

FOR LEASE

Hite Apartments  Retail or Office Suite
6002 N. Florida Ave., Tampa, FL 33604

Available Retail or Office Suite

Lease Area	2,702 SF + 335 SF Patio
Annual Rate	\$27/SF + \$9.30/SF NNNs
Lease Term	5-10 Years
Interior Ceiling Height	21' 2.5"
Onsite Parking for Suite	6 Reserved Spaces
Other Area Parking	Free Neighborhood Street Parking
Daily Traffic Count	18,200

Generous Tenant Improvement Allowance Available

*Grease trap available and hood/grease shaft installed

Welcome to Seminole Heights, the historic neighborhood in Central Tampa celebrated for its Craftsman style bungalows, tree-lined streets and tight-knit community. Fueled by redevelopment, the area blends restored historic homes with modern construction. Florida Avenue is the Heights' primary commercial corridor and thrives with independent restaurants, craft breweries and unique boutiques. At the heart of "restaurant row" in this vibrant, eclectic locale is Hite Apartments, a modern complex of 81 one- and two-bedroom units with approximately 95% occupancy.

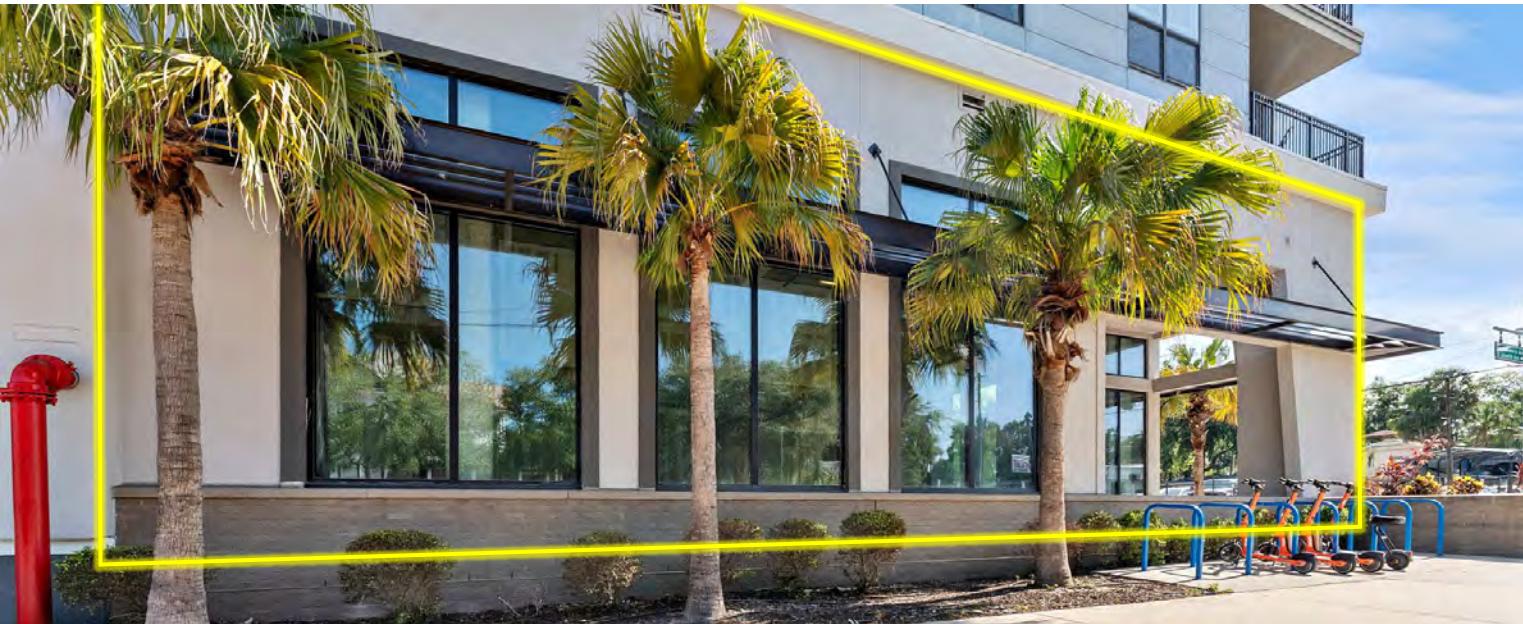
This location is a great fit for a gym, furniture store, pizzeria or even an indoor playground. The floor-to-ceiling windows along Florida and Idlewild Avenues allow natural light to flood this restaurant-ready space. A grease trap and hood shaft are in place along with a gas line. The landlord is offering a generous tenant improvement allowance to assist in customizing the space to your vision.

Explore this brochure for photos, a floor plan and area demographics. Seize the chance for your business to thrive in one of Tampa's most dynamic neighborhoods while tapping into Hite's built-in customer base!



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Bridgewater
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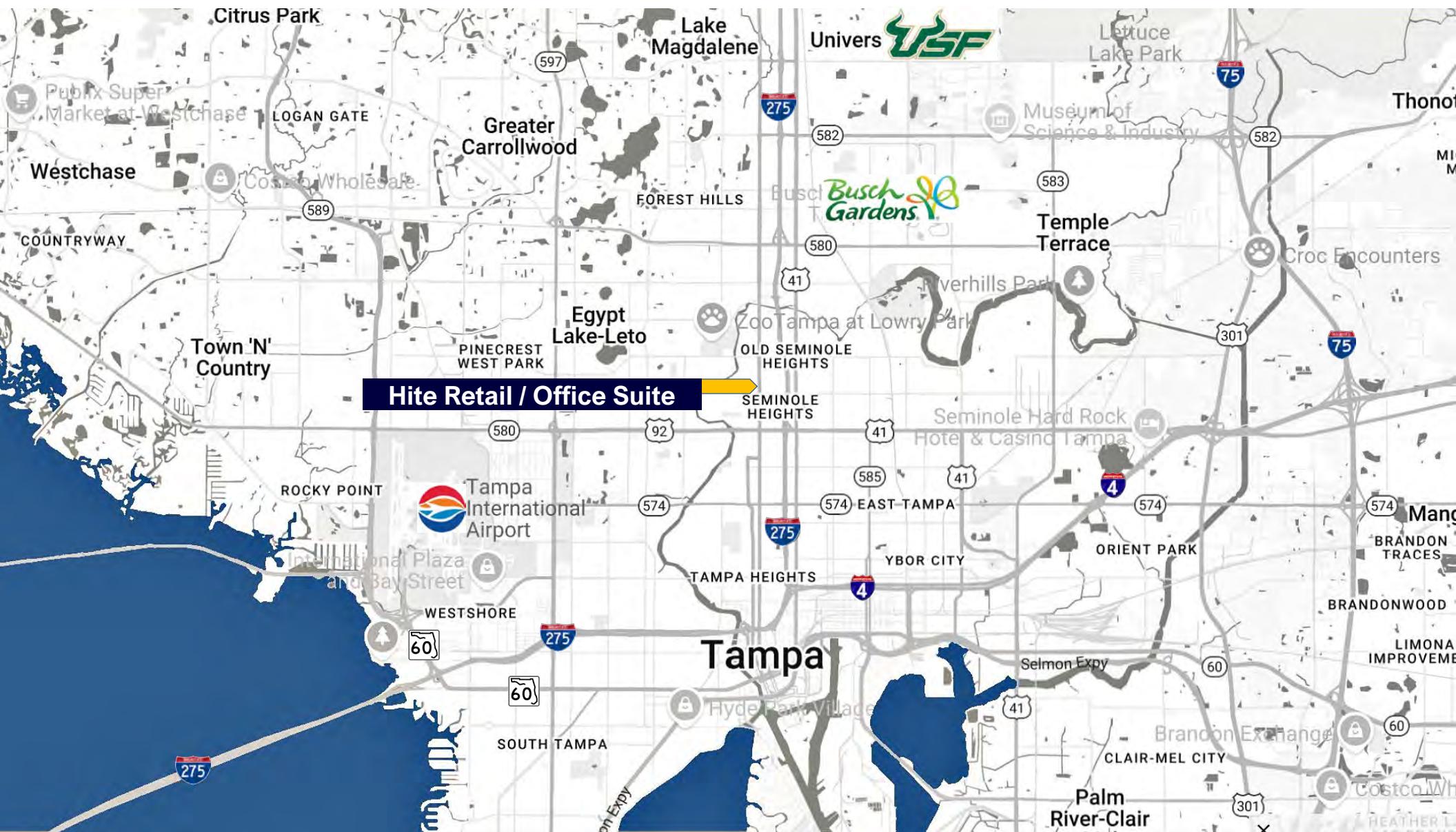




335 SF Covered Outdoor Patio

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AREA MAP



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Cold Dark Shell

Generous TI Allowance Available

Abundant light with large windows along two sides

21'+ interior ceiling height – mezzanine potential

Two 1,250-gallon grease traps available

Plumbing stubbed into unit

Gas line into unit

Hood shaft in place

Concrete slab around perimeter

Drawing is not to scale

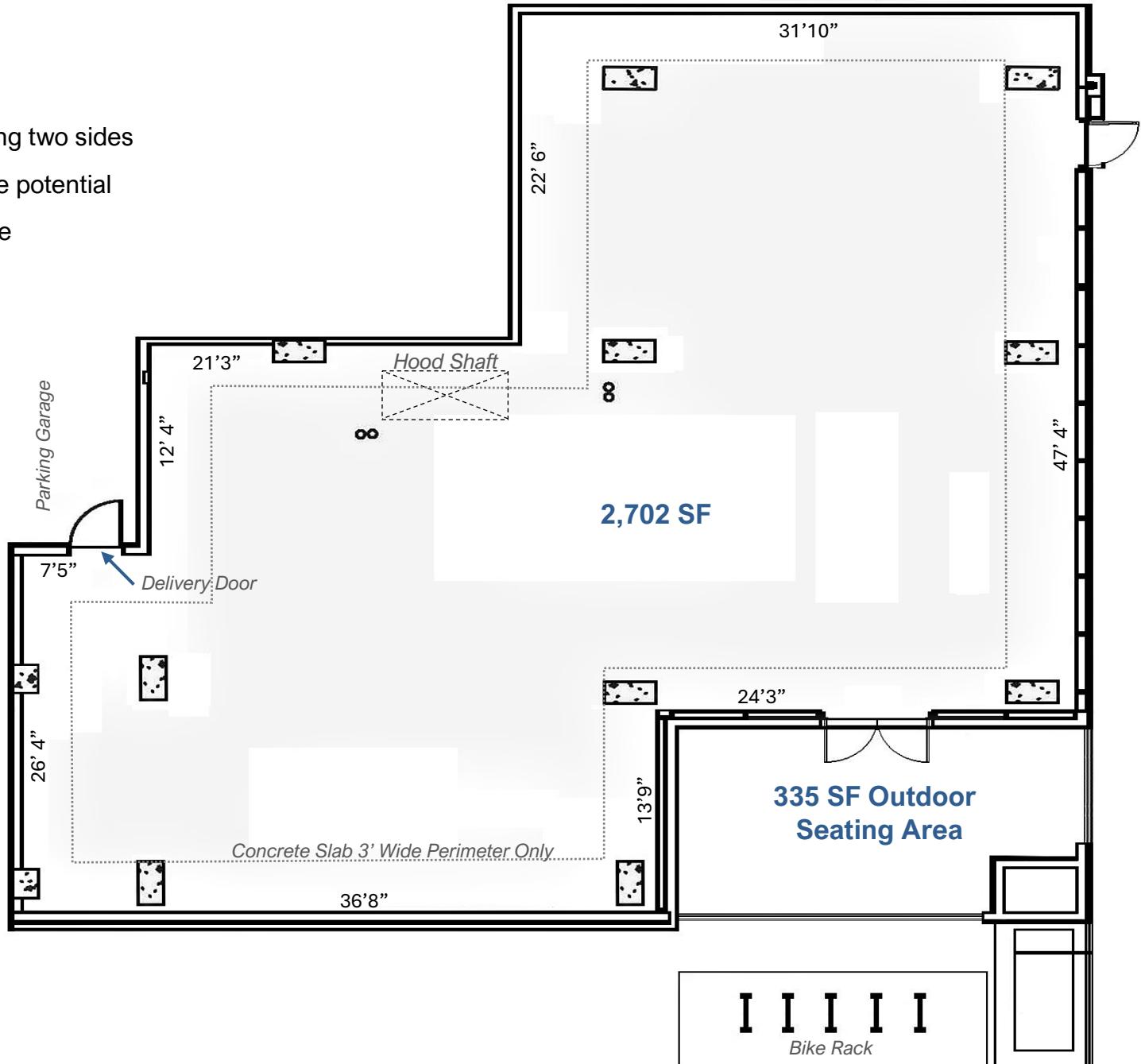
All measurements interior

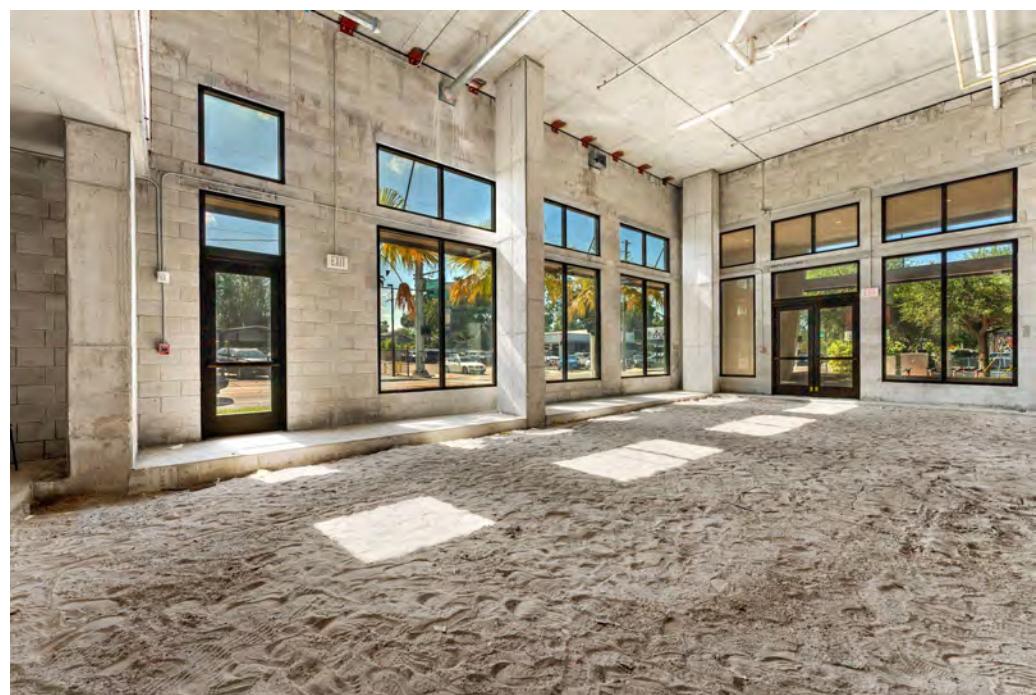
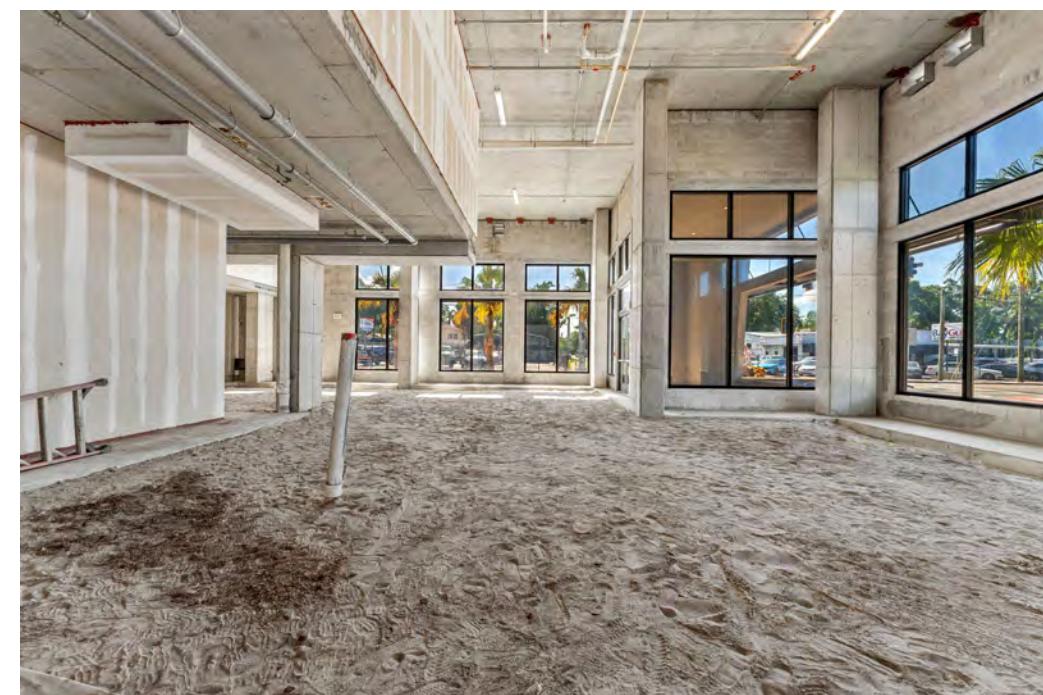
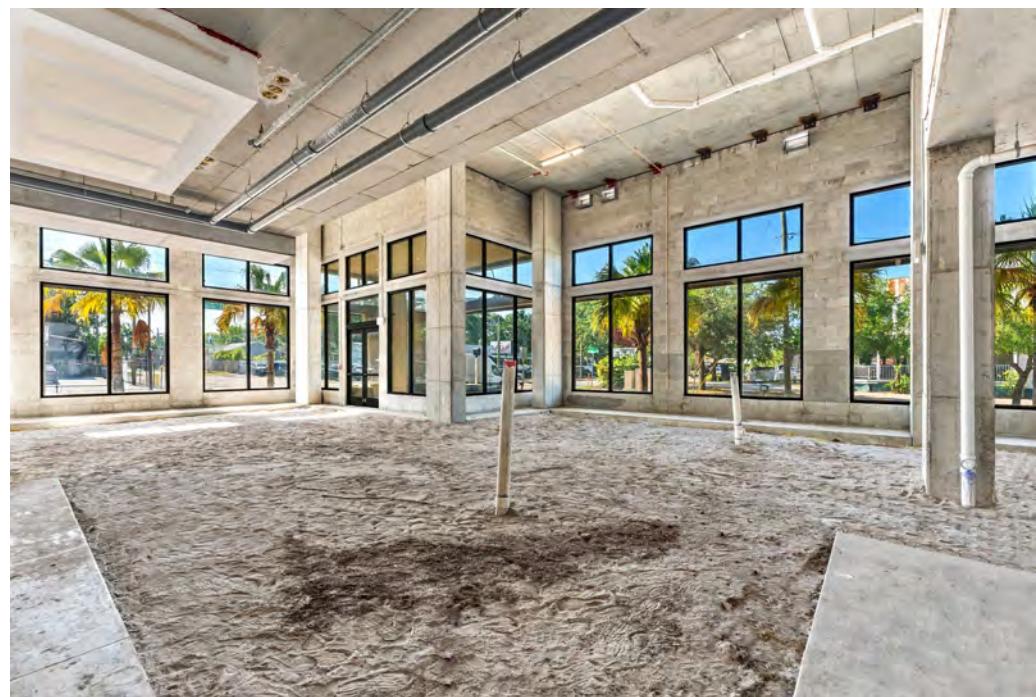
All measurements approximate



Click or Scan
for Traffic
Video Clip

FLOOR PLAN

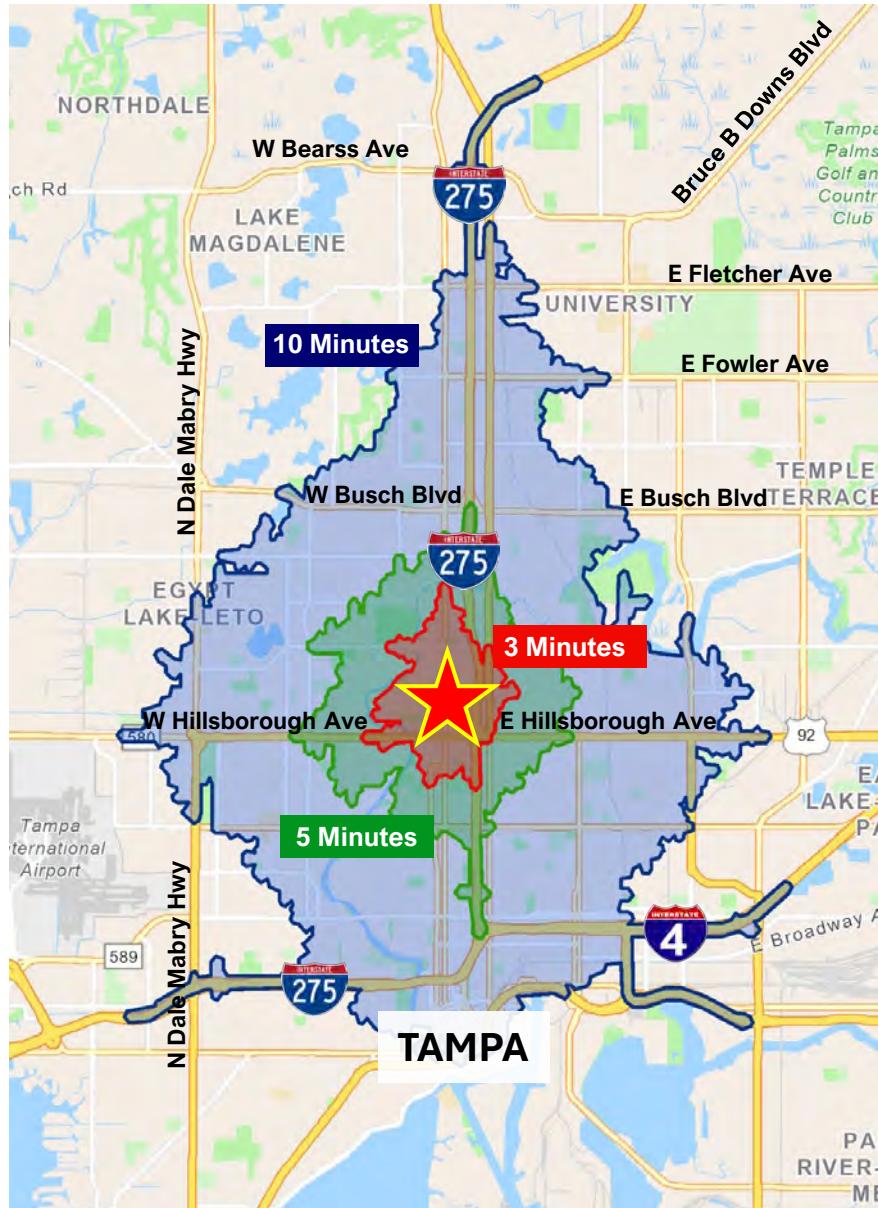






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DRIVE TIME & DEMOGRAPHICS

3 Minutes	5 Minutes	10 Minutes
8,720 2024 Population	27,865 2024 Population	171,151 2024 Population
8,860 2029 Population	28,455 2029 Population	179,764 2029 Population
7,490 2024 Daytime Population	24,676 2024 Daytime Population	217,691 2024 Daytime Population
39.2 2024 Median Age	39.5 2024 Median Age	37.4 2024 Median Age
\$115,229 2024 Average Household Income	\$97,759 2024 Average Household Income	\$74,242 2024 Average Household Income
\$138,528 2029 Average Household Income	\$117,661 2029 Average Household Income	\$89,541 2029 Average Household Income
59.2% Associates Degree or Better	49.4% Associates Degree or Better	38.3% Associates Degree or Better
72.0% White Collar Profession	63.7% White Collar Profession	55.0% White Collar Profession

Data Source: Esri 2024