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TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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**3408 N. 15TH STREET
TAMPA, FL 33605**

OPPORTUNITY ZONE | SELLER FINANCING | ZONED COMMERCIAL INTENSIVE (CI)

EAST TAMPA :: 0.17 ACRE SITE

FOR SALE \$295,000 /



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.

LISTING DETAILS

FINANCIAL & TERMS

Status: Active
 Offering Price: \$295,000/
 Price per SF: \$253,218.88/
 Purchase Options: Cash, Hard Money, Conventional, SBA
 Financing Available: TBD, Contact Broker
 Expenses: Available Upon Request
 (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Number: 3408
 Street Name: N. 15th Street
 Street City: Tampa
 County: Hillsborough
 Traffic Count/ Cross Streets:
 4,500 VTD (N. 15th Street and Lake Avenue) AADT, 2021
 Market: Tampa/ St. Petersburg/ Clearwater
 Sub-Market: Ybor Area North

THE PROPERTY

Folio Numbers: 173301-0000
 Zoning: CI (commercial intensive)
 Current Use: Hotel/ Motel (rooming house)
 Site Improvements: 1,165 SF Home
 AYB: 1928
 Lot Size: 7,590 SF
 Lot Dimensions: 69'x 110'
 Front Footage: 69' (approx.)
 Total Acreage: .17 AC

THE LISTING

Driving Directions:

From Downtown Tampa: Head north on Nebraska Avenue to E. 21st Street, turn right. Head east. At N. 15th Street turn left. Head north 3/10ths of a mile. Property will be on the left.

THE COMMUNITY

Community/Subdivision Name: BENJAMINS 3RD SUB
 Flood Zone Area: X
 Flood Zone Panel: 12057C0352J

UTILITIES

Electricity: **TECO**
 Water: **City of Tampa**
 Waste: **City of Tampa**
 Communications: **Spectrum/ Frontier/ Verizon**

TAXES

Tax Year: **2022**
 Taxes: **\$1,621.29**



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AERIAL MAP



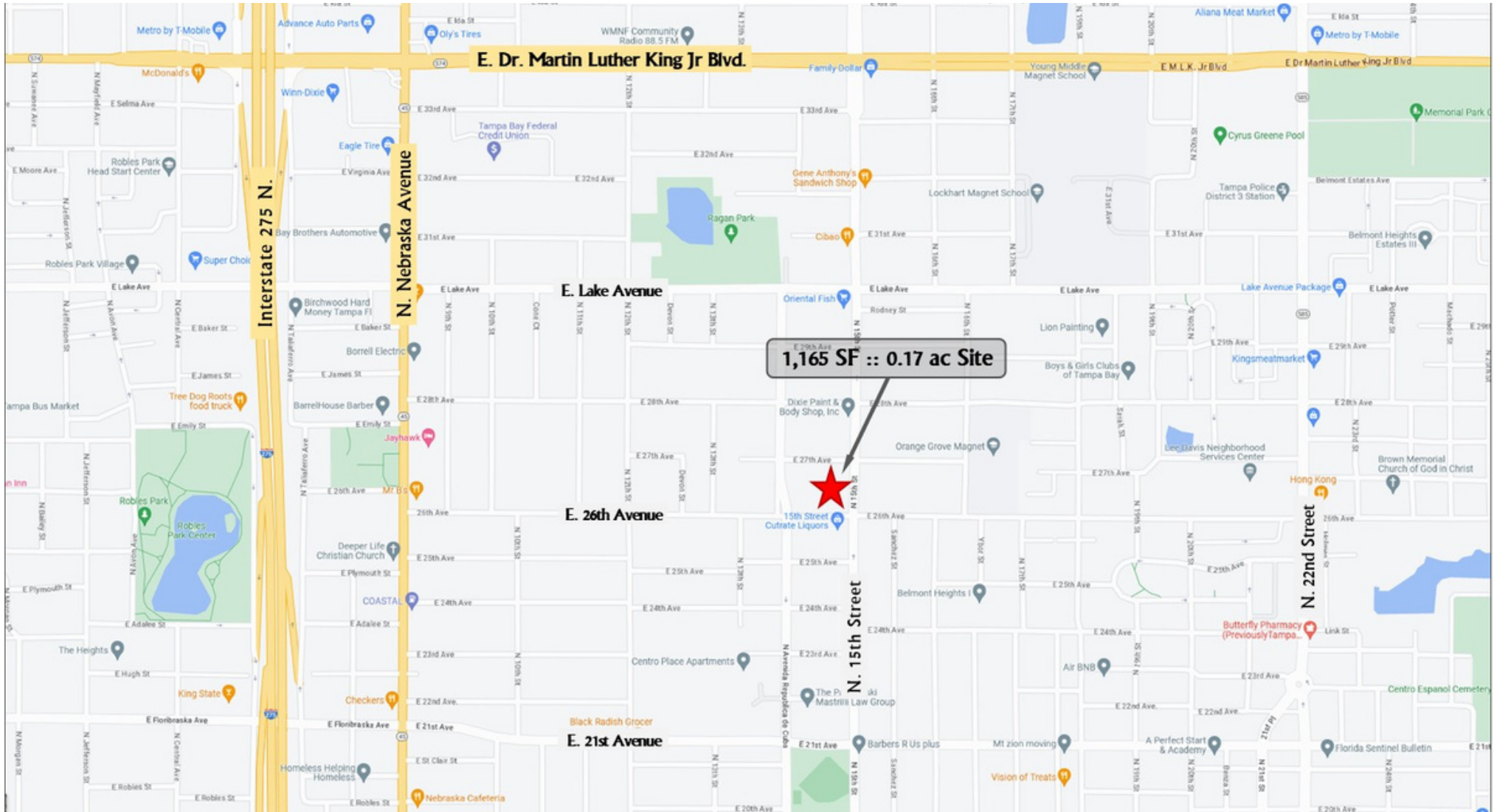
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DIRECTIONAL MAP



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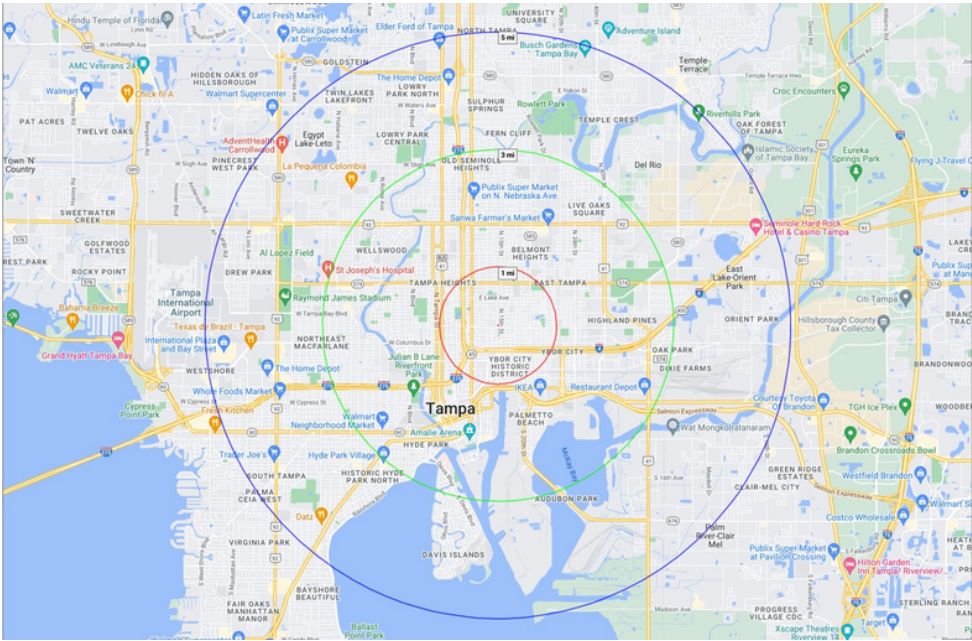
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INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

- Redevelopment opportunity
- Excellent site for NEW east Tampa development
- 1,165 SF bldg. onsite for office use
- .17 acres :: 7,590 SF lot
- 69' of direct N. 15th Street frontage
- Suitable for a multitude of commercial end users
- Currently used as residential
- Zoned CI (commercial intensive) allows for a wide variety of commercial uses to include: ALF, vehicle service and repair, storage, light manufacturing, brewery, distillery, daycare, office and various other uses (see Commercial Intensive Allowable Uses)
- Situated along a densely packed, high growth corridor for retailers, multi- family and other commercial or industrial commerce
- HUBZone/Opportunity Zone property (This area qualifies for business and tax incentives)
- Average Daily Traffic count of 5,000+ cars a day
- Within a 3-mile radius of this site resides approximately 53,034 people with an average age of 35.5 and a HHI of over \$62,200
- Located between E. 21st Avenue & E. Lake Avenue and N. Nebraska Avenue and N. 22nd Street
- Minutes from Interstate 275, Dr. Martin Luther King Blvd., Interstate 4, N. Nebraska Avenue, N. 22nd Street, Ybor City, Seminole Heights and Downtown Tampa
- 1 mile to Ybor City/ 3 minutes :: 2 miles to DTT/ 7 minutes :: 14 miles to TIA/ 20 minutes :: 1 miles to I-275/ 4 minutes



POPULATION	1 Mile	3 Miles	5 Miles
Total population	17,450	114,514	273,636
Median age	34.5	35.5	36.8
Median age (Male)	34.4	34.9	35.7
Median age (Female)	34.5	36.9	38.2
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	8,516	53,034	121,660
# of persons per HH	2	2.2	2.2
Average HH income	\$37,250	\$62,191	\$66,448
Average house value	\$133,596	\$213,956	\$238,861

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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