

1902

EAST SEVENTH AVENUE

YBOR CITY

TAMPA FLORIDA



RIPCO
REAL ESTATE

1902

EAST SEVENTH AVENUE

A TWO-STORY, ±11,597 SF,
FORMER RESTAURANT & NIGHTCLUB,
WITH A RARE BALCONY,
POSITIONED AT A HARD CORNER,
IN THE ENTERTAINMENT ROW,
WITH AMPLE PARKING,
LOCATED IN THE HISTORIC
NEIGHBORHOOD OF...

YBOR CITY



YBOR CITY

A HISTORIC NEIGHBORHOOD ON THE RISE

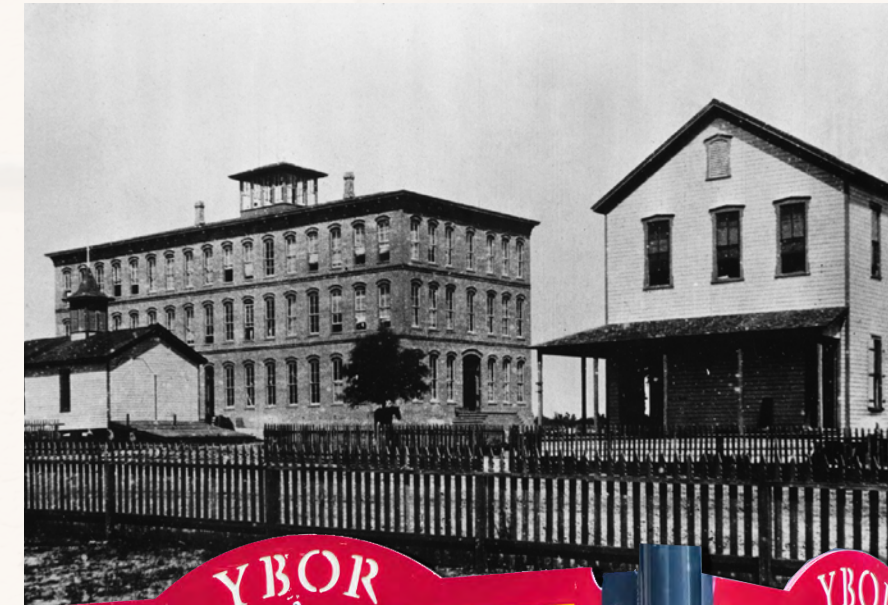
Ybor City, one of only three National Historic Landmark Districts in Florida, is a neighborhood that masterfully blends the charm of its rich cultural heritage with the vibrancy of modern life. Founded in 1886 by Vicente Martinez Ybor, the area quickly became the “cigar capital of the world” by the turn of the century, drawing Cuban, Italian, and Spanish immigrants who worked in its expansive cigar factories. While the factories closed by the 1950s, Ybor City’s unique character and historic charm endured, captivating those who visited or called the neighborhood home.

In the late 1990s, Ybor City underwent a significant revitalization, reinvigorating its cobblestone streets and repurposed cigar factories into a dynamic destination. Today, it thrives as a cultural and entertainment hub, offering an eclectic mix of shops, restaurants, galleries, and nightlife. The ongoing gentrification and influx of new investment are shaping the area’s transformation, further enhancing its appeal. As historic architecture meets modern luxury, Ybor City is evolving into one of Tampa’s most sought-after destinations, offering an intriguing contrast of old-world charm and contemporary sophistication.

A MELTING POT OF CULTURE AND OPPORTUNITY

Steeped in cultural diversity, Ybor City adds a unique flavor to Tampa’s already rich tapestry of attractions, from world-class museums and aquariums to its bustling cruise port. In 1885, Don Vicente Martinez Ybor acquired 40 acres of land that would soon become a vibrant enclave for thousands of immigrants. The Ybor Cigar Factory, opened in 1886, quickly became the world’s largest, with subsequent factories drawing even more ethnic groups to the area. As immigrants brought their families, traditions, religions, languages, and cuisines, Ybor City became a close-knit community with a distinct Latin identity, one that still flourishes today.

The neighborhood’s most iconic thoroughfare, Seventh Avenue—more commonly known as “La Sétima”—was the heartbeat of this dynamic community, where the fusion of diverse cultures created a truly unique atmosphere. Today, that spirit endures as Ybor City continues to attract new residents and visitors alike. With an ongoing wave of development and revitalization, the neighborhood’s combination of historic charm and a burgeoning, upscale future makes it an increasingly desirable destination. The area is witnessing a renaissance, balancing rich cultural heritage with the appeal of modern amenities, and positioning itself as a top location for those seeking both vibrancy and character in their surroundings.



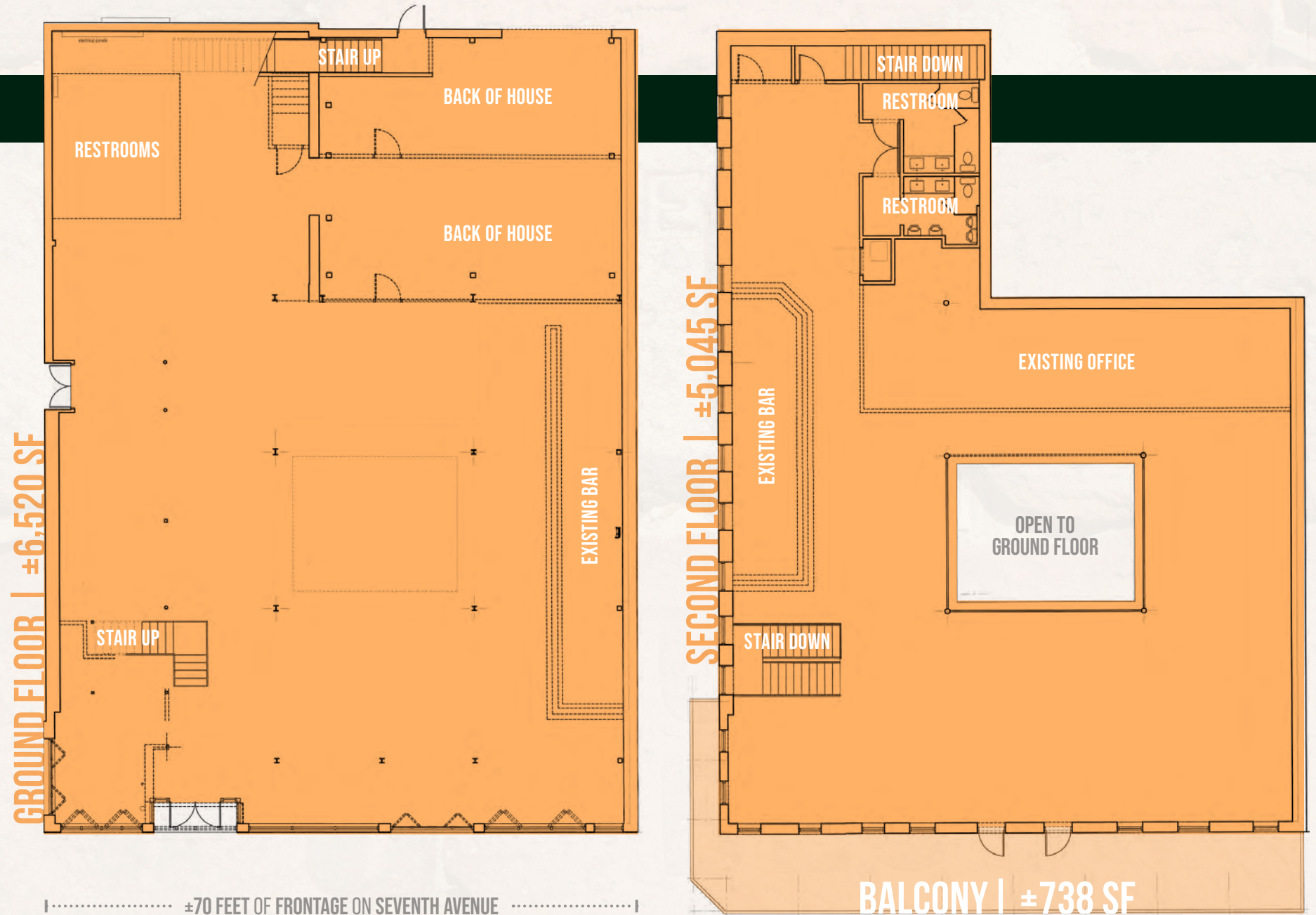
PROPERTY DETAILS

Located in the heart of Ybor City, this property offers ±11,597 RSF across two floors, including ±6,520 USF on the ground floor, ±5,045 USF on the second floor, and a ±738 USF balcony ideal for outdoor seating. Previously used as a restaurant and nightclub, the space is well-suited for a variety of uses with its spacious interior and outdoor balcony overlooking Seventh Avenue.

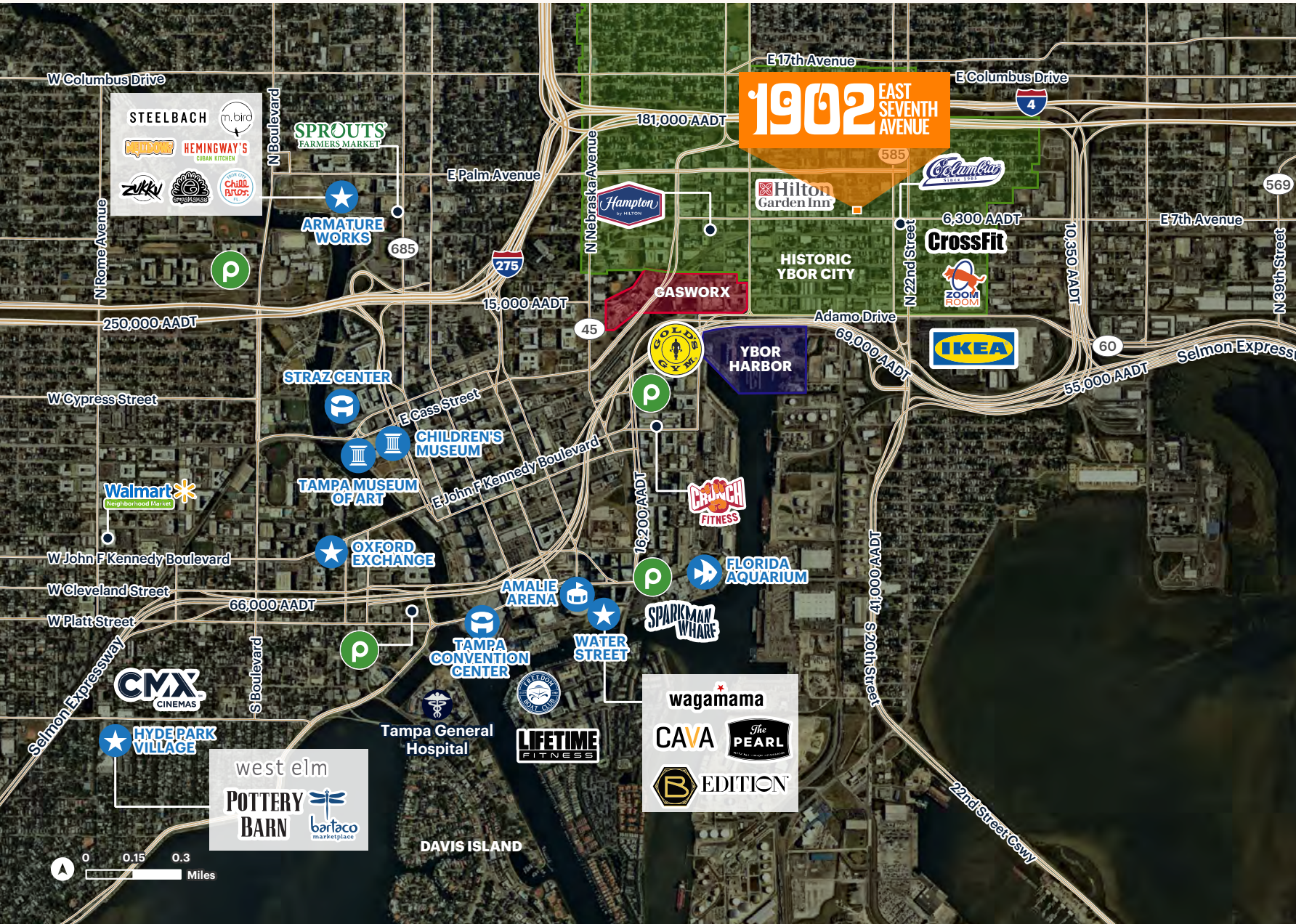
The property sits at a hard corner with a signalized intersection, providing strong visibility and high foot traffic. A public parking lot at the rear of the building offers convenient parking for customers. With 15,900 vehicles passing daily, this location benefits from significant exposure. Additionally, the property is less than half a mile from Interstate 4, providing easy access to major roadways.

Neighbors include Chill Bros., The Attic, Madame Fortune, 7th Grove, Flexx Sports Bar, and Ybor Sushi House.

[CLICK TO VIEW !\[\]\(23d9fc146e83b5c3013cfa32c784f8d5_img.jpg\) TOUR](#)



TAMPA BAY MARKET AERIAL



MARKET OVERVIEW

Tampa Bay is experiencing strong growth, fueled by a diverse economy, high quality of life, and strategic access to national and international markets. The region's appeal continues to attract both residents and businesses, with Ybor City emerging as one of the area's most dynamic neighborhoods.

Known for its rich history and ongoing revitalization, Ybor City is evolving into a vibrant mix of residential, retail, and entertainment spaces. The neighborhood has become a prime location for investment, attracting new businesses and offering a blend of historic charm with modern development. Ongoing developments include Ybor Harbor, which includes up to 2,586 residences, 140,400 square feet of office spaces, 292,260 square feet of retail space and 375 hotel rooms on 33 acres.

2024 DEMOGRAPHICS

POPULATION		DAYTIME POPULATION	
3 Miles	110,336	3 Miles	183,925
5 Miles	253,243	5 Miles	372,473
7 Miles	450,354	7 Miles	635,559
TOTAL HOUSEHOLDS		AVERAGE HOUSEHOLD INCOME	
3 Miles	48,180	3 Miles	\$101,394
5 Miles	106,447	5 Miles	\$102,669
7 Miles	185,252	7 Miles	\$100,682
TOTAL BUSINESSES		TOTAL EMPLOYEES	
3 Miles	9,989	3 Miles	131,869
5 Miles	20,173	5 Miles	252,508
7 Miles	32,621	7 Miles	422,995

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