

1502 GWX

1502 NORTH NEBRASKA AVENUE
TAMPA, FL 33602

Presented By:

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Executive Summary

1502 GWX | OFFICE/RETAIL BUILDING FOR LEASE



OFFERING SUMMARY

Sale Price:	\$3,800,000.00
Building Size:	6,265 SF
Cap Rate:	6.0%
NOI:	\$230,083
Year Built/Renovated:	1928/2025
Zoning:	PD

PROPERTY OVERVIEW

Prime opportunity to purchase newly renovated office/retail space on the edge of Tampa's new Gas Worx master planned community. Ideal investment opportunity in rapidly appreciating market. This new 6,265 SF office/retail building known as 1502 GWX is located at the entrance to Canvas Gas Worx which is a 79-unit industrial townhome community at the crossroads of Tampa's most exciting neighborhoods, Ybor City, Tampa Heights and Downtown.

Prime location

Fully renovated office/retail property with recent completion September 2025

Adjacent to Gas Worx just north of Tampa's Encore District

Fully leased to 4 tenants generating a 6% cap rate.

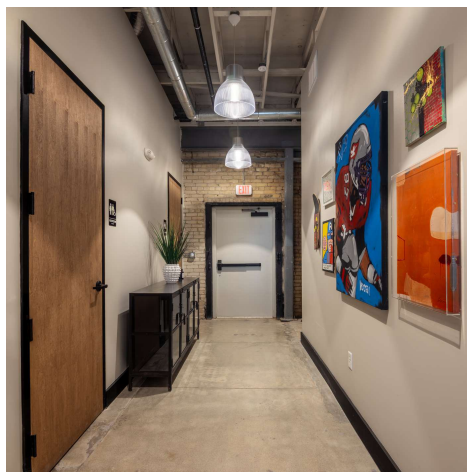
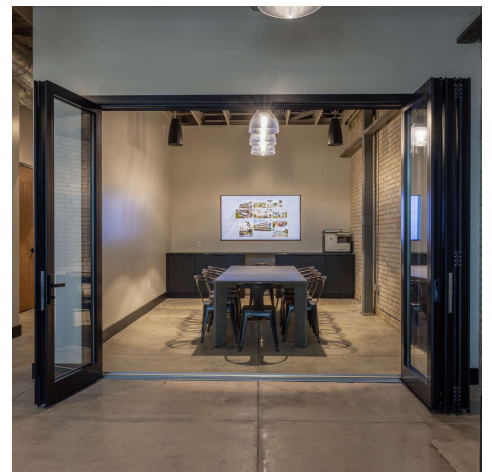
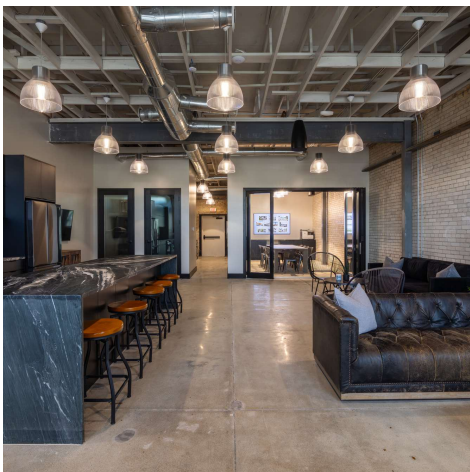
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Suite 1508

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Additional Photos

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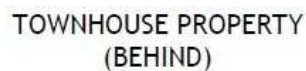
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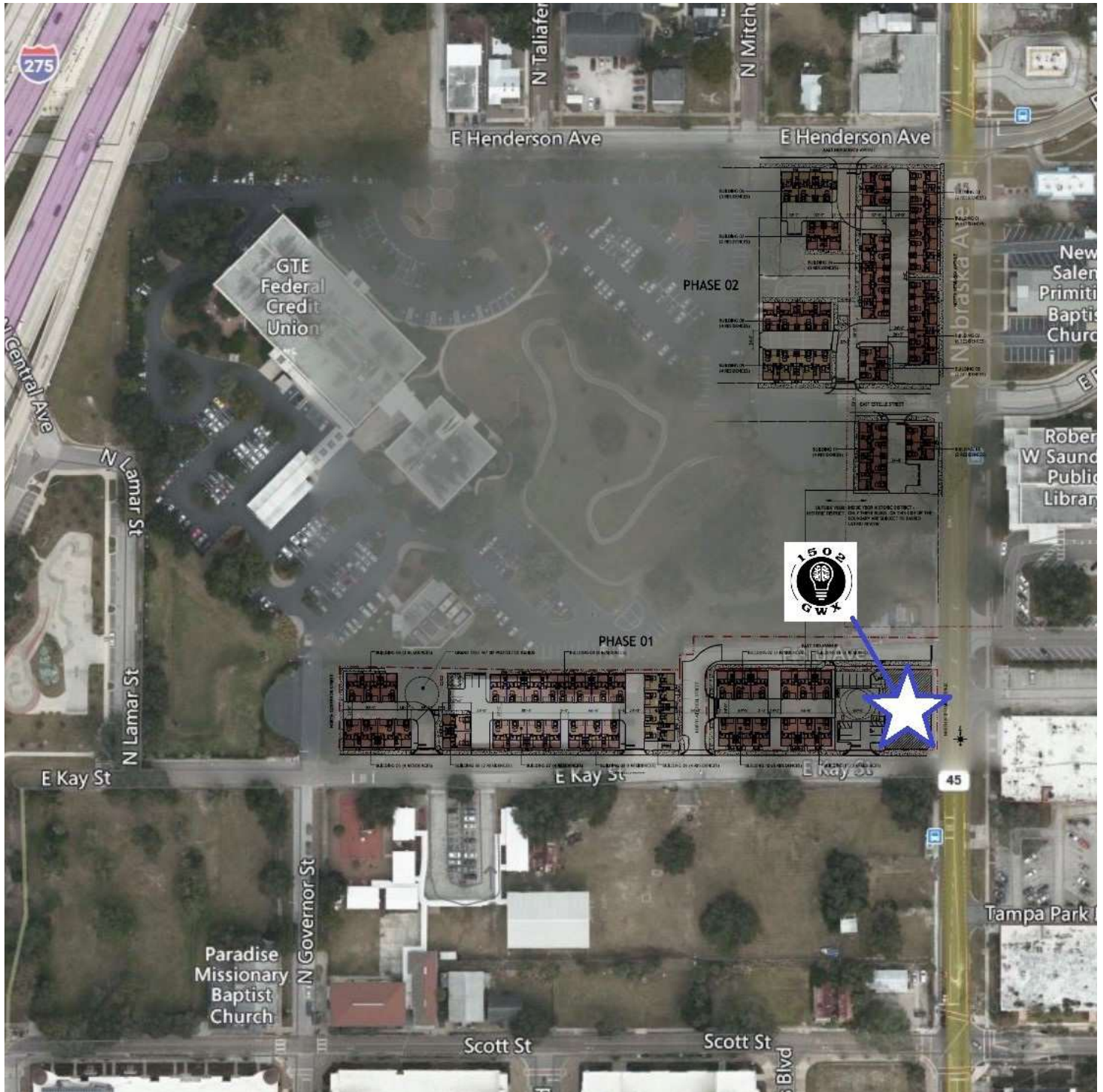


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Site Plan - Canvas Gas Worx

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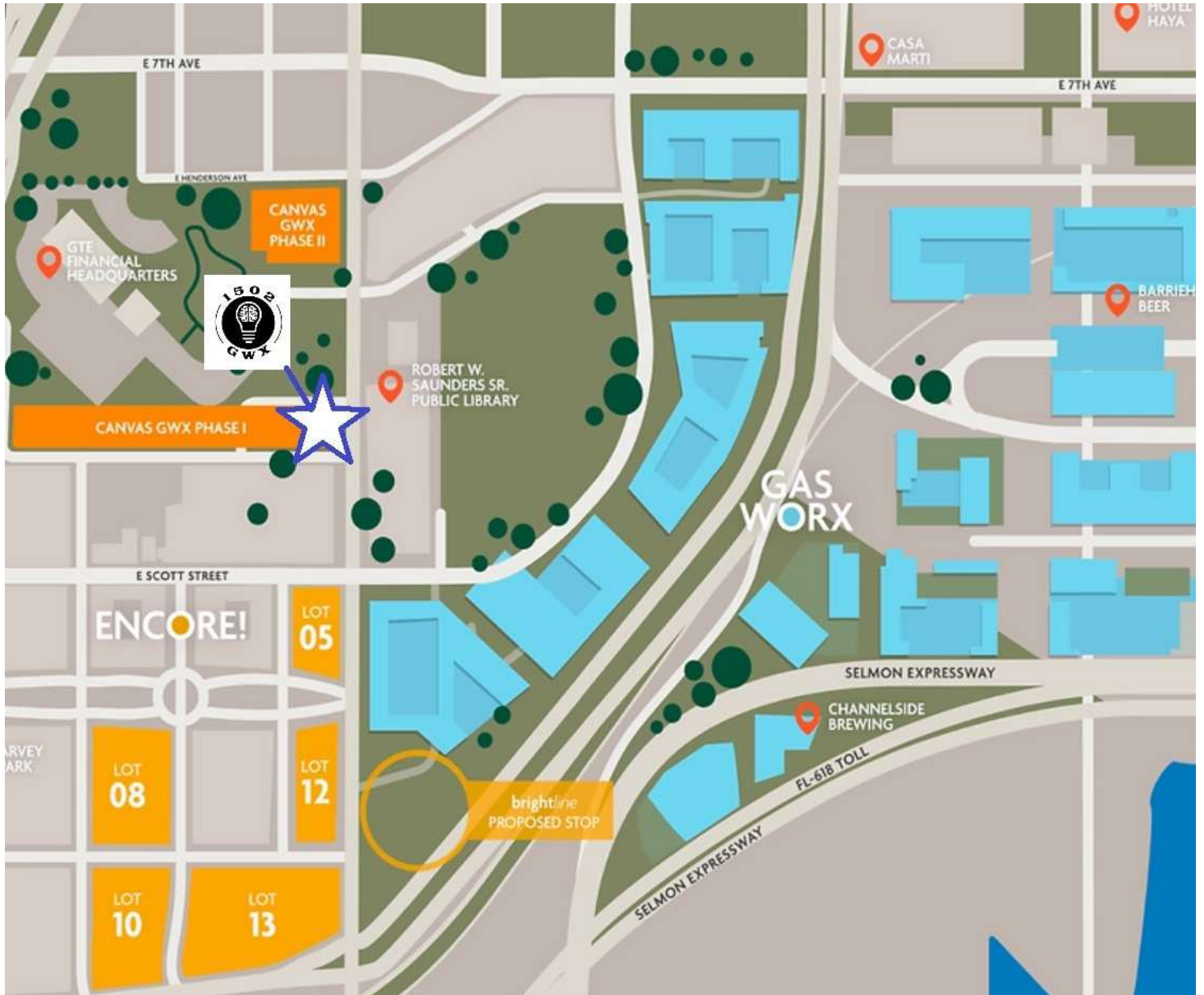
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Site Plan - Location Map

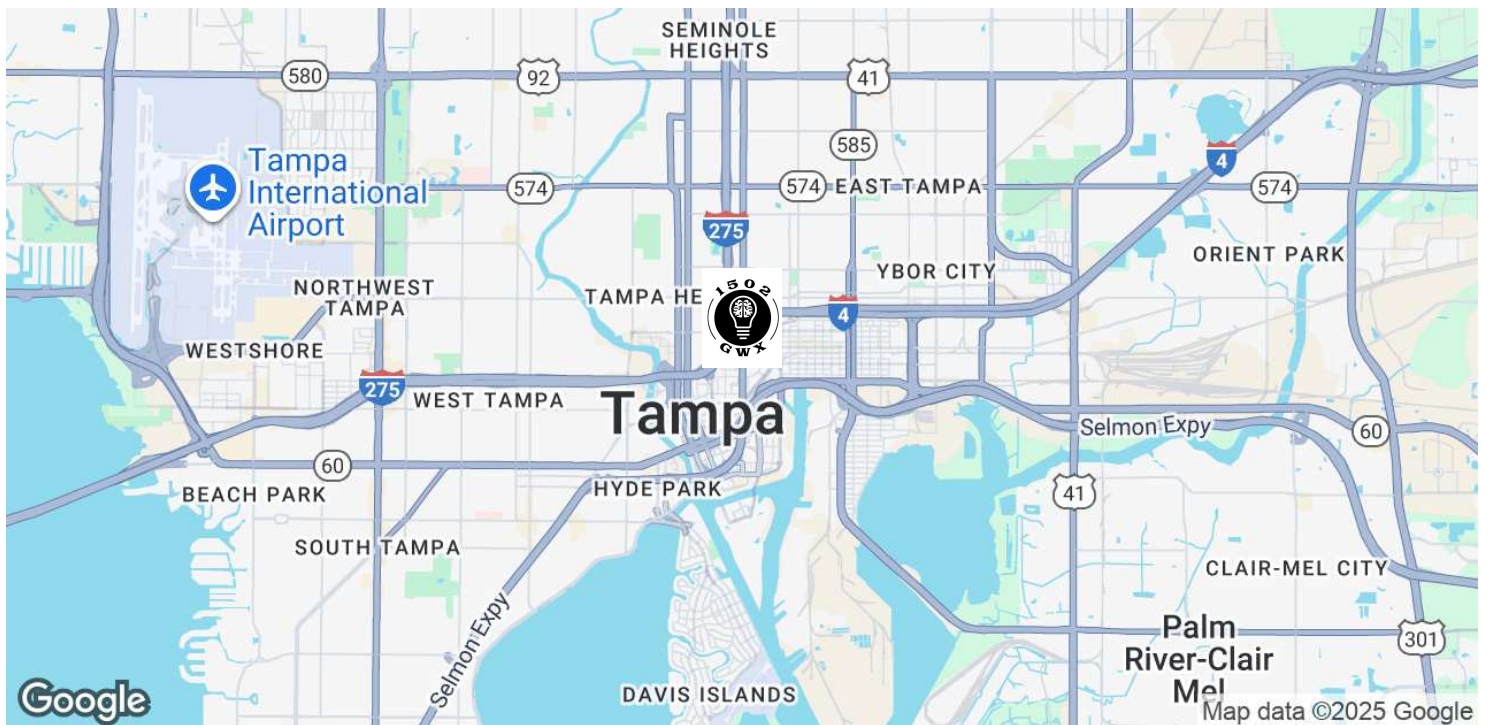
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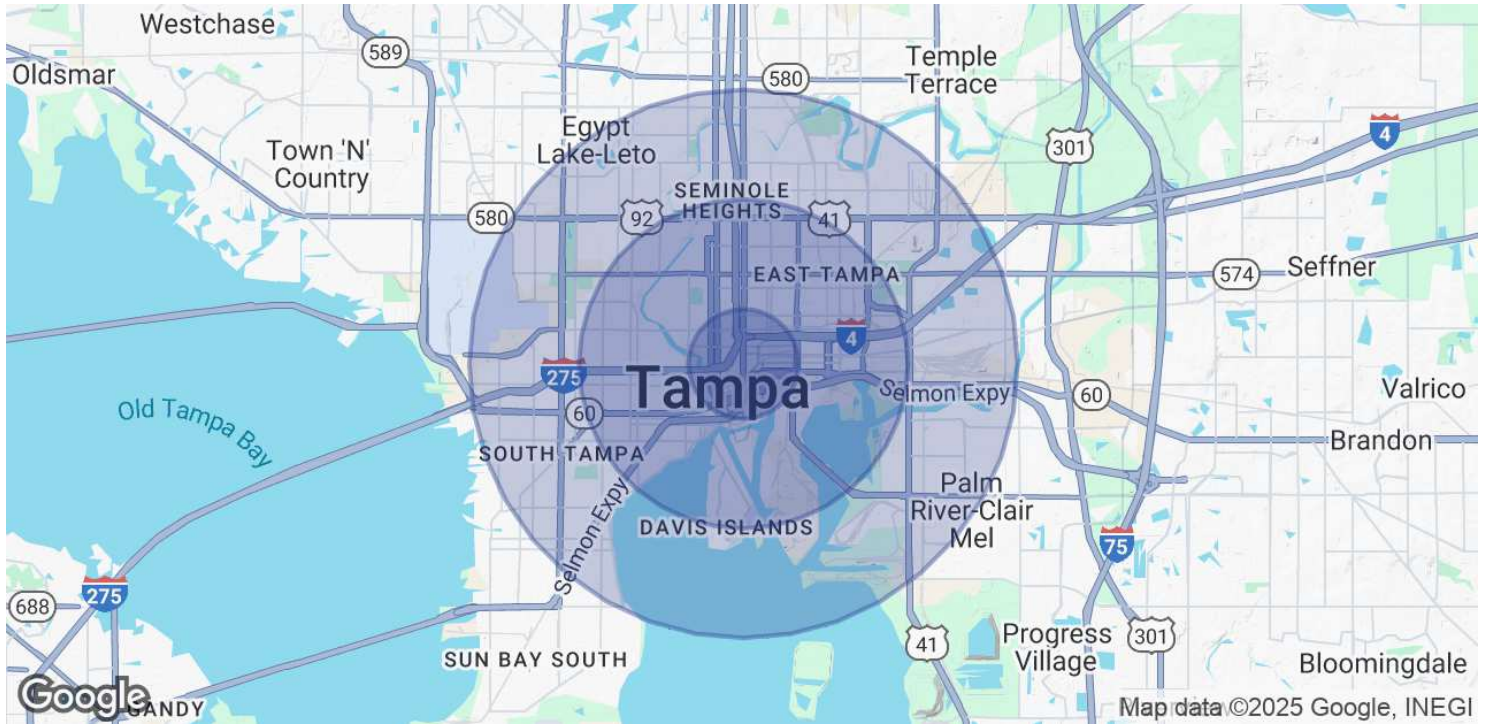
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,557	111,376	248,847
Average Age	35.8	36.6	37.6
Average Age (Male)	37.2	36.5	36.6
Average Age (Female)	36.0	37.4	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,902	54,321	111,936
# of Persons per HH	1.6	2.1	2.2
Average HH Income	\$66,902	\$77,881	\$77,567
Average House Value	\$238,428	\$292,155	\$288,616

2020 American Community Survey (ACS)

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