

FOR SALE

NORTHEAST TAMPA RETAIL

9511 N Nebraska Ave Tampa, FL 33612



PROPERTY DESCRIPTION

Zoned CI (Commercial Intensive), this prime retail space is now available in the heart of North Tampa, ideally situated near the newly redeveloped University Mall (Uptown) district. The property features 3,312 square feet of fully climate-controlled space, suitable for a wide range of uses including retail, office, and other commercial applications. The building has been recently renovated both inside and out, with updated restrooms and modern finishes throughout. The layout includes three private offices, a conference room, a renovated break-room/kitchen, and a separate temperature-controlled garage/storage area with a garage door and 10-foot ceilings. Ample parking is available at both the front and rear of the building.

Located within the Central Business District, the property offers convenient access to Downtown Tampa and major interstate highways, making it an excellent choice for a variety of businesses.

* 9501 N. Nebraska Ave is also available for purchase, which would provide over 6,000 square feet of temperature controlled

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	1
Lot Size:	0.24 Acres
Building Size:	3,312 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	536	1,757	6,223
Total Population	1,628	5,345	17,751
Average HH Income	\$49,267	\$47,844	\$49,079

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Karen Wingard
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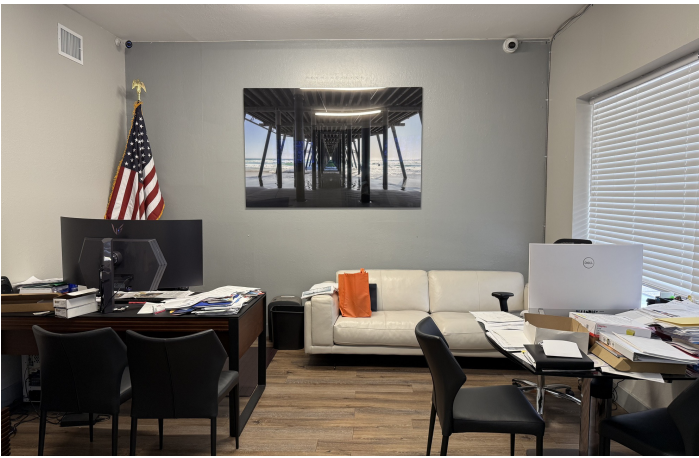


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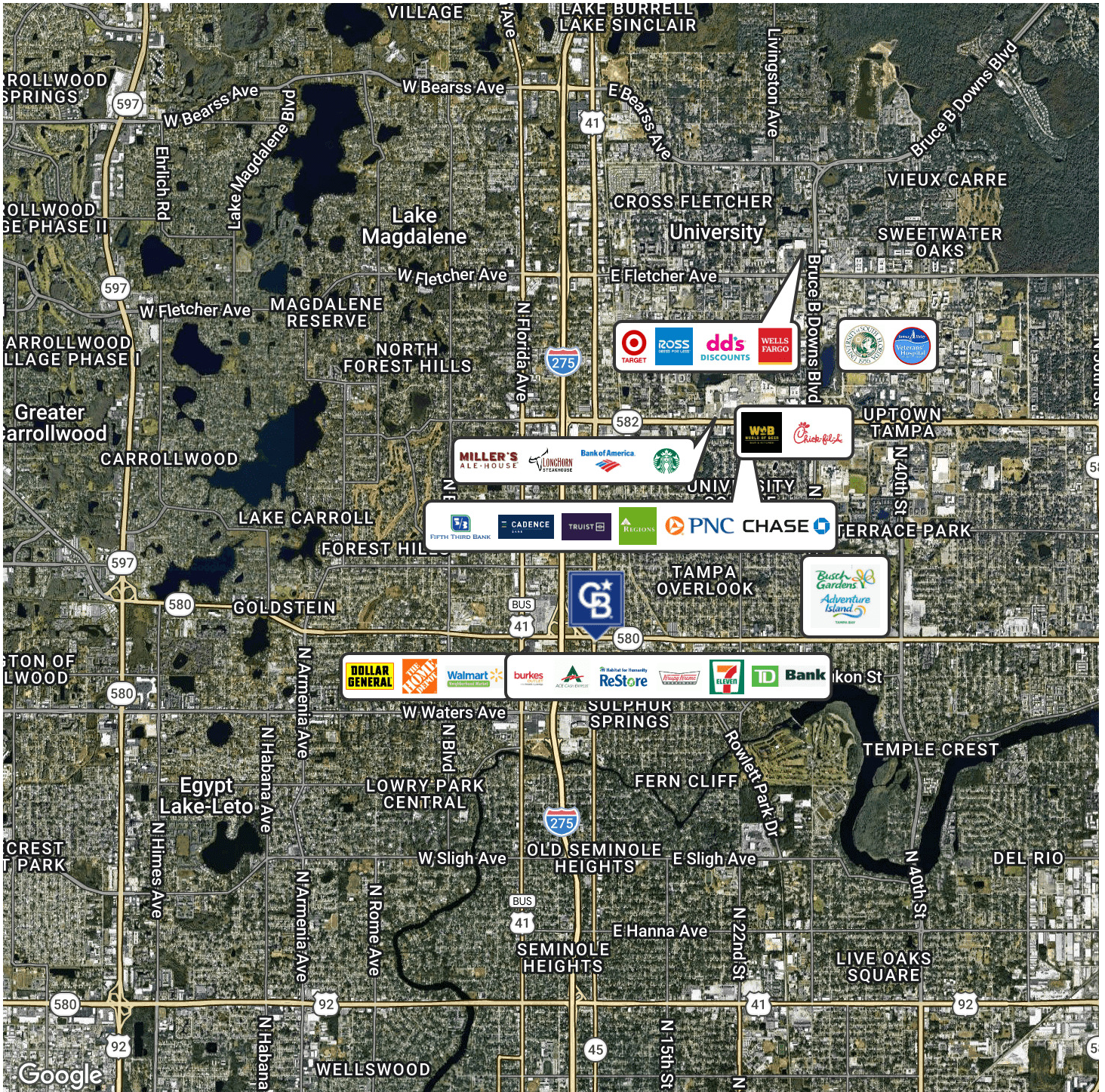


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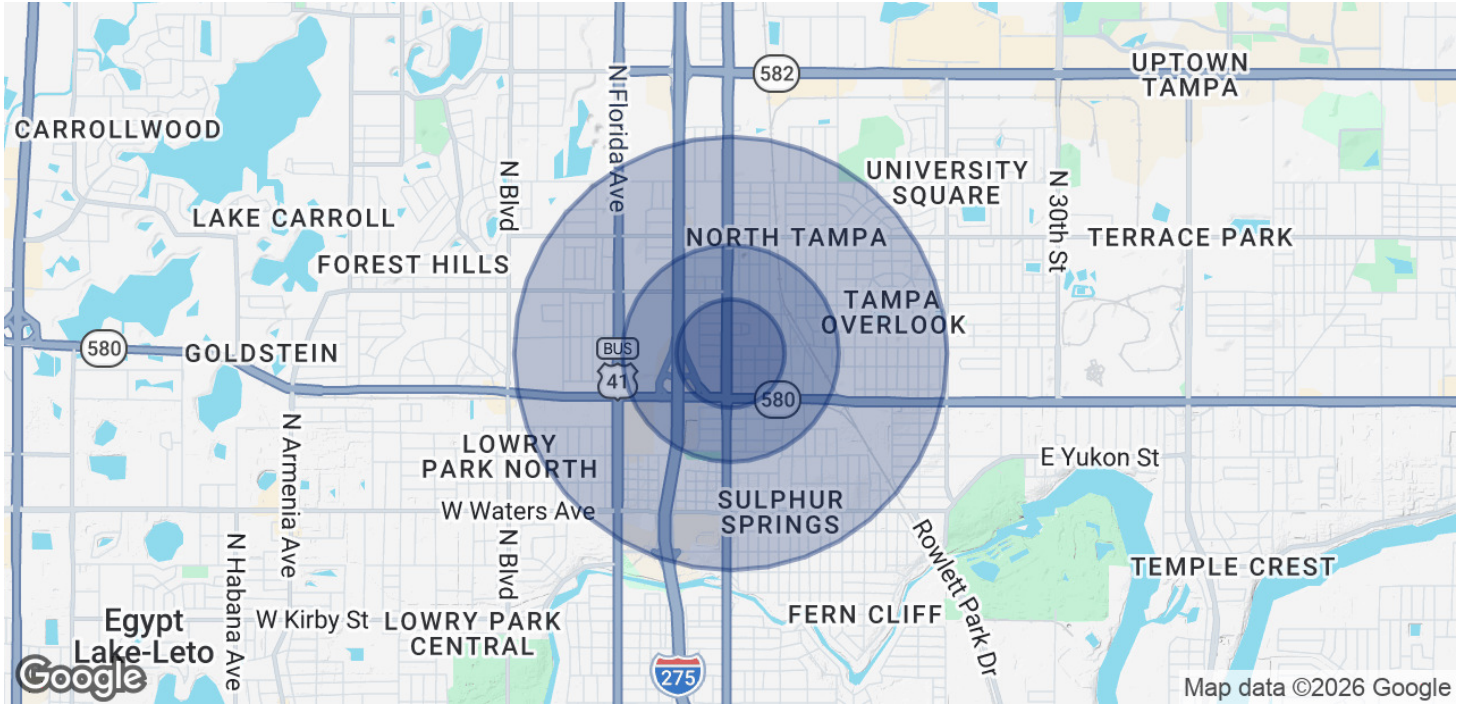


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,628	5,345	17,751
Average Age	35.9	35.7	37
Average Age (Male)	38.5	35.3	35.8
Average Age (Female)	33.4	37.5	37.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	536	1,757	6,223
# of Persons per HH	3	3	2.9
Average HH Income	\$49,267	\$47,844	\$49,079
Average House Value	\$202,016	\$136,714	\$175,531

2023 American Community Survey (ACS)

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