



## PROPERTY DESCRIPTION

This versatile 1,787-square-foot commercial building is now available for lease. Featuring a covered drive-thru and a flexible layout, the property is ideal for fast-food restaurants, pharmacies, clinics, or small businesses. Previously used as a dry cleaner, it offers a modern and adaptable space to suit various business needs.

Strategically located at the busy intersection of Florida Avenue and Bearss Avenue, the property benefits from high visibility and accessibility, just minutes from Interstate 275. Situated in a vibrant retail corridor, it is surrounded by thriving businesses, dining options, and shopping destinations. The proximity to the University of South Florida further enhances its appeal, offering access to a broad customer base.

The property boasts ample parking, professional landscaping, and excellent signage opportunities. Whether you're establishing a new business or expanding an existing one, this location provides the perfect blend of convenience, visibility, and adaptability in Tampa's dynamic commercial market. Flexible lease terms are available to meet your business needs.

## OFFERING SUMMARY

Lease Rate:	\$5,500 NNN / month
Available SF:	1,787 SF
Lot Size:	0.64 Acres
Parking:	31 Spaces

## PROPERTY HIGHLIGHTS

- Accessibility: Minutes from Interstate 275 for easy customer and employee access.
- Flexible Use: Suitable for fast-food, pharmacy, clinic, or small business concepts.
- Size: 1,787 square feet of versatile commercial space.
- Drive-Thru: Covered drive-thru, ideal for fast-food or convenient service businesses.
- Parking: Ample parking available for tenants and customers

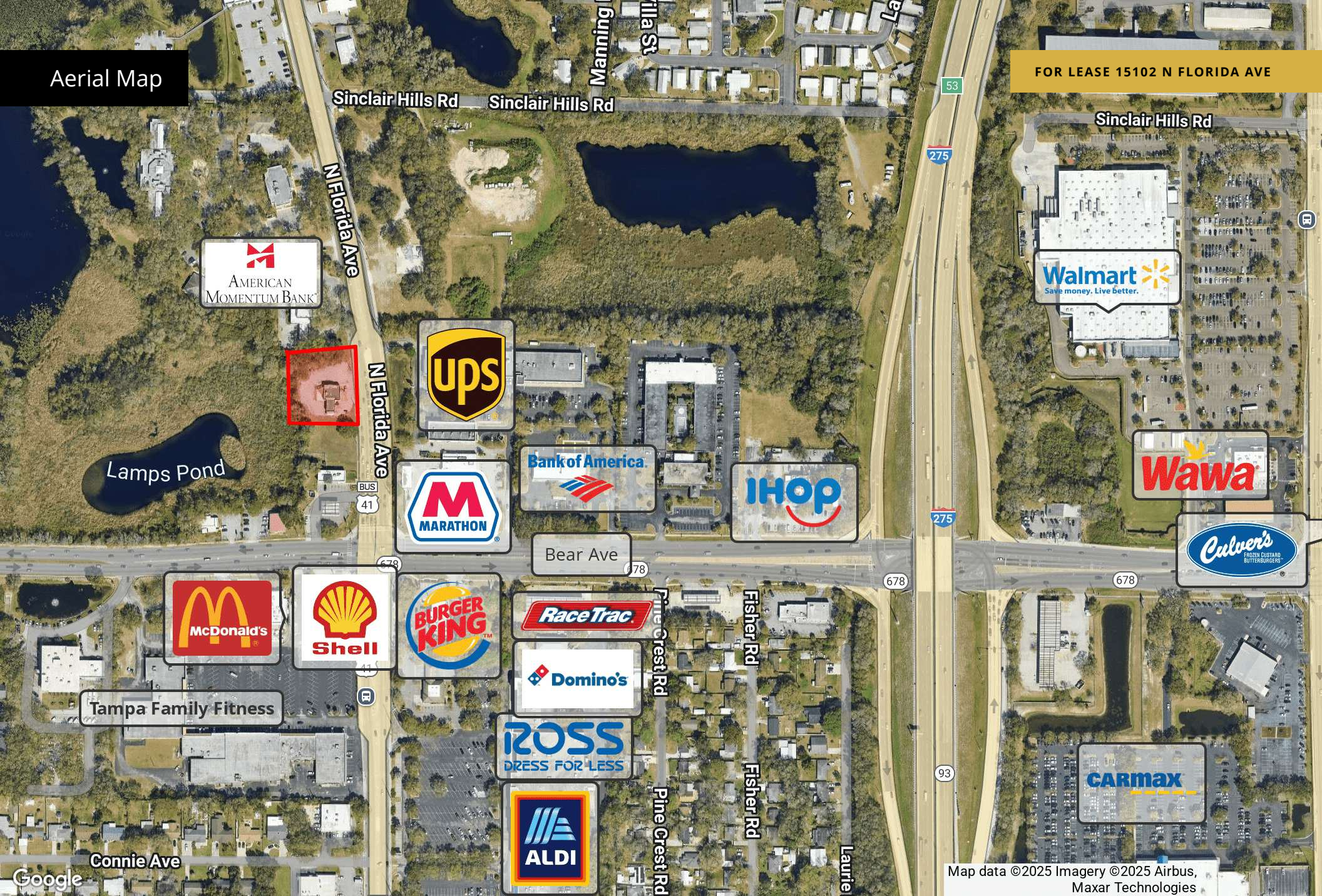
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Aerial Map

FOR LEASE 15102 N FLORIDA AVE



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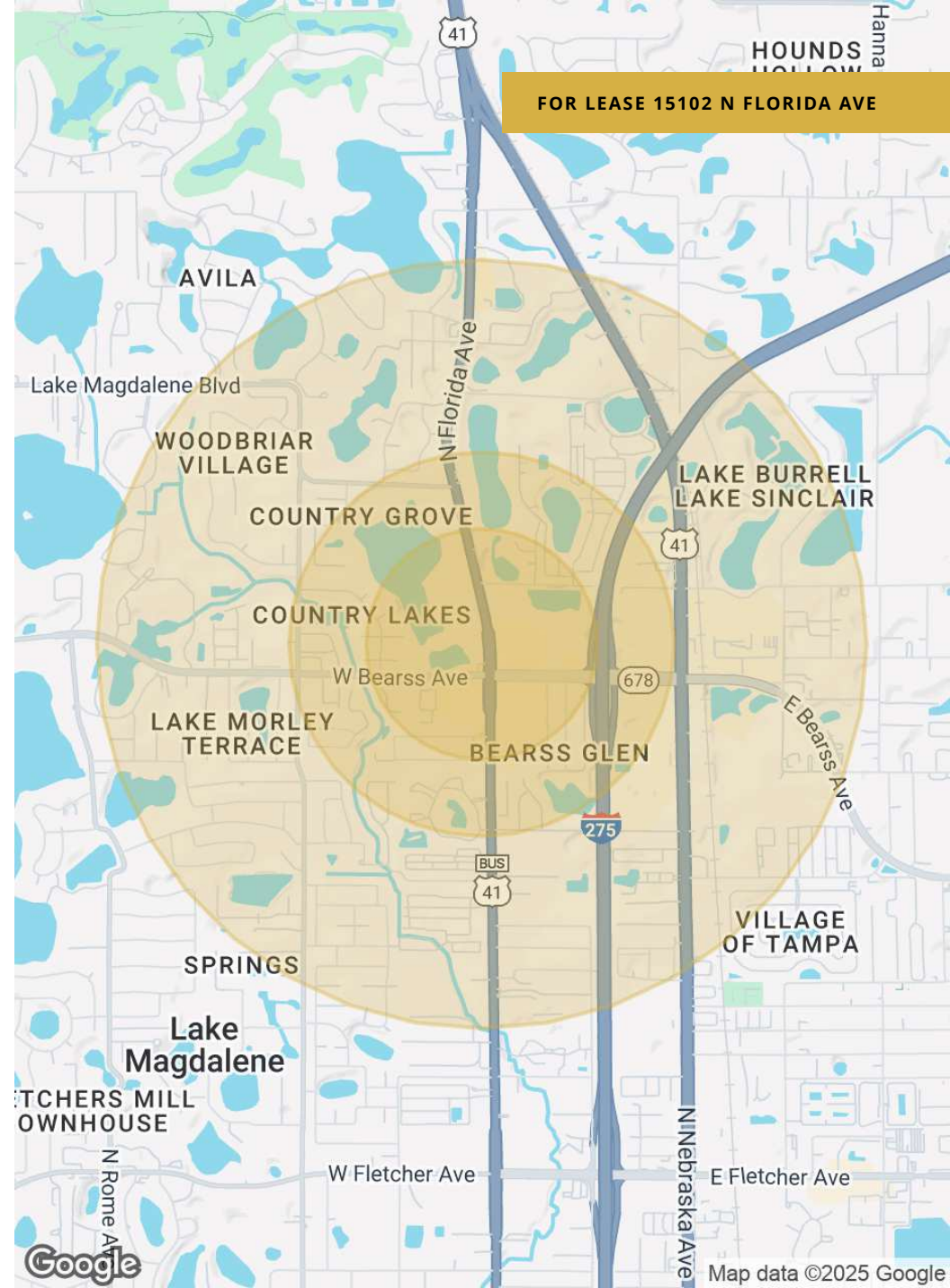
# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	631	2,106	7,837
Average Age	47	46	45
Average Age (Male)	44	44	43
Average Age (Female)	49	48	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	918	3,261
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$99,045	\$102,821	\$101,455
Average House Value	\$384,559	\$404,955	\$402,143

Demographics data derived from AlphaMap

TRAFFIC	AADT
FLORIDA AVE - BEARS AVE	23,322
INTERSTAE 275 - BEARS AVE E	89,701
BEARS AVE E - PINE CREST RD	57,825



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Location Map

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