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TINA MARIE ELOIAN, CCIM

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**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL

33602 FLORIDACOMMERCIALGROUP.COM

**7309 N. ARMENIA AVENUE  
TAMPA, FL 33604 | FOR SALE/LEASE**

**DIRECTLY ON N. ARMENIA AVE  
1,820 SF (CG) BUILDING ON A .17 AC LOT**



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  
Expenses: Available Upon Request  
Purchase Price: \$449,000  
Lease: \$2,950/NNN

### LOCATION

Street Address: 7309 N. Armenia Avenue  
City: Tampa  
Zip Code: 33604  
County: Hillsborough  
Traffic Count/ Cross Streets: 21,000 VTD N. Armenia Avenue  
Market: Tampa-St. Petersburg-Clearwater  
Sub-market: Egypt Lake- Leto/Stadium North Area

### THE PROPERTY

Folio Number: 102569-0000  
Zoning: CG (General Commercial)  
Current Use: Commercial Retail/ Residential  
Site Improvements: 1,820 GSF  
Lot Dimensions: (approx.) 71' x 106'  
Front Footage: (approx.) 71' / N. Armenia Avenue  
Lot Size: 7,526 SF  
Total Acreage: .17 acres  
AYB: 1955  
Parking: Onsite, 5-6 spaces (approx.) Backyard can be use as additional parking spaces

### UTILITIES

Electricity: TECO  
Water: City of Tampa  
Waste: City of Tampa  
Communications: Spectrum, Frontier and Verizon

### TAXES

Tax Year: 2023  
Taxes: \$3,658



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PROPERTY PHOTOS



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## AREA HIGHLIGHTS | DEMOGRAPHICS

- Freestanding 1,820 SF commercial/Residential building (Mixed Use)
- Great storefront, showroom or office location
- Zoned CG (General Commercial)
- .17 acre lot
- Customizable layout for owner/ user or tenant occupancy
- Terrific signage opportunities
- Tremendous visibility
- 71' of N. Armenia Avenue Frontage
- 14 minutes (approx.) to Downtown Tampa
- 19 minutes (approx.) to Tampa International Airport
- 15 minutes to Interstate 275 South
- 7.3 miles east of the Veterans Expressway
- Highest and best use: Professional Office, Retail Storefront, Office Showroom or Residential
- 21,500 vehicles pass daily along N. Armenia Avenue
- Buzzing residential and business district that is frequented by local & regional visitors
- Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares
- Convenient access to several major thoroughfares including W. Hillsborough Avenue, N. Dale Mabry Hwy., W. Sligh Avenue, N. Himes Avenue and Waters Avenue along with easy accessibility to the Veteran's Expwy., Interstate 275 and all the Greater Egypt Lake- Leto/ Pinecrest Area
- Minutes from Advent Health- Carrollwood, Al Lopez Park, Raymond James Stadium, St. Joseph's Hospital, Regions Bank, Life Storage, Town N Country, Carrollwood and Lowry Park Neighborhoods
- Surrounding population of 335,546 residents within 5 miles of the property
- Great upside potential
- Property is for sale or lease



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total population</b>	19,059	130,137	335,546
<b>Average age</b>	38.6	39.1	37.4
<b>Average age (Male)</b>	38.1	37.9	36
<b>Average age (Female)</b>	40.1	41	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total households</b>	7,274	53,954	140,995
<b># of persons per HH</b>	2.6	2.4	2.4
<b>Average HH income</b>	\$52,608	\$59,357	\$57,326
<b>Average home value</b>	\$159,504	\$185,173	\$172,943

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**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**



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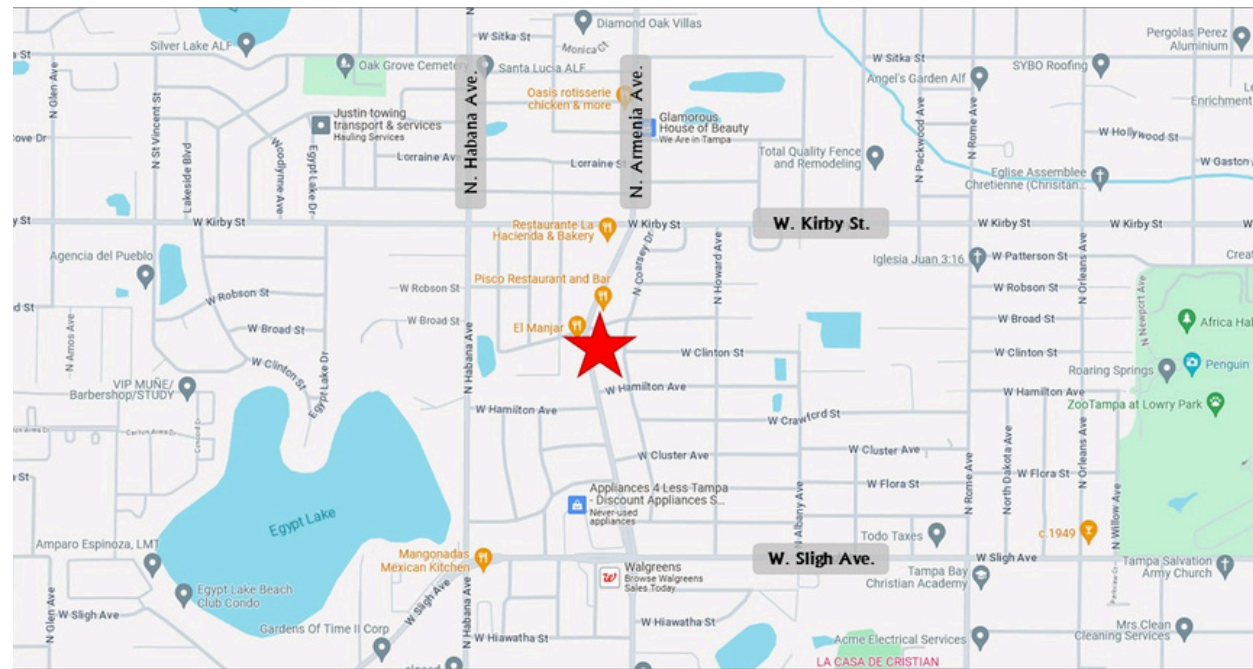
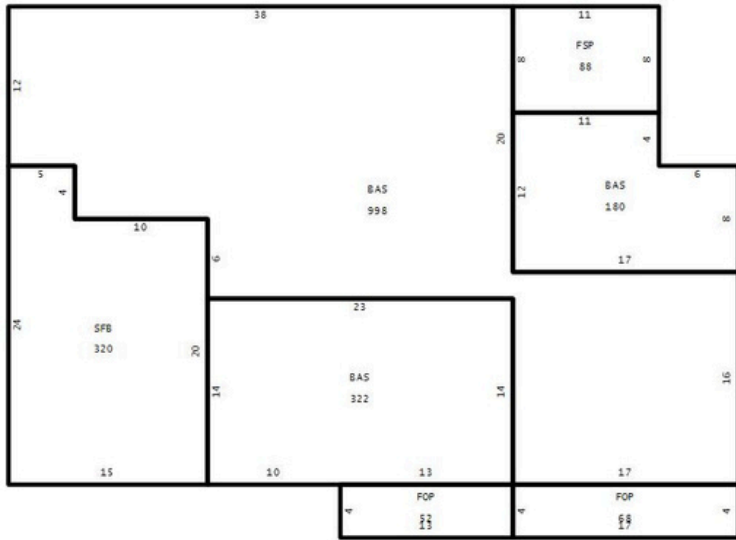
Building layout & Zoning

**CG ZONING**

The purpose of this district is to provide for a variety of retail and service uses in free-standing buildings or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations to conveniently meet the needs of the community in conformance with the goals, objectives, and policies of the Comprehensive Plan; where it will not adversely impact the facilities and services of the County; and where it will not set a precedent for the introduction of inappropriate uses in the area.

Driving Directions

From Downtown Tampa. Take Interstate I-275 N. Take Exit 48 toward Sligh Ave. Turn left onto E Sligh Ave, Turn right onto N Armenia Ave. to property address at 7309 N. Armenia Avenue.



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