

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!



KORI BILLINGS CCIM, Broker Associate

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Bridgewater
Commercial Real Estate





335 SF Covered Outdoor Patio

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



Bridgewater
Commercial Real Estate

FOR LEASE



Hite Apartments Retail or Office Suite

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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

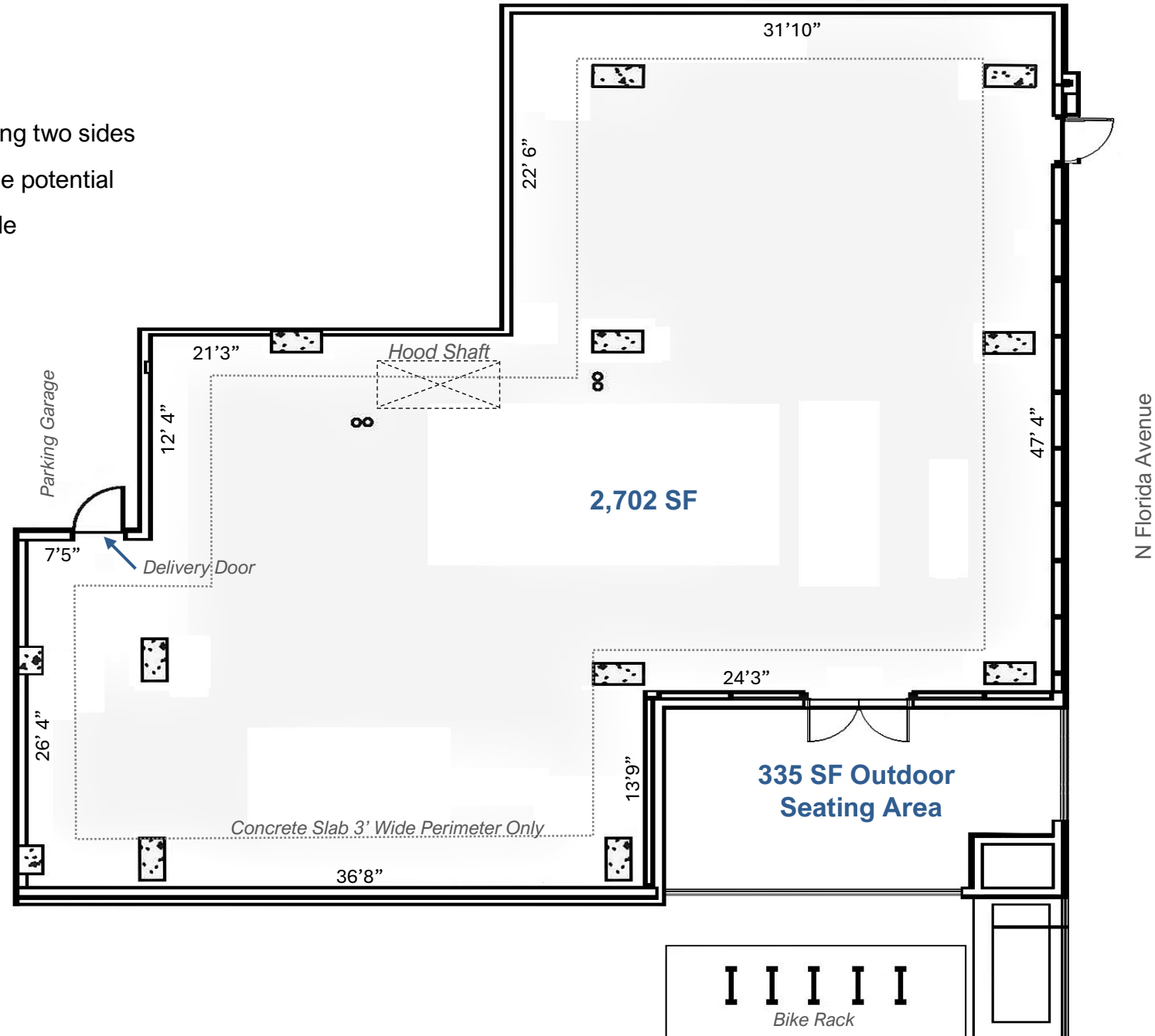
All measurements interior

All measurements approximate



Click or Scan
for Traffic
Video Clip

FLOOR PLAN



W Idlewild Avenue

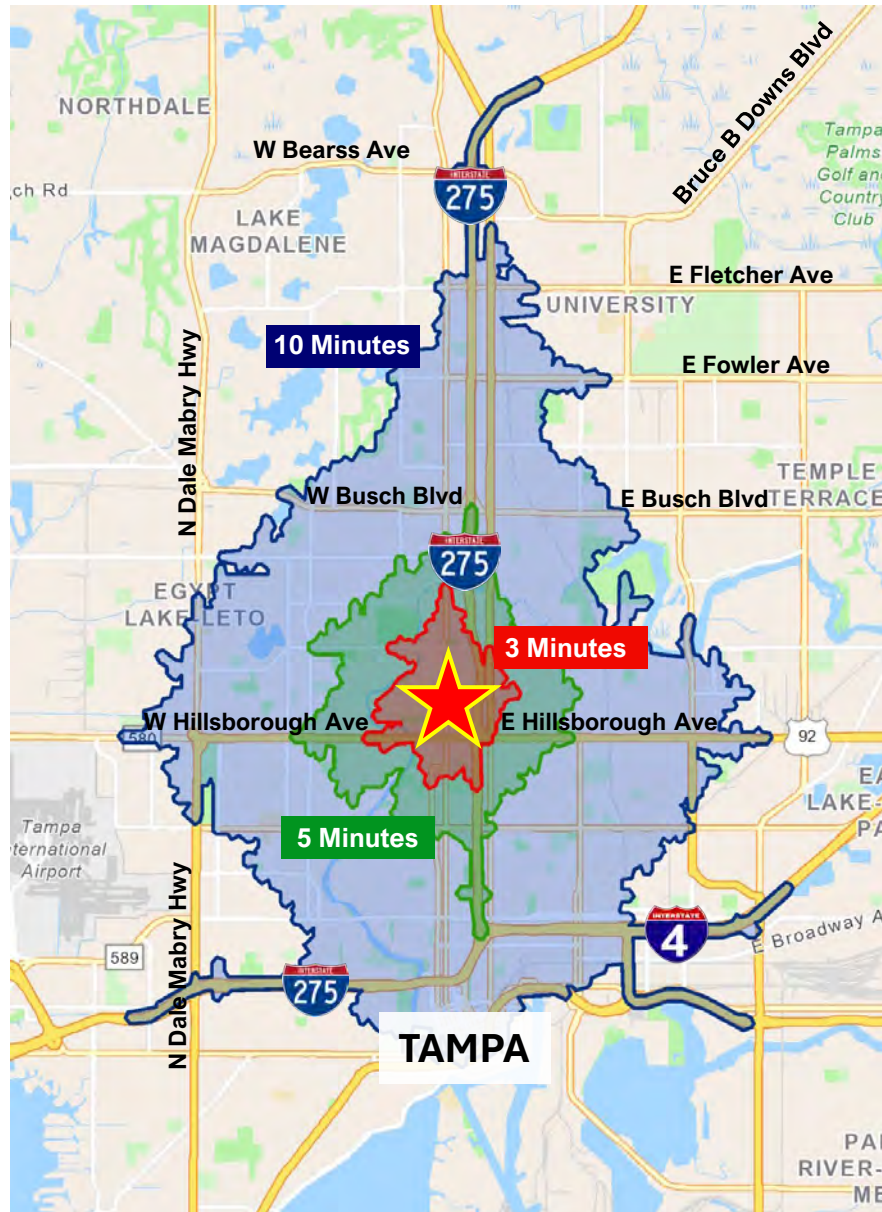




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Hite Apartments ✖ Retail or Office Suite

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3 Minutes

8,720
2024 Population

8,860
2029 Population

7,490
2024 Daytime
Population

39.2
2024 Median Age

\$115,229
2024 Average
Household Income

\$138,528
2029 Average
Household Income

59.2%
Associates
Degree or Better

72.0%
White Collar
Profession

5 Minutes

27,865
2024 Population

28,455
2029 Population

24,676
2024 Daytime
Population

39.5
2024 Median Age

\$97,759
2024 Average
Household Income

\$117,661
2029 Average
Household Income

49.4%
Associates
Degree or Better

63.7%
White Collar
Profession

10 Minutes

171,151
2024 Population

179,764
2029 Population

217,691
2024 Daytime
Population

37.4
2024 Median Age

\$74,242
2024 Average
Household Income

\$89,541
2029 Average
Household Income

38.3%
Associates
Degree or Better

55.0%
White Collar
Profession

Data Source: Esri 2024

DRIVE TIME & DEMOGRAPHICS