



BROKERAGE DONE DIFFERENTLY

live
work
& play

IN YBOR CITY!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

3609 E. 7TH AVENUE
TAMPA, FL 33605 :: FOR LEASE

**PRIME OFFICE/ WAREHOUSE
DIRECTLY ON 7TH AVENUE**

• **6K SF OFFICE AND 1K SF WAREHOUSE** •
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.

LEASE OPPORTUNITY

THE IG ZONING OF THIS PROPERTY PROVIDES EXCELLENT FLEXIBILITY FOR A TRAINING FACILITY, SATELLITE SITE, NEW OFFICE OR EXPANSION LOCATION FOR DISTRIBUTION, MANUFACTURING AND OR MIXED-USE TENANT OCCUPANCY

LEASE HIGHLIGHTS



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

- Phenomenal lease opportunity
- Newly renovated 6k SF grand office with adjoining 1K SF warehouse
- Onsite parking: approx. 24 spaces
- EXCELLENT LOCATION- Strong visibility and frontage directly on 7th Ave.
- Located immediately North of Adamo Dr. between N. 34th Street and N. 39th Street
- Quick commute to Downtown Tampa, Historic Ybor City, East Tampa and the surrounding Greater Tampa Bay Areas
- Close proximity to the Port of Tampa
- Close proximity to Tampa Airport
- 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)
- 2022 Total Population | 4,466 - 1 Mile | 79,145 - 3 Mile | 223,978 - 5 Mile
- **Also available for lease: 4k SF warehouse :: 2k SF office space**



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MINUTES FROM MAJOR THOROUGHFARES, DOWNTOWN TAMPA OR ANYWHERE IN THE TRI-COUNTY AREA



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

For Lease: **\$28 psf/ NNN (office), \$22 psf/ NNN (warehouse)**

Lease Options: Minimum 2 year lease, up to 10 year+

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

LOCATION

County: Hillsborough

Street Number: 3609

Street Name: E. 7th

Street Suffix: Avenue

City: Tampa

Traffic Count: 9,389 VTD- E. 7th Ave and N. 36th St W. (AADT- 2022)

Market: Tampa/ St. Petersburg

Sub-market: Ybor City

THE PROPERTY

Folio Number: 175627-0000

Zoning: IG

Property Style: Office and Warehouse

Site Improvements: Office: 6,000 SF :: Warehouse: 1,000 SF

Lot size: 1.19 acres

Current Use: Office

AYB: 1992

Parking: Onsite, common parking lot 24+/- spaces

UTILITIES

Electricity: TECO

Water: City of Tampa Utilities

Waste: City of Tampa Utilities

Communications: Verizon/ Frontier/ Spectrum

THE COMMUNITY

Community/ Subdivision Name: EAST BAY ADDITION

Flood Zone Area: X

Flood Zone Panel: 12057C0358J

THE LISTING

Driving Directions:

From Downtown Tampa: Head east of E Zack St., Turn left on Nebraska Ave., Turn right on Nuccio PKWY, Turn right on E 3rd Ave., At the traffic circle take the second exit to E 4th Ave., Turn left on N 26th St., Turn right on E 7th Ave.



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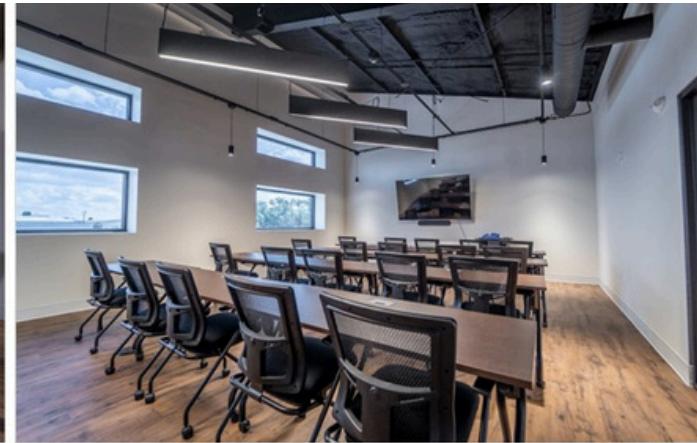
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3609 E. 7th AVENUE PHOTOS

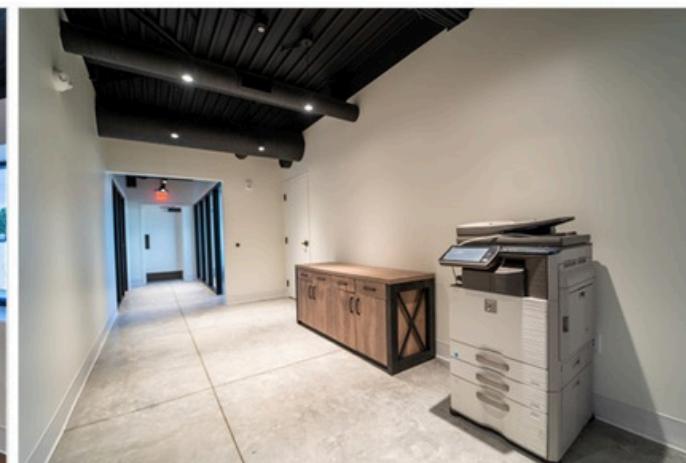
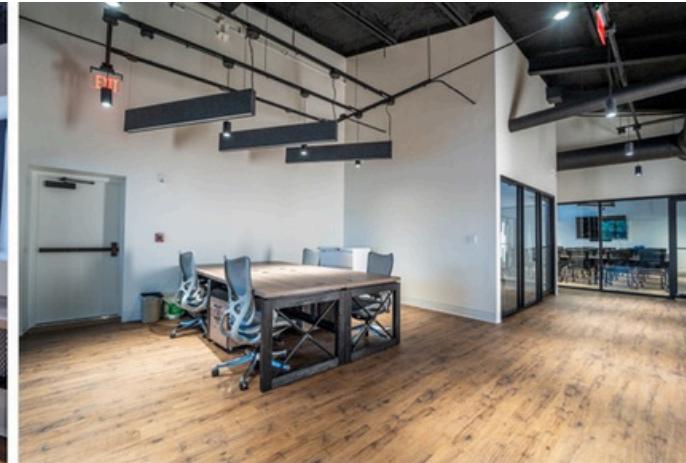


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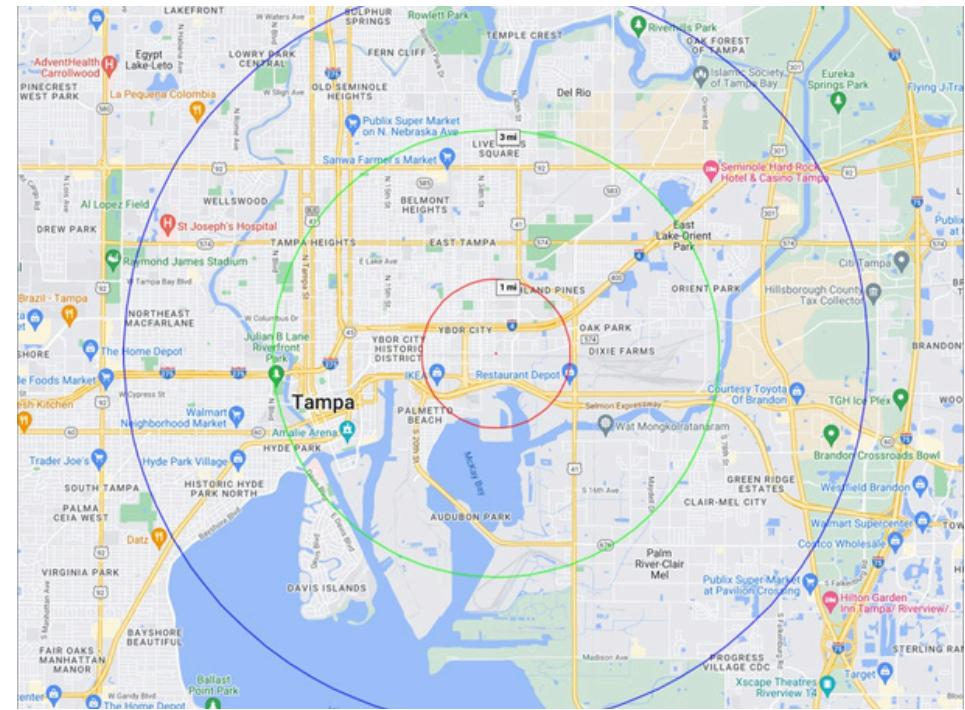
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HIGHLIGHTS | DEMOGRAPHICS

- Excellent, office/warehouse site featuring great opportunities for a new user/ tenant.
- 255' frontage directly on E. 7th Avenue.
- Located immediately east of N. 34th Street and West of N. 40th Street.
- Minutes from East and Historic Ybor City, Palmetto Beach, Channel District, Downtown Tampa and East Tampa. North 50th Street, 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.
- 20 minutes (approx.) to Tampa International Airport
- 10 minutes to Interstate 275 (South)
- 1.3 miles east of the Selmon Crosstown Expressway



POPULATION	1 Mile	3 Miles	5 Miles
Total population	4,466	79,145	223,978
Median age	34.7	34.2	36
Median age (Male)	39.1	33.1	35
Median age (Female)	32	35.7	37.3

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	1,976	35,493	99,345
# of persons per HH	2.3	2.2	2.3
Average HH income	\$35,290	\$57,886	\$66,653
Average house value	\$156,488	\$190,106	\$235,701

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600



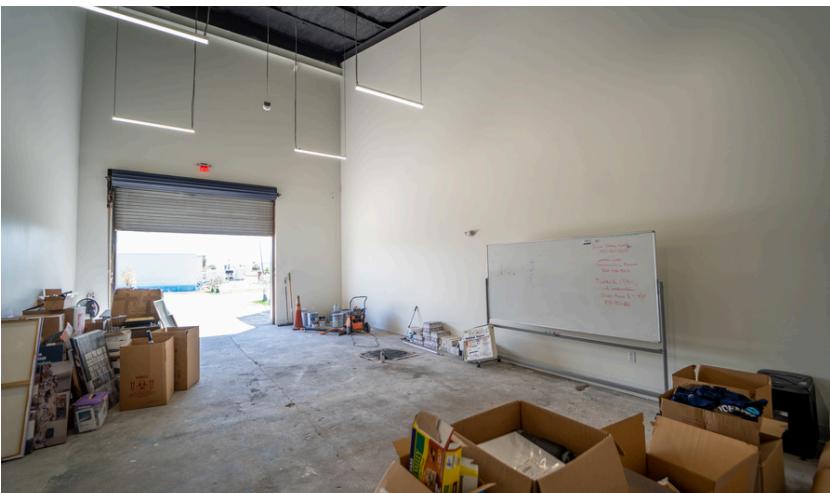
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AREA HIGHLIGHTS | DIRECTIONS

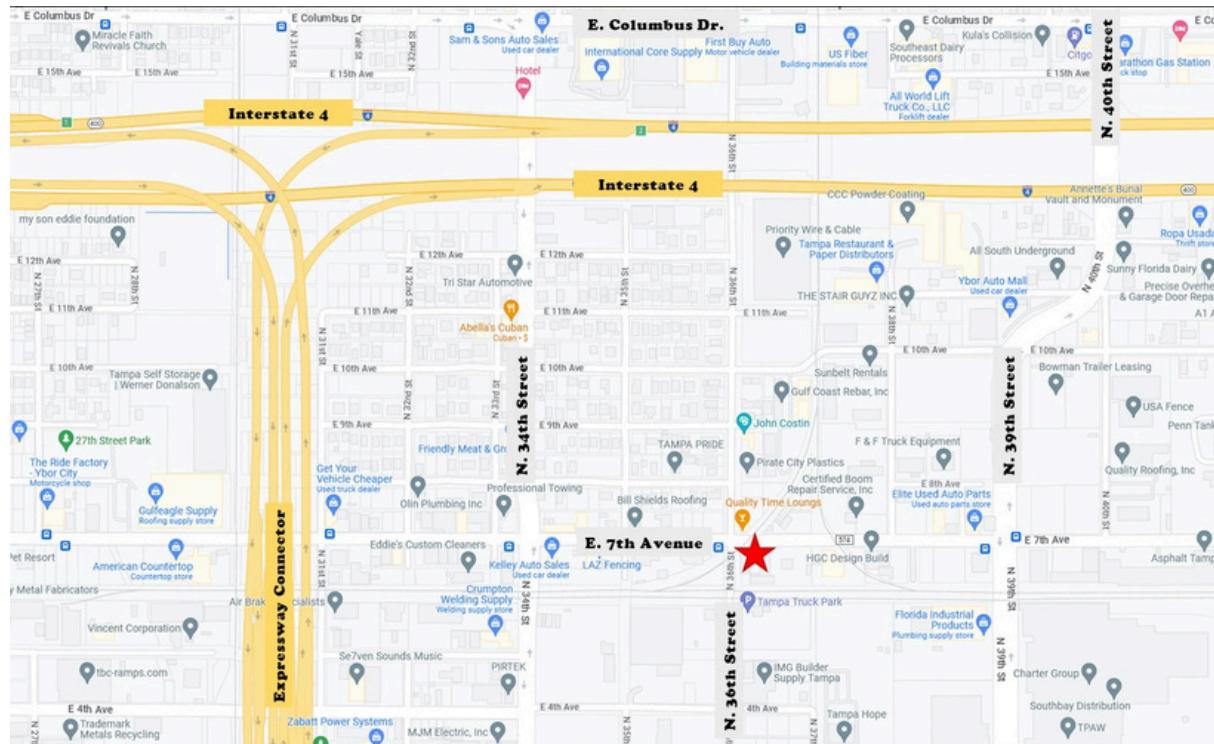


AREA HIGHLIGHTS

This location offers quick accessibility to highways and major thoroughfares, ie... E. Adamo Drive, N. 50th Street, N. 34th Street, N. 22nd Street, Interstate- 4 and Interstate- 275. The area is exploding with new commercial, retail, multi-family and single-family development.

DRIVING DIRECTIONS

From Ybor City: Take exit 1, N. 21st Street. Head South to 7th Avenue. Turn Left. Head East to property. Arrive at property on the right.



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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

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