



BROKERAGE DONE DIFFERENTLY

**live
work
& play**

IN THE HEART OF YBOR CITY!

813.935.9600

TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

1624 E. 7TH AVENUE | TAMPA, FL 33605

FOR LEASE: 4 SUITES :: \$550- \$800/ MO. + S.T.

Located in historic Ybor City - a high energy business and retail district that is frequented by local and regional visitors all year long. This is a great place to invest, relocate or expand your business.

**EXECUTIVE, HIGH-TECH OR CREATIVE SPACE
MULTIPLE SUITES AVAILABLE FOR LEASE**



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.

CURRENT AVAILABILITY • Long Term Lease Terms Available

PROFESSIONAL OFFICE SUITES IN THE OFFICE/ RETAIL DISTRICT OF HISTORIC YBOR! SUITE SIZES AVAILABLE: 126 SF :: 146 SF :: 179 SF :: 212 SF

PROPERTY FEATURES

- Direct 7th Avenue access and frontage
- Prime Ybor City mailing address
- Prominent 7th Avenue exposure with exceptional signage opportunities
- Short walk to Centro Ybor & all Ybor amenities
- Centrally located in the heart of bustling Ybor City
- 3rd floor skylights emitting tons of natural lighting throughout
- ADA accessible with elevator
- Situated in a qualified HUBZone
- Convenient access- minutes from major travel arteries
- Located 1.5 miles from Interstate 4
- Strong surrounding population of 87,968 residents within a 3-mile radius
- Average HH income exceeds \$57,172 within 3 miles of the property

Public parking available in the Centro Ybor Garage, ONE block away



Terms & Lease Detail Available Upon Viewing



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Lease Price: \$550 :: \$600 :: \$700 :: \$800/ Month + S.T.

Lease Provisions: Modified gross

Financing Available: N/A

Expenses: Available Upon Request

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

LOCATION

Street Number: 1624

Street Name: E. 7th

Street Suffix: Avenue

Street City: Tampa

County: Hillsborough

Traffic Count/ Cross Streets:

6,300 VTD (17th Street & 7th Avenue) AADT, 2023

Market: Tampa/St. Petersburg/ Clearwater

Sub-Market: Central Ybor Area

THE PROPERTY

Folio Number: 197222-0000

Zoning: YC-1 (Central Commercial Core)

Property Use: Professional Office/ Creative Space

Available SF: 126 SF :: 146 SF :: 179 SF :: 212 SF

Year Renovated: 2010

Lot Size: approx. 6,650 SF

Lot Dimensions: 70' x 95' Front Footage: 70'

Parking: Centro Ybor Parking Garage

THE LISTING

Driving Directions:

From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 7th Ave. Turn right. Head West to 17th Street. Go through the intersection. Immediately to your right, arrive at property on the right at: 1624 E. 7th Avenue.

THE COMMUNITY

Community/Subdivision Name: Ybor City

Flood Zone Area: X

Flood Zone Panel: 12057C0354J

UTILITIES

Electricity: TECO

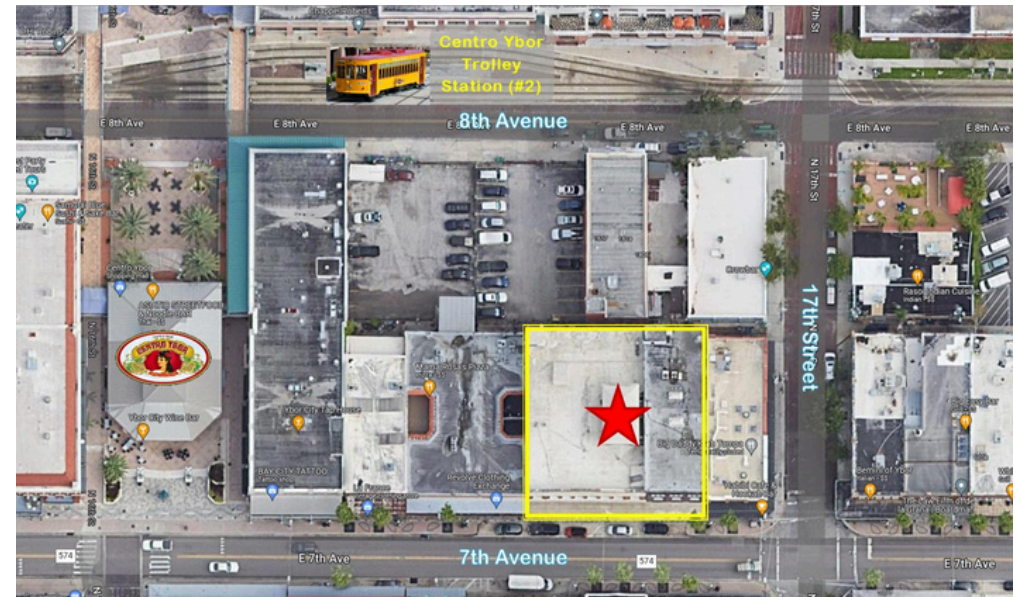
Water/ Waste: City of Tampa Utilities

Communications: Verizon/ Spectrum/ Frontier

TAXES

Tax Year: 2023

Taxes: \$116,675.25



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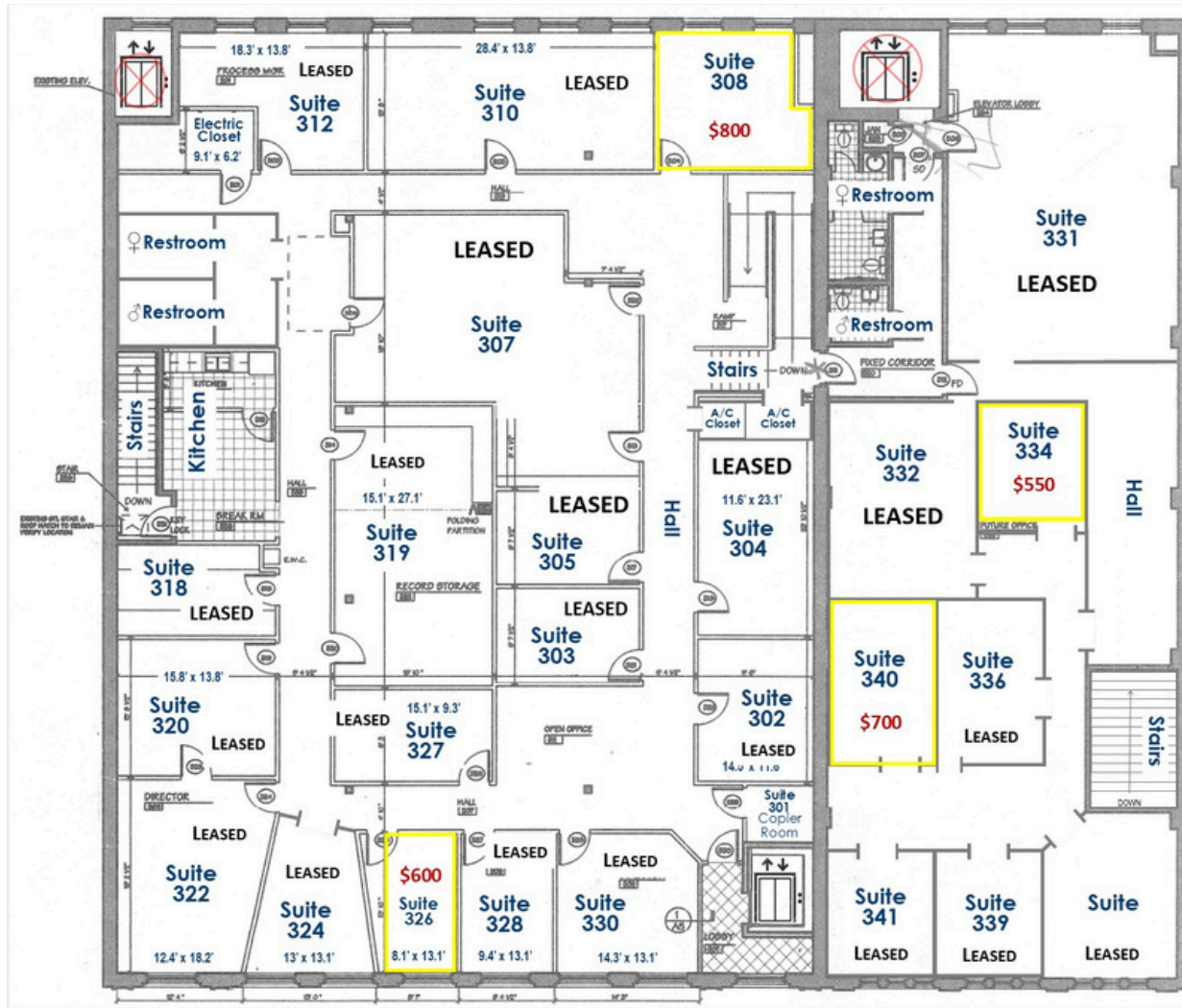
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3rd FLOOR | OFFERING up to 663 SF (INDIVIDUAL SUITES AVAILABLE)

STRONG RETAIL CORRIDOR WITH HEAVY PEDESTRIAN AND CAR TRAFFIC



Unit	Rough Est Sq Ft	View
302	190	Interior
303	154.5	Interior
304	280	Interior
305	154.5	Interior
307	520	Interior
308	179	Window/Rear
310	451	Window/Rear
312	284	Window/Rear
314	70	Interior
318	137	Interior
319	487	Interior
320	218	Interior
322	344	Window/7th Ave
324	215	Window/7th Ave
326	126	Window/7th Ave
327	172	Interior
328	172	Window/7th Ave
330	184	Window/7th Ave
331	1160	Window/Rear
332	305	Interior
334	146	Interior
336	190	Interior
337	243	Window/7th Ave
339	132	Window/7th Ave
340	212	Interior
341	132	Window/7th Ave

THIRD FLOOR

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HISTORIC KRESS BUILDING • INTERIOR PHOTOS



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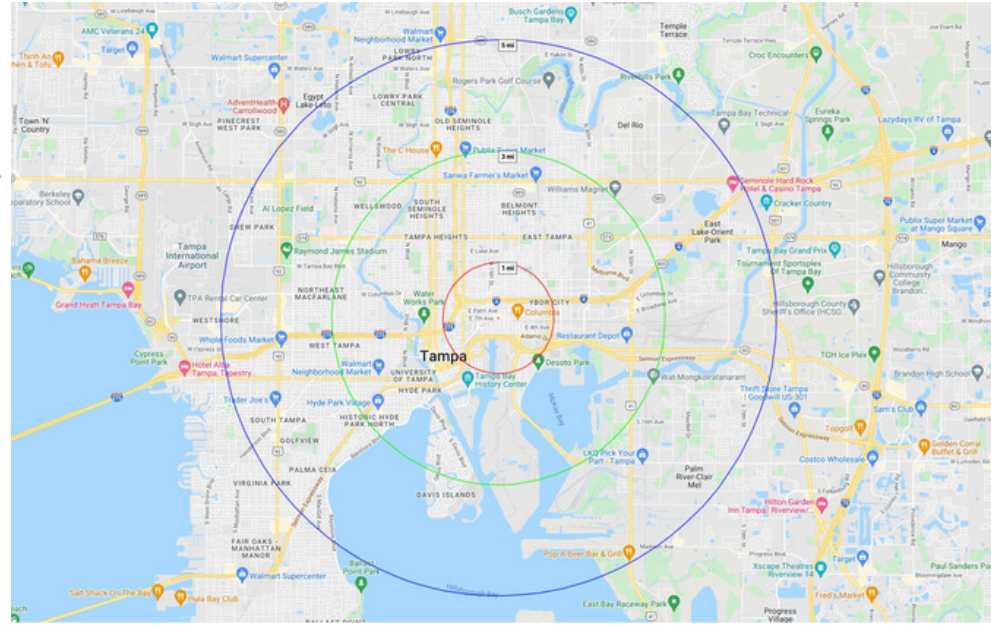
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AREA HIGHLIGHTS | DEMOGRAPHICS

- Situated along the HOT corridor of busy 7th Avenue.
- 1 block South of the Centro Ybor Trolley Station #2- Streetcar route to Channelside/ Downtown Tampa.
- Minutes from Downtown Tampa, Channel District, Tampa River Walk, Hyde Park, Seminole Heights, Interstate 275, Interstate 4, Selmon Expressway and other major travel arteries.
- Neighboring businesses include: Centro Ybor, Hotel Haya, 7-Eleven, The Ritz Ybor, Ybor City Wine Bar, King Corona Cigars Bar and Café, Truist Bank, Tampa Brewing Company, Ybor City Tap House, Gaspar's Grotto, Carmine's Restaurant, Hilton Gardens Inn-Ybor, Hampton Inn & Suites, Hillsborough Community College, and others...
- High energy business and retail district that is frequented by local & regional visitors- a great place to invest, relocate or expand your business.



<u>POPULATION</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total population	10,135	87,968	218,786
Median age	34.7	33.1	35.3
Median age (Male)	33.6	31	33.7
Median age (Female)	34.7	34.6	36.6
<u>HOUSEHOLDS & INCOME</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total households	4,350	34,932	87,304
# of persons per HH	2.3	2.5	2.5
Average HH income	\$41,692	\$57,172	\$57,159
Average house value	\$190,988	\$283,801	\$289,563

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

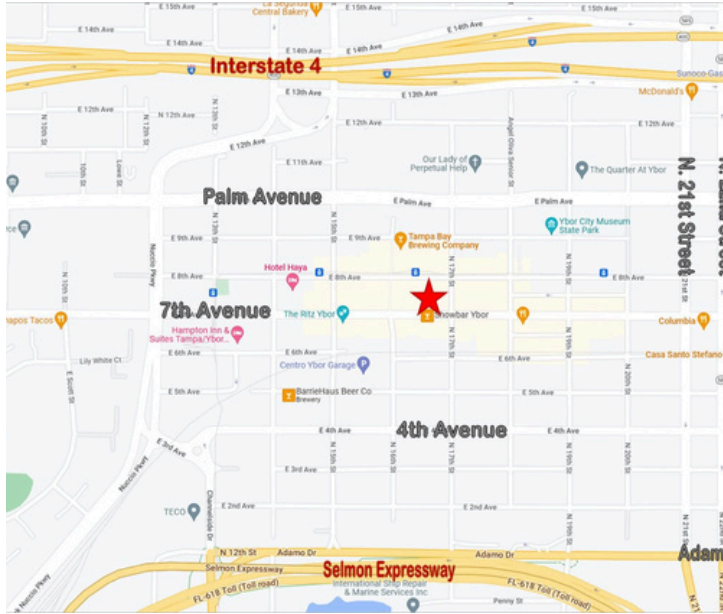


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MAPS & DIRECTIONS



7th AVENUE VIEW



DIRECTIONS

From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 7th Ave. Turn right. Head West to 17th Street. Property just ahead on your right. 1624 E. 7th Avenue



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LOCALE

LOCATED IN HISTORIC YBOR CITY

A central location situated directly on the corner of **East 6th Avenue and 13th Street**, in **the heart of Historic Ybor City**. An ideal location for a new tenant, this property offers **EXCELLENT VISIBILITY & GREAT ACCESS** for tenants and their customers.

There are varying types of businesses, restaurants, retail and banking offices located within the direct radius of this building, as well as several residential neighborhoods. **Centro Ybor is an easy trolley ride away.**

There is easy access to 7th Ave., Interstate 4, 22nd St., Interstate 275 and the Lee Roy Selmon Crosstown Expressway which makes The Channel District, Downtown Tampa, South or North Tampa, Brandon, St. Petersburg or **just about anywhere else in the Tampa Bay area a very short commute away.** This is the perfect site for relocation or a new business.

**CALL TO SCHEDULE YOUR EXCLUSIVE
SHOWING TODAY! 813.935.9600**



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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.

CALL OUR TEAM TODAY!
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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021

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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