

Seminole Heights



MIXED-USE / REDEVELOPMENT POTENTIAL

TAMPA, FLORIDA

Versatile $\pm 3,221$ SF commercial building on a generous ± 0.43 -acre SH-CG zoned lot located in the heart of Tampa's rapidly evolving Seminole Heights district. This highly visible corner property offers strong frontage along N Nebraska Avenue, excellent traffic exposure, and immediate proximity to the neighborhood's growing mix of restaurants, breweries, retail, and residential redevelopment.

The existing two-story structure provides a functional layout for office, retail, creative studio, or live/work concepts, while the expansive lot and flexible zoning create a compelling canvas for future mixed-use or multifamily redevelopment. With walkable surroundings, easy access to I-275, and quick connectivity to Downtown Tampa and Ybor City, the property is ideally positioned for both owner-users and investors seeking a strategic foothold in one of Tampa's most in-demand urban corridors.



A High-Visibility Site Ready for What's Next in Seminole Heights!

Property Highlights:

- $\pm 3,221$ SF two-story commercial building
- ± 0.43 -acre SH-CG zoned lot
- Flexible uses: office, retail, mixed-use, live/work, redevelopment
- High-visibility frontage on N Nebraska Avenue
- Strong traffic counts and walkability
- Surrounded by breweries, restaurants, and neighborhood retail
- Minutes to Downtown Tampa, Ybor City, and I-275
- Ideal for owner-users, investors, or developers
- Significant value-add and redevelopment potential



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