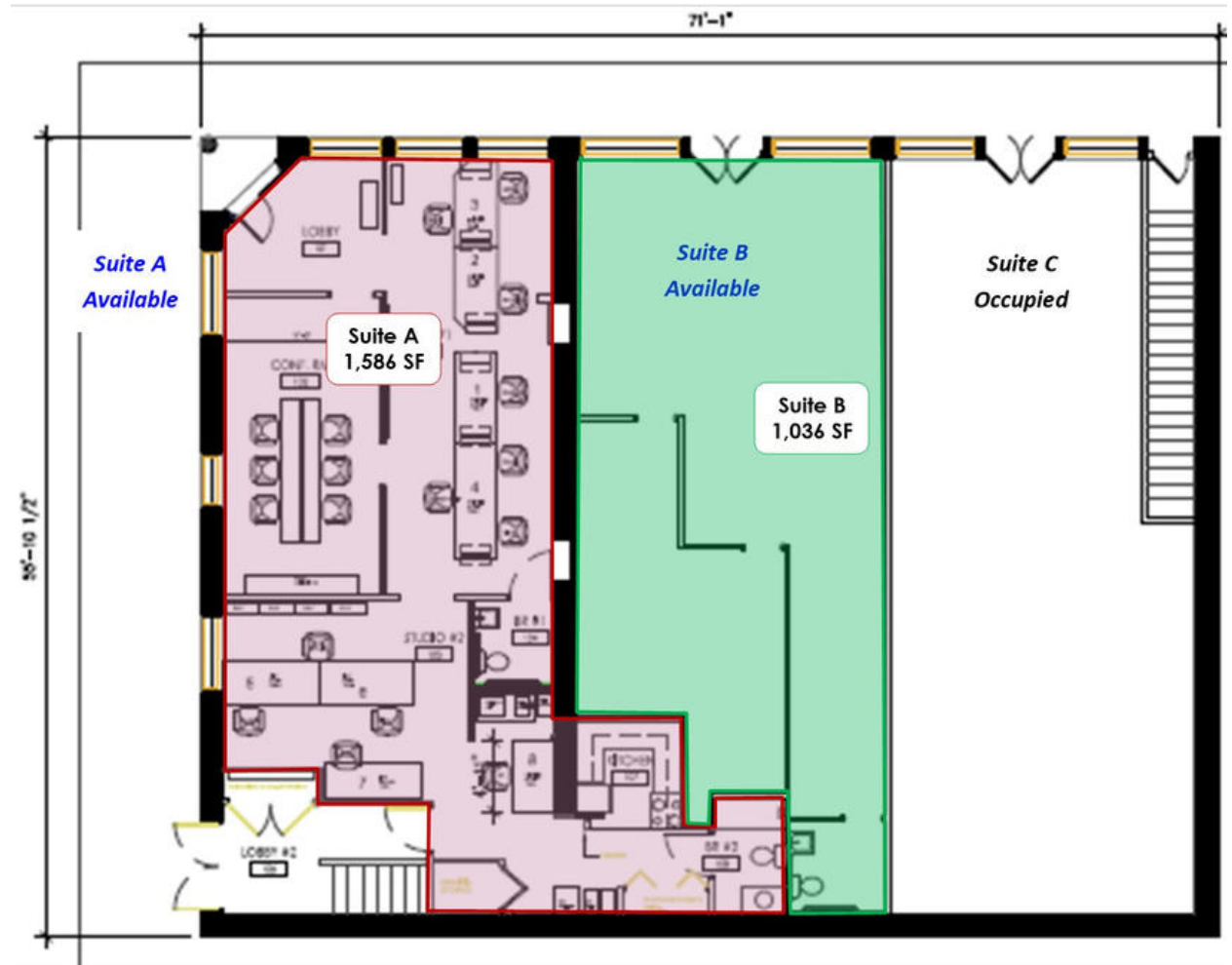
THE PROPERTY

FOLIO NUMBER	197132-0000
ZONING	YC-1 CENTRAL COMMERCIAL CORE
CURRENT USE	OFFICE/ RETAIL
LEASABLE SPACE	2,622 SF
FRONT FOOTAGE	55' /9TH AVENUE
PARKING	SOME CURB, OFFSITE/ GARAGE AND NEARBY PAID LOTS

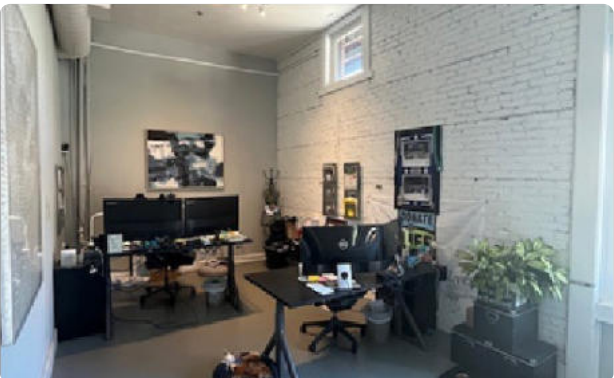


LARGE OPEN SPACES BOASTING AN ABUNDANCE OF NATURAL LIGHT, EXPOSED BRICK WALLS, AND VERY FUNCTIONAL FLOOR PLANS

- 1st floor mixed-use retail storefront/office space
- Beautiful **double door entrance**
- Open floor plan with **separate office**
- Restroom
- **Storage nook**
- Ready for **new tenant build-out and occupancy**
- Excellent opportunity for an expansion, start-up or relocation
- Great street signage, **incredible visibility and accessibility**
- Direct Hillsborough Community College frontage
- **Heavy pedestrian traffic**
- **Plenty of nearby offsite parking**
- 1 block North of the Trolley Streetcar Society Station (#3)



INTERIOR PROPERTY PHOTOS



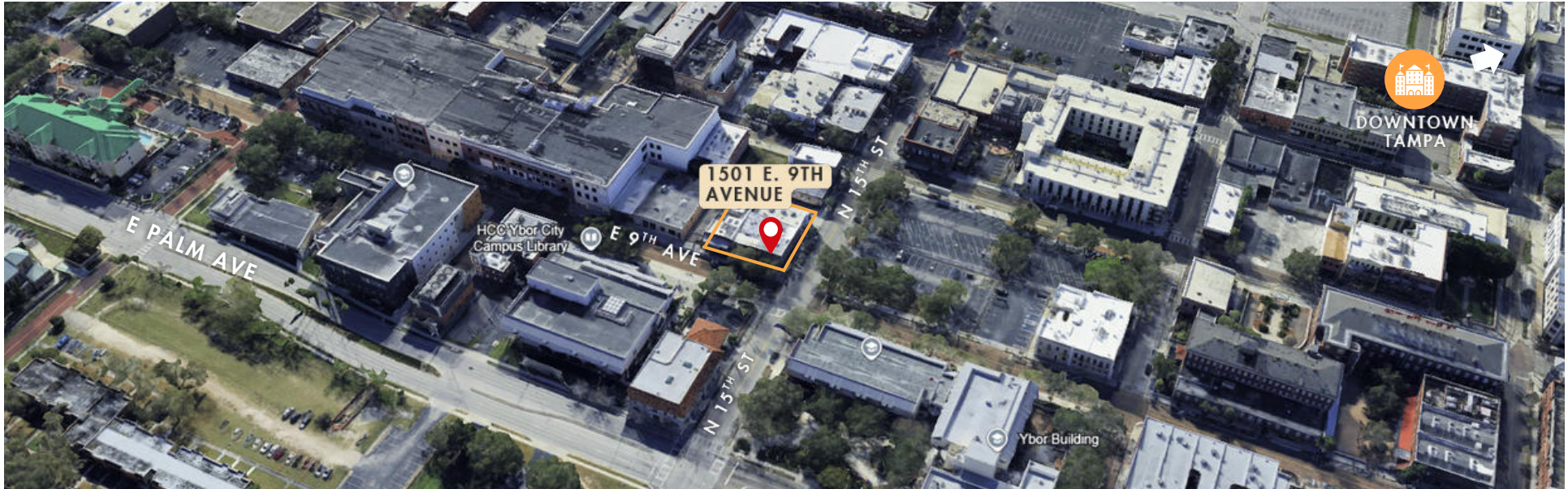
LOCATED IN A QUALIFIED HUBZONE

Located at the bustling corner of E. 9th Avenue and N. 15th Street, this property is surrounded by a vibrant mix of commercial businesses, retail shops, restaurants, Hillsborough Community College, and nearby residential neighborhoods. It's an ideal location for an inspired tenant seeking a rare opportunity in one of Ybor's most active areas.

The site offers strong surrounding demographics within a one-mile radius, including a population of 18,110, an average household income of \$68,310, and 8,941 total households. Conveniently situated just minutes from Downtown Tampa, the Channel District, Tampa Riverwalk, Hyde Park, and major roadways such as I-275, I-4, and the Selmon Expressway, this location offers unmatched accessibility and visibility.

DRIVING DIRECTIONS

From Interstate 4, take Exit 1 toward N. 21st Street / 22nd Street and head south on N. 21st Street. Turn right onto E. Palm Avenue, then left onto N. 15th Street. Continue and make a left onto E. 9th Avenue—the property will be immediately on your right.



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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.

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.



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