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**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL 33602

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**4625 N. NEBRASKA AVENUE  
TAMPA, FL 33603 :: FOR LEASE**

**GREAT RETAIL STOREFRONT  
LOCATED DIRECTLY ON NEBRASKA AVE.**

**• AVAILABLE 2,400 SF :: 8,250 SF LOT :: ZONED SH-CG •  
LOCATED IN QUALIFIED HUBZONE**



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.

## PHENOMENAL LEASE OPPORTUNITY

### Zoning is SH-CG - Seminole Heights - General Commercial

This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts.

## PROPERTY INFORMATION

**Folio Number:** 171622-0000

**Zoning:** SH - CG

**Current Use:** Retail

**Site Improvements:** 3,079 SF

**Lot Dimensions:** (approx.) 75' X 110'

**Front Footage:** (approx.) 75'

**Lot Size:** 8,250 SF

**Total Acreage:** .19 acres

**Parking:** Onsite

Step into Tampa's history while shaping its future at 4625 N. Nebraska Ave. This building offers modern amenities in a classic Seminole Heights setting.

With central A/C and ample space, it's the perfect canvas for your retail vision in this rapidly growing neighborhood.



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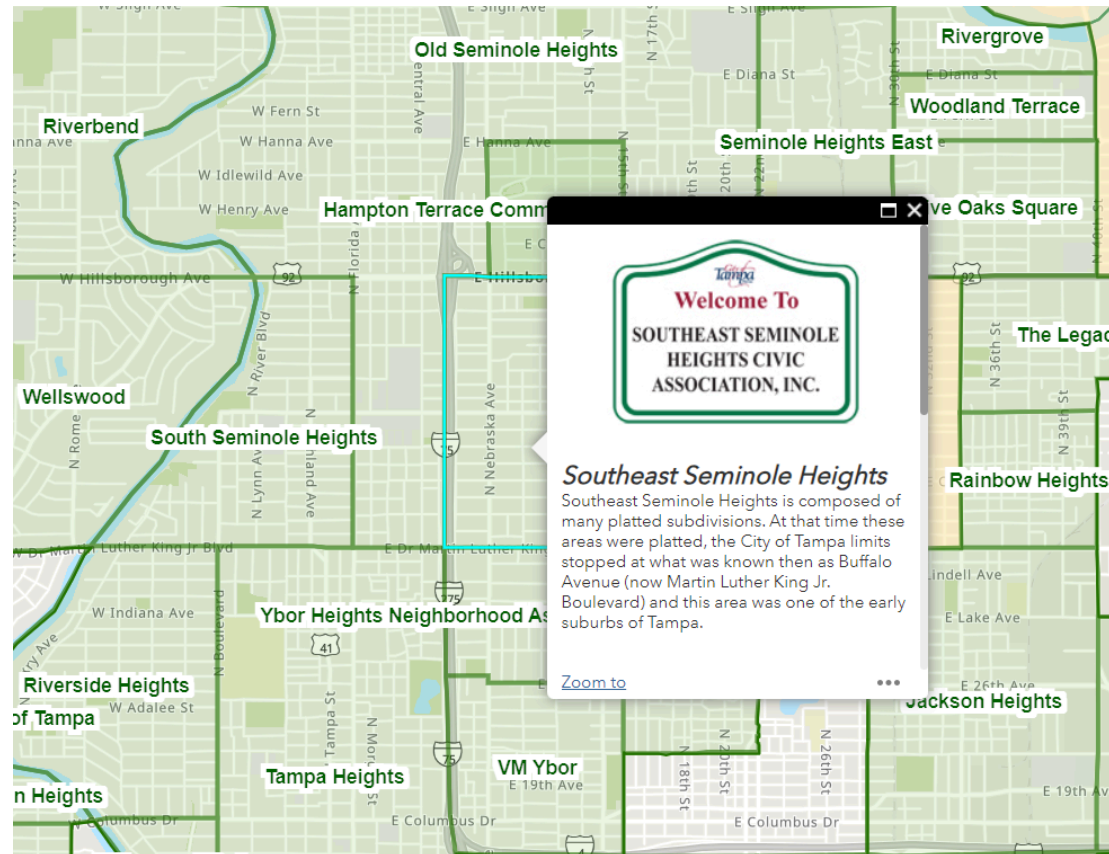






## AREA HIGHLIGHTS

- Freestanding 3,079 SF commercial building
- Highest and best uses: Professional offices, retail outlets, and food-related services. It's perfect for various retail uses including barber shops, nail salons, storefront retail, and boutique operations.
- Zoned SH - CG
- Previous use - Pharmacy
- Growth and New Construction in the area
- Highly sought after location for any small business owner
- Priced Right and Easy for start up companies
- .19 acres / 8,250 SF Lot
- 12 minutes (approx.) to Downtown Tampa
- 18 minutes (approx.) to Tampa International Airport
- 3 minutes to Interstate 275
- Highest and best use: Retail Storefront
- High traffic volume on N. Nebraska Avenue AADT: 17,500 (2023)
- Convenient access to several major thoroughfares and travel arteries. (Hillsborough Avenue, Dr. Martin Luther King Jr. Blvd, Osborne Avenue, I-275, Central Avenue, N. 15th Street)



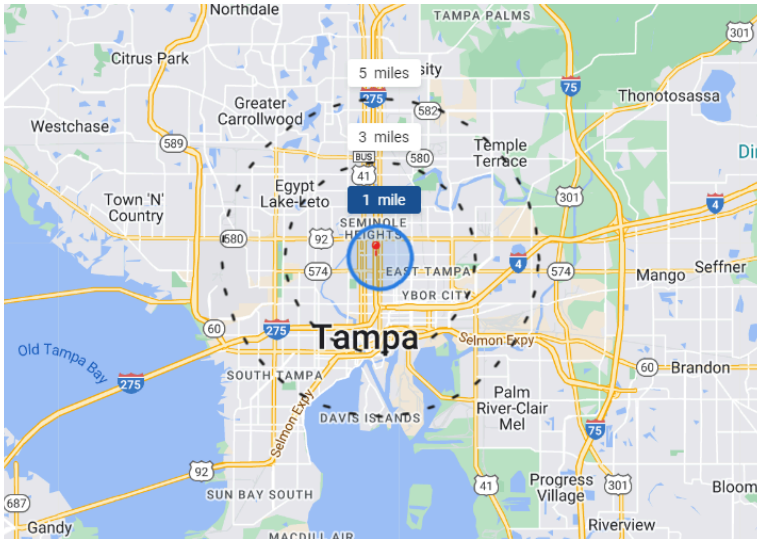
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**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**

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## MAPS | DIRECTIONS | PROPERTY PHOTOS



### DIRECTIONS

To reach 4625 N Nebraska Avenue, take Nebraska Avenue northbound from downtown Tampa.

If coming from the south, take I-275 North, exit onto FL-582 East (E Dr. Martin Luther King Jr. Boulevard), then turn left onto N Nebraska Avenue. Continue north until you reach the destination on your right. It's a one-story commercial building easily visible on the busy street.



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