

Available For Lease

4815 N Nebraska Ave
Tampa, FL 33603

For More Information Contact:

John Burpee

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813-442-0063

Troy@BurpeeCommercial.com



- 01 Executive Summary
- 02 Property Overview
- 03 Location Overview
- 04 Photo Gallery
- 05 Market Demographics





01 Executive Summary

The Retail Division Brokerage Team of John Burpee & Troy Weintraub are proud to present 4815 N Nebraska Ave Tampa FL 33603 for your review

This property presents a turn-key restaurant opportunity in one of Tampa's strongest growth corridors. Positioned along a highly traveled stretch of Nebraska Ave, this freestanding building offers excellent visibility, easy access, and strong street presence in the heart of Seminole Heights.

The building is fully equipped for food service use, featuring an existing commercial kitchen, hood system, dining area, and service layout ideal for fast-casual, café, bakery, takeout, or full-service concepts. With prominent signage, strong traffic counts, and dense surrounding neighborhoods, this location delivers consistent exposure and a built-in customer base.

The property includes a large activity yard that has many opportunities to expand the restaurant and generate revenue. Currently has shuffle boards and corn hole areas but a large, covered area could be built to have flat screens to host large watch parties, live music and other great activities allowing patrons to make this location a regular hang out with friends and families.

Surrounded by established local restaurants, breweries and revitalization projects, the area continues to expand and attract both residents and visitors. Its proximity to I-275, Downtown Tampa, and Seminole Heights adds to the site's accessibility and long-term value as a restaurant destination.

This well-desired location is ideal for an owner-operator, franchise operator, or investor seeking a high-demand food-service location in a thriving urban district.

\$3200 per month NNN Lease

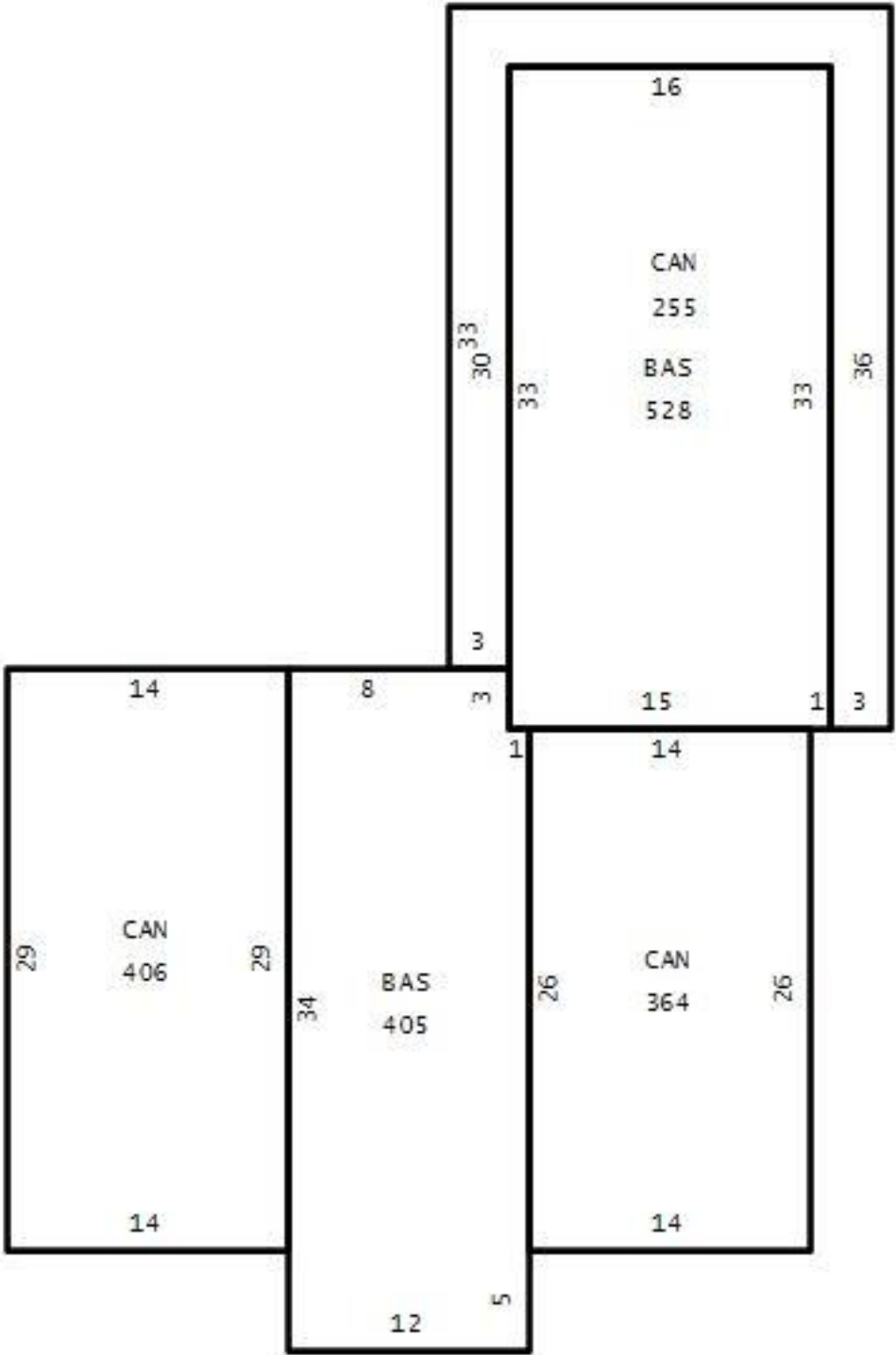
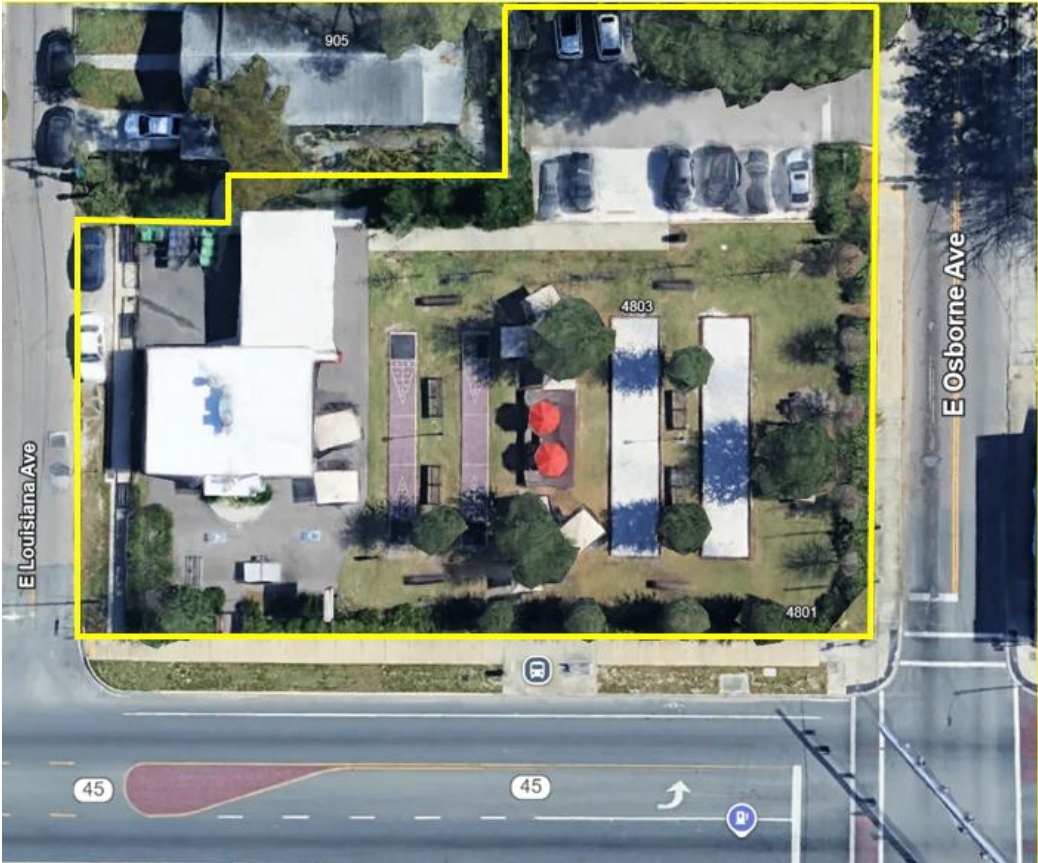
Rate does not include maintenance, utility cost, property tax, and property insurance.

For additional information please contact John Burpee
727-828-9498 or John@BurpeeCommercial.com



02
Property
Overview

Parcel ID	A-06-29-19-4L5-000026-00000.4
Address	4815 N Nebraska Ave, Tampa, FL 33603
Legal Description	DEMOREST W 130 FT OF BLOCK 26 LESS W 15 FT . . . S 90 FT OF E 50 FT OF W 180 FT OF BLOCK 26
Year Built	1963
Total Buildings	1
Stories	1
Lot Size	25,221 SQ FT/ 0.58 AC
Heated SF	933
Total SF	1,958
Roof	Reinforced Concrete
Exterior	Concrete Block
Interior	Masonry
HVAC	Non-Ducted



02
Property
Overview
- Taxes



Real Estate Account #A1718070000

Owner:
ZIZO & YEYA LLC

Situs:
4815 N NEBRASKA AVE
TAMPA 33603

Parcel details
GIS [\[i\]](#)
Property Appraiser [\[i\]](#)

Get bills by email

2024 Annual Bill

HILLSBOROUGH COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	FOLIO	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	1718070000	—	TA	\$9,047.50	<div>Add To Cart</div> <div> Print (PDF)</div>

Face Amt 8,610.71
Bid % 7
Bidder 6379437

Certificate #14787
Issued Year 2025

If received by:
Please pay:

Nov 26, 2025
\$9,047.50

Dec 31, 2025
\$9,047.50

Jan 30, 2026
\$9,047.50

Combined taxes and assessments: \$7,928.53

PAY DELINQUENT TAXES BY CHECK, CASH, CASHIER'S CHECK, MONEY ORDER, AND CREDIT CARD

[\[i\]](#) Apply for the 2026 installment payment plan

Ad Valorem Taxes

TAKING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAKABLE	TAX
COUNTY OPERATING	5.6026	\$341,521.00	\$0.00	\$341,521.00	\$1,913.41
ENVIRONMENTAL LAND	0.0604	\$341,521.00	\$0.00	\$341,521.00	\$20.63
LIBRARY SERVICE	0.5583	\$341,521.00	\$0.00	\$341,521.00	\$190.67
SCHOOL - LOCAL	2.2480	\$489,727.00	\$0.00	\$489,727.00	\$1,100.91
SCHOOL - STATE	3.1400	\$489,727.00	\$0.00	\$489,727.00	\$1,537.74
PORT AUTHORITY	0.0770	\$341,521.00	\$0.00	\$341,521.00	\$26.30
HILLS CO TRANSIT AUTHORITY	0.5000	\$341,521.00	\$0.00	\$341,521.00	\$170.76
CHILDRENS BOARD	0.4589	\$341,521.00	\$0.00	\$341,521.00	\$156.72
WATER MANAGEMENT	0.1909	\$341,521.00	\$0.00	\$341,521.00	\$65.20
TAMPA CITY	6.2076	\$341,521.00	\$0.00	\$341,521.00	\$2,120.03
Total Ad Valorem Taxes	19.0437				\$7,302.37

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
TAMPA STORMWATER		\$299.30
TAMPA STORMWATER IMPROVEMENT		\$326.86
Total Non-Ad Valorem Assessments		\$626.16

Parcel Details

Owner:
Situs:

ZIZO & YEYA LLC
4815 N NEBRASKA AVE
TAMPA 33603

Account
Folio
Millage code
Millage rate

A1718070000
1718070000
TA
19.0437

Assessed value:
School assessed value:

\$341,521
\$489,727

2024 TAX AMOUNTS

Ad valorem:
Non-ad valorem:
Total Discountable:
Total tax:

\$7,302.37
\$626.16
\$7,928.53
\$7,928.53

LEGAL DESCRIPTION

DEMOREST W 130 FT OF BLOCK 26 LESS W 15 FT . . . S 90 FT OF E 50 FT OF W 180 FT OF BLOCK 26

LOCATION

Book, page, item:
Geo number:
Range:
Township:
Section:
Neighborhood:
Block:
Lot:
Use code:
Total acres:

4-22-
A 06-29-19-4LS-000026-00000.4
19
29
06
Ybor City/East Seminole Heights Area
000026
00000.4
2104
0.58

Certificate #14787

This parcel has an issued certificate for 2024.

Advertised number:
Face amount:
Issued date:
Expiration date:

22249
\$8,610.71
05/31/2025
05/31/2032

Buyer:

Bidder number 6379437
PRO CAP 8, LLC
PRO CAP 8 FIRSTTRUST BANK
FIRSTTRUST BANK
PO BOX 774
FORT WASHINGTON, PA 19034-0774

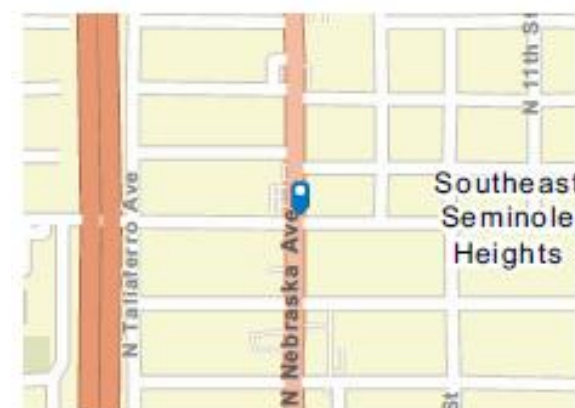
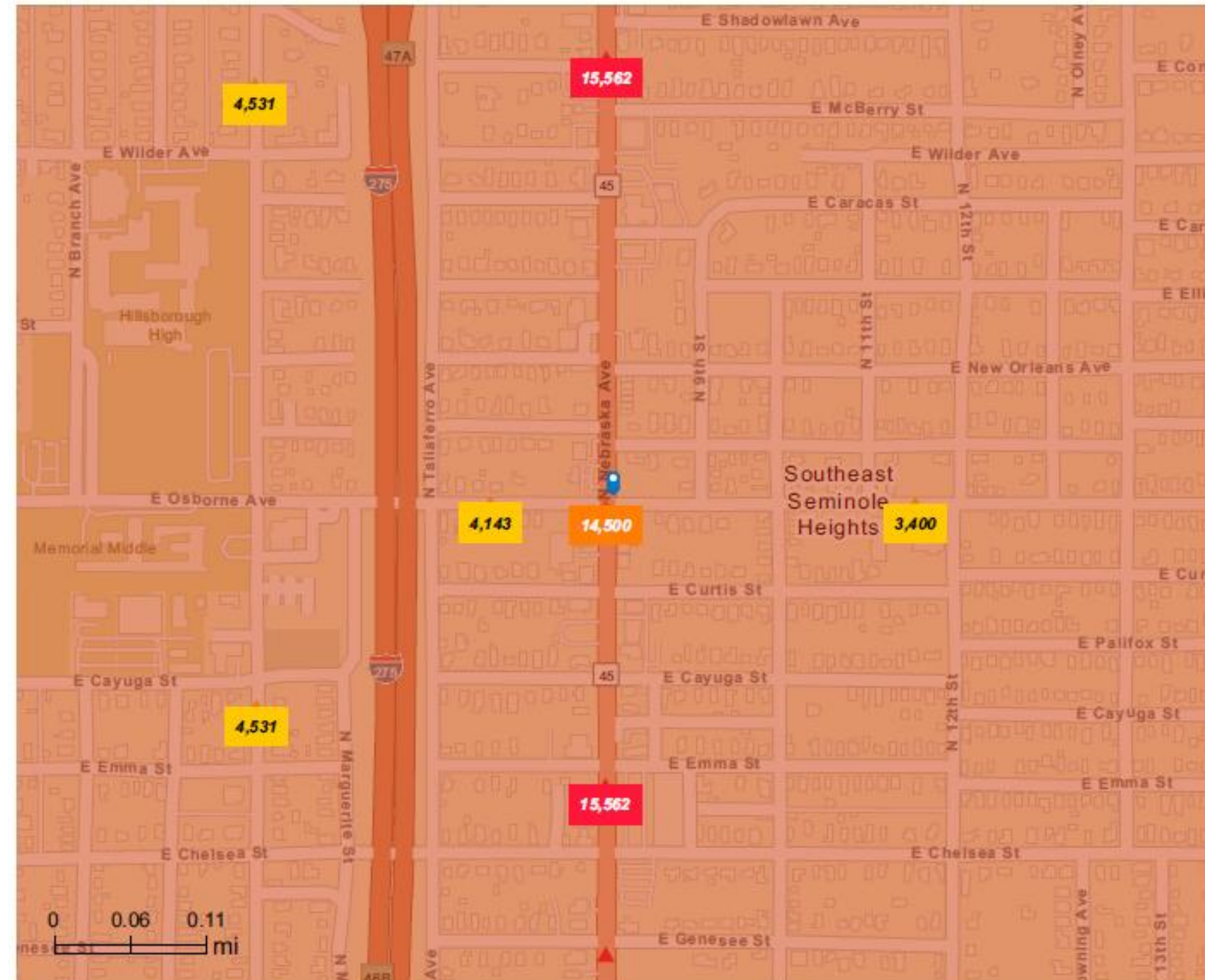
Interest rate:
7%

02 Property Overview - Traffic Count

Traffic Count Map - Close Up

4815 Nebraska Ave, Tampa, Florida, 33603

Ring bands: 0-1, 1-3, 3-5 mile radii



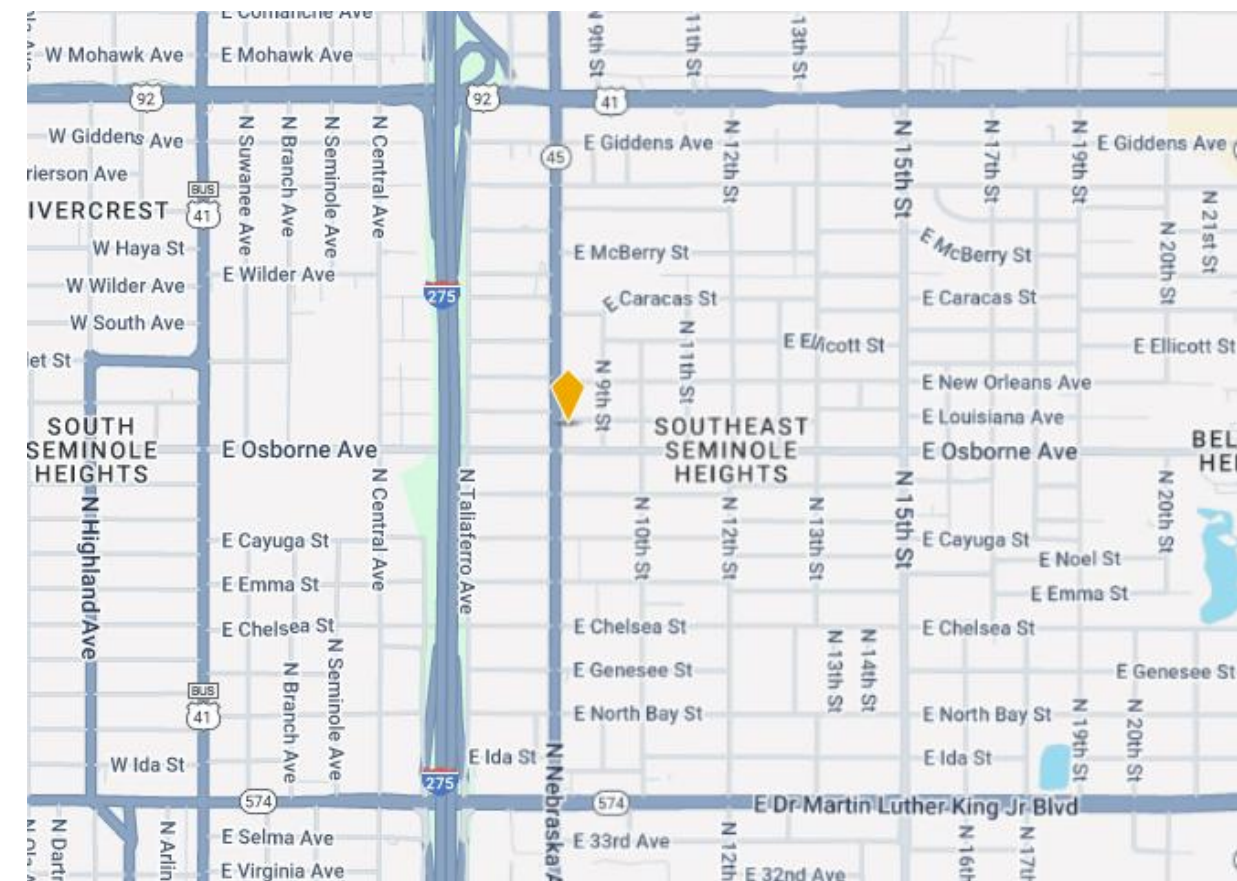
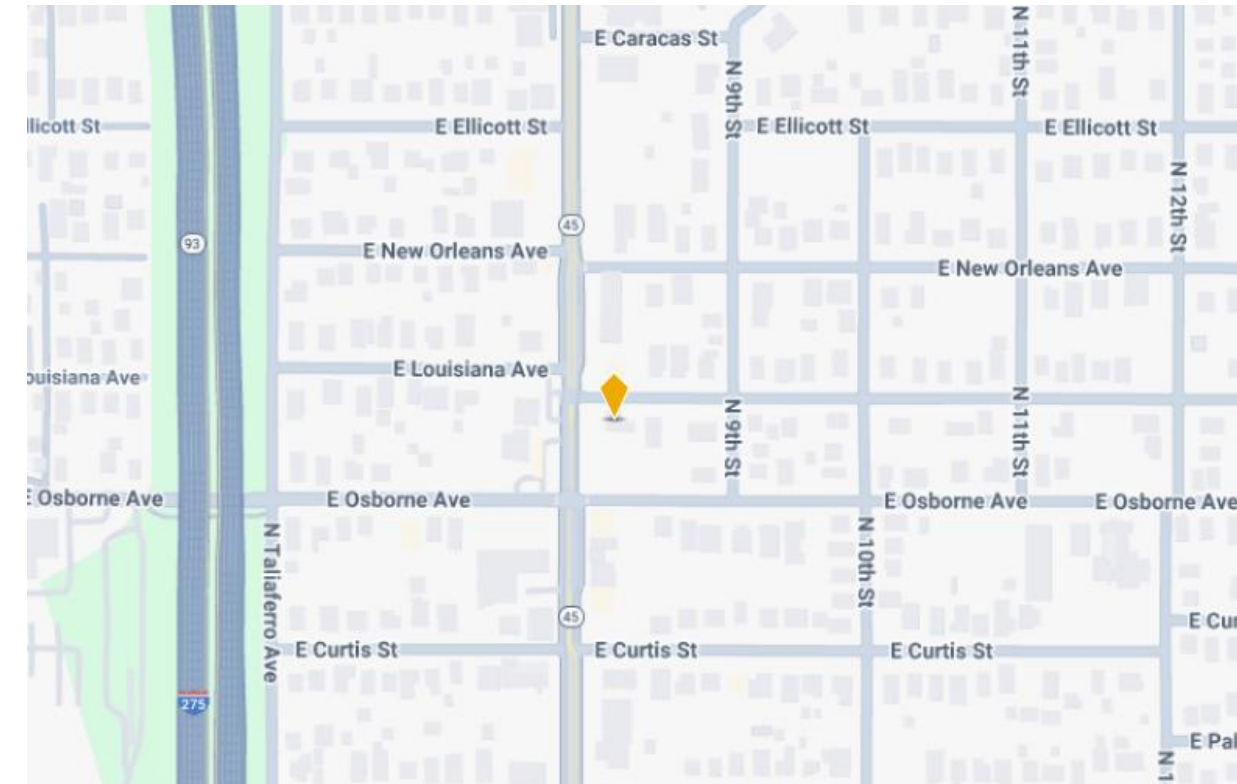
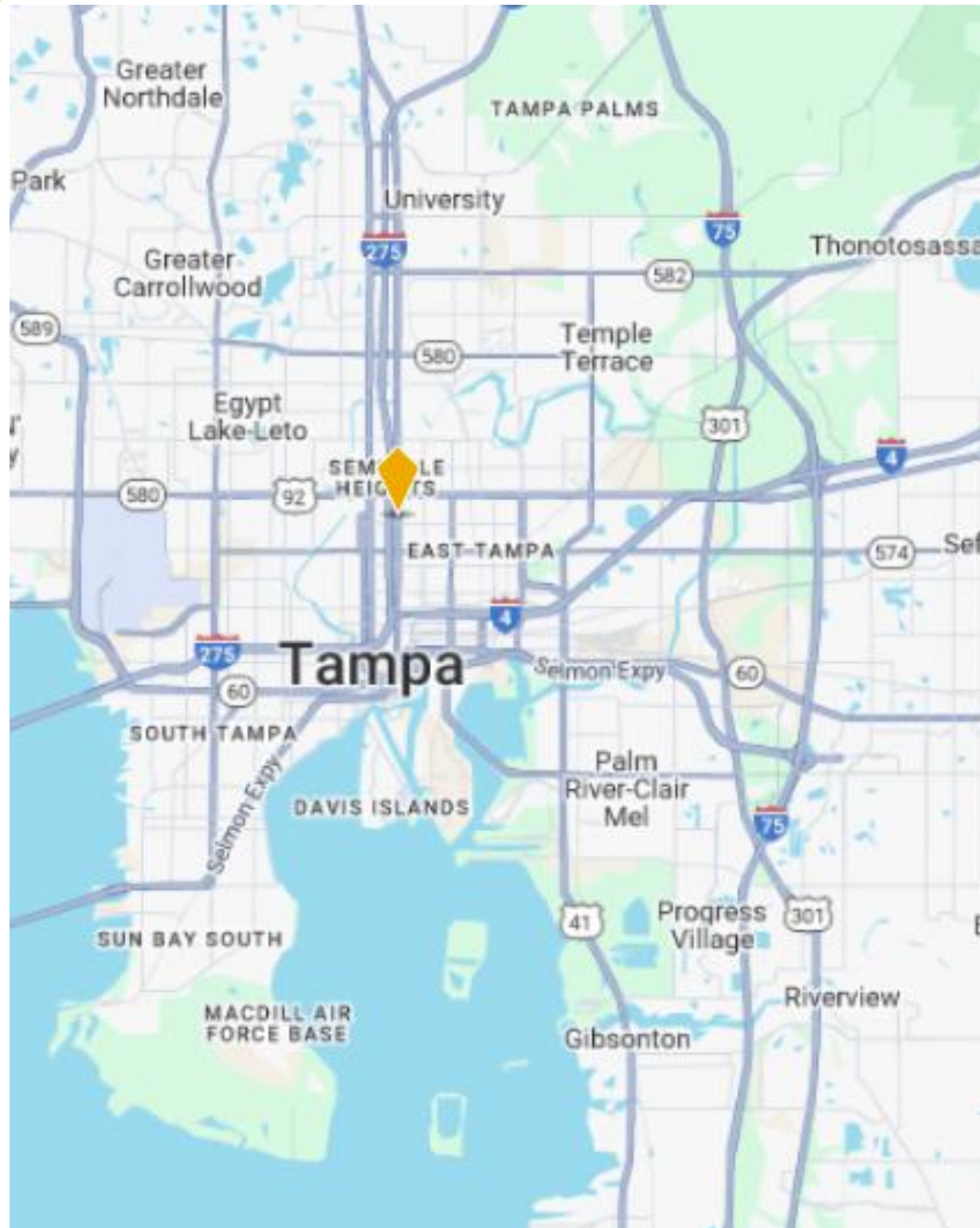
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





03 Location Overview

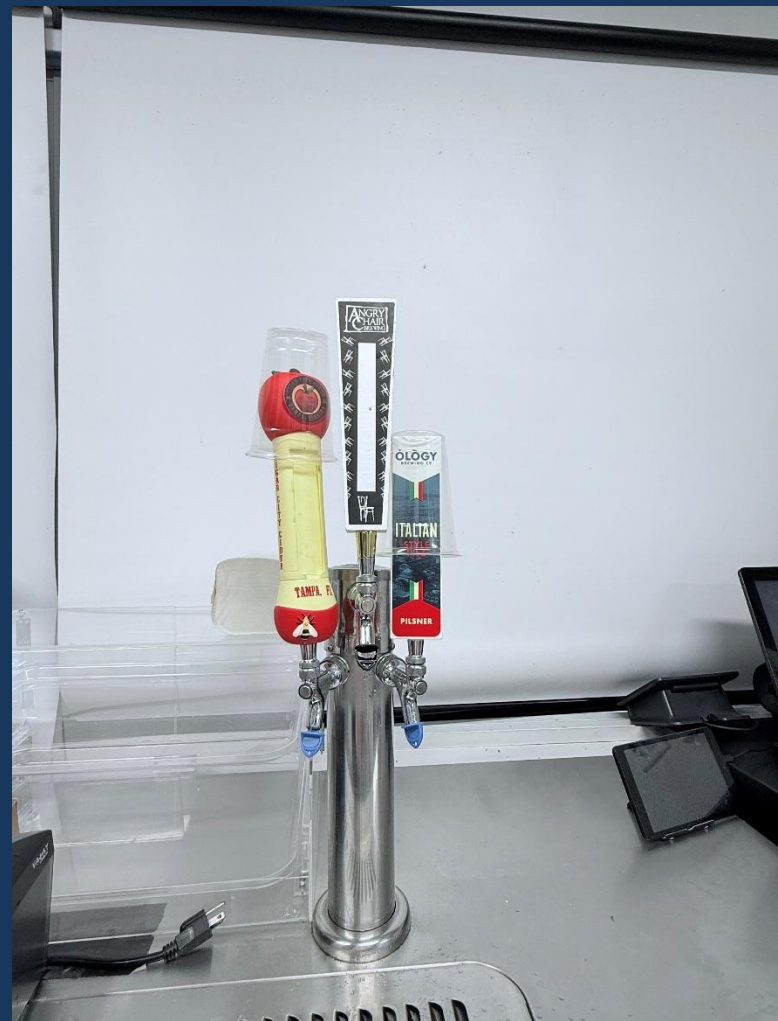
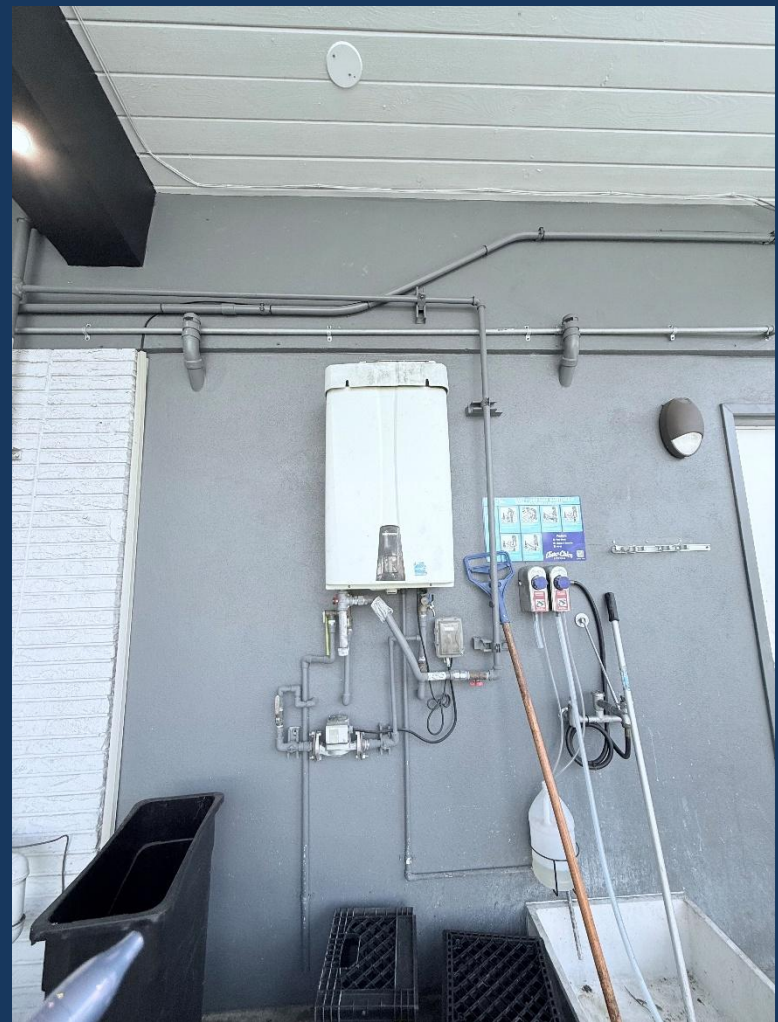


04 Photo Gallery







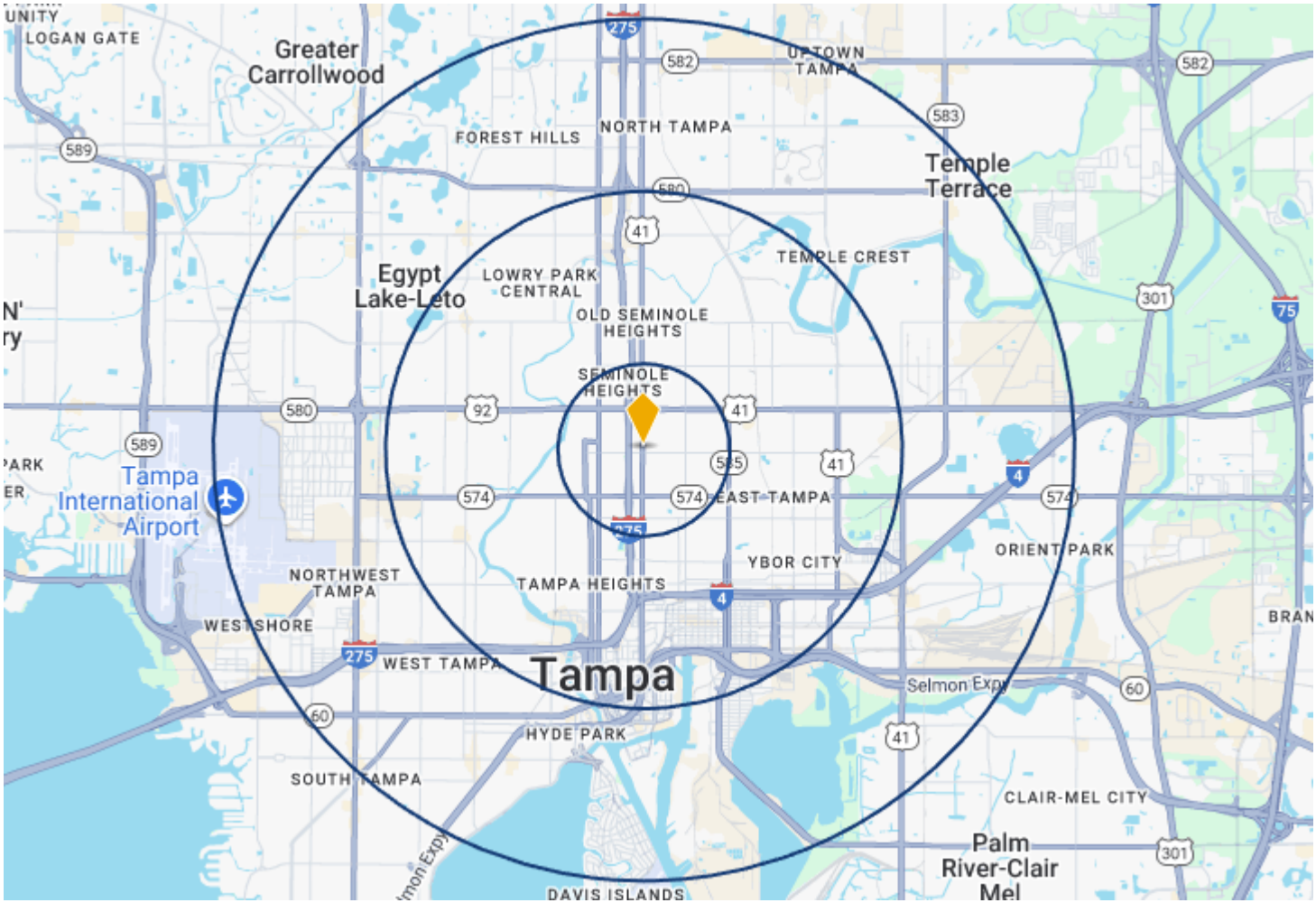






1-3-5 Mile Market Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	14,825	130,172	303,973
2024 Population	15,655	139,716	323,953
Median Age	38.1	37.7	37
2020 Households	6,172	53,311	124,179
2024 Households	6,509	57,200	132,643
# of Persons/HH	2.3	2.3	2.3
Average HH Income	\$79,704	\$66,018	\$74,315
Average House Value	\$284,035	\$259,241	\$275,290





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Commercial Real Estate Brokers, Inc.

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