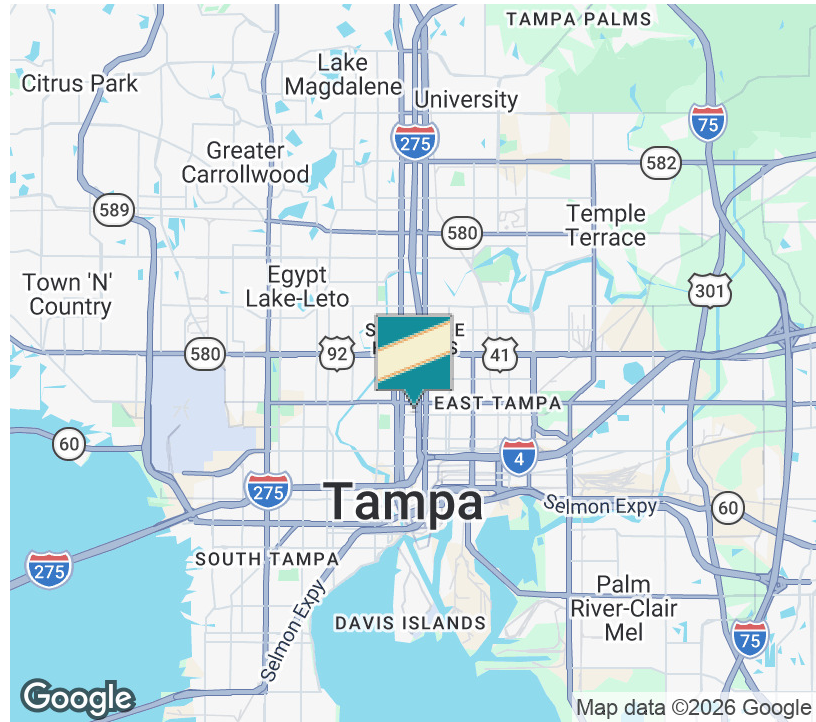




TAMPA 2ND GEN RESTAURANT AND CONVENIENCE STORE

3701 N Central Ave, Tampa, FL 33603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,900 SF
Lease Rate:	\$4,000 per month (NNN)
Lot Size:	0.43 Acres
Year Built:	1960
Renovated:	2018
Zoning:	CG
Market:	TAMPA BAY
Submarket:	SEMINOLE HEIGHTS

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SQ FT)
3701 N Central Ave Tampa Florida	\$4,000 per month	Street Retail	3,900

DEMOGRAPHICS

	0.5 MILES	1 MILE
Total Households	1,597	6,942
Total Population	4,014	16,751
Average HH Income	\$61,580	\$76,354

Kari L. Grimaldi/ Broker

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TAMPA 2ND GEN RESTAURANT AND CONVENIENCE STORE

3701 N Central Ave, Tampa, FL 33603

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Located at 3701 N Central Ave, this spacious 3,900-square-foot retail unit is available for immediate occupancy. Situated in the vibrant Southeast Seminole Heights, this property offers visibility, excellent demographics, and proximity to some of Tampa's most dynamic attractions and businesses.

Directly across Robles Park Village redevelopment, a transformative project featuring 1,850 new residential units, including affordable housing, senior housing, and market-rate apartments. Expected to bring thousands of new residents to the area, creating a significant customer base for retail, dining, and service-oriented businesses.

Location Highlights

Proximity to Downtown Tampa: Just 2 miles (7 minutes) from downtown, making it a convenient location for both local and commuter traffic.

High-traffic Area: Central Avenue is a major corridor through Seminole Heights, providing excellent exposure to pedestrian and vehicular traffic.

Neighborhood Charm: Seminole Heights is known for its historic appeal and is a growing hub for boutique businesses, making it a prime destination for shoppers and diners.

Population Growth: The Seminole Heights area is one of Tampa's fastest-growing neighborhoods.

Affluent Community: Median household incomes in the surrounding area exceed \$75,000.

This retail space is nestled among a vibrant mix of successful businesses, including:

Independent restaurants like Ella's Americana Folk Art Cafe and Rooster & the Till.

Craft breweries such as Angry Chair Brewing and Southern Brewing & Winemaking.

Boutique retailers and specialty shops, drawing a loyal local and regional customer base.

Neighborhood essentials, including banks, grocery stores, and professional services.

Why Choose This Space?

Turnkey Ready: The 3,900 SF unit is move-in ready, perfect for retail, showroom, or specialty businesses.

Historic and Trendy Appeal: Be part of Seminole Heights' eclectic mix of businesses that thrive in this growing market.

Accessibility: Easy access to major Tampa arteries such as I-275 and Florida Avenue.

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TAMPA 2ND GEN RESTAURANT AND CONVENIENCE STORE

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- 1,850 new residential across the street will bring thousands of new residents to the area
- 2 miles from downtown Tampa, with easy access to I-275 and major thoroughfares.
- High median household incomes and a diverse mix of residents create an ideal customer base.
- Surrounded by popular restaurants, cafes, and breweries, including Rooster & the Till, Ella's Americana Folk Art Cafe, and Angry Chair Brewing.
- Seminole Heights combines a rich architectural history with a contemporary, eclectic vibe.
- Spacious 3,900 SF unit available for immediate occupancy, ideal for retail, dining, or specialty businesses.



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TAMPA 2ND GEN RESTAURANT AND CONVENIENCE STORE

3701 N Central Ave, Tampa, FL 33603

PROPERTY DETAILS

Lease Rate	\$4,000 PER MONTH
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	CG
Lot Size	18,773 SF
APN #	167511.0000

LOCATION INFORMATION

Building Name	Tampa 2nd Gen Restaurant and Convenience Store
Street Address	3701 N Central Ave
City, State, Zip	Tampa, FL 33603
County	Hillsborough
Market	TAMPA BAY
Sub-market	SEMINOLE HEIGHTS
Cross-Streets	N CENTRAL AVE AND E LAKE AVE

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

BUILDING INFORMATION

Building Size	5,382 SF
NOI	\$0.00
Cap Rate	0.0
Number of Floors	1
Year Built	1960
Year Last Renovated	2018
Number of Buildings	1

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[ADDITIONAL PHOTOS](#)



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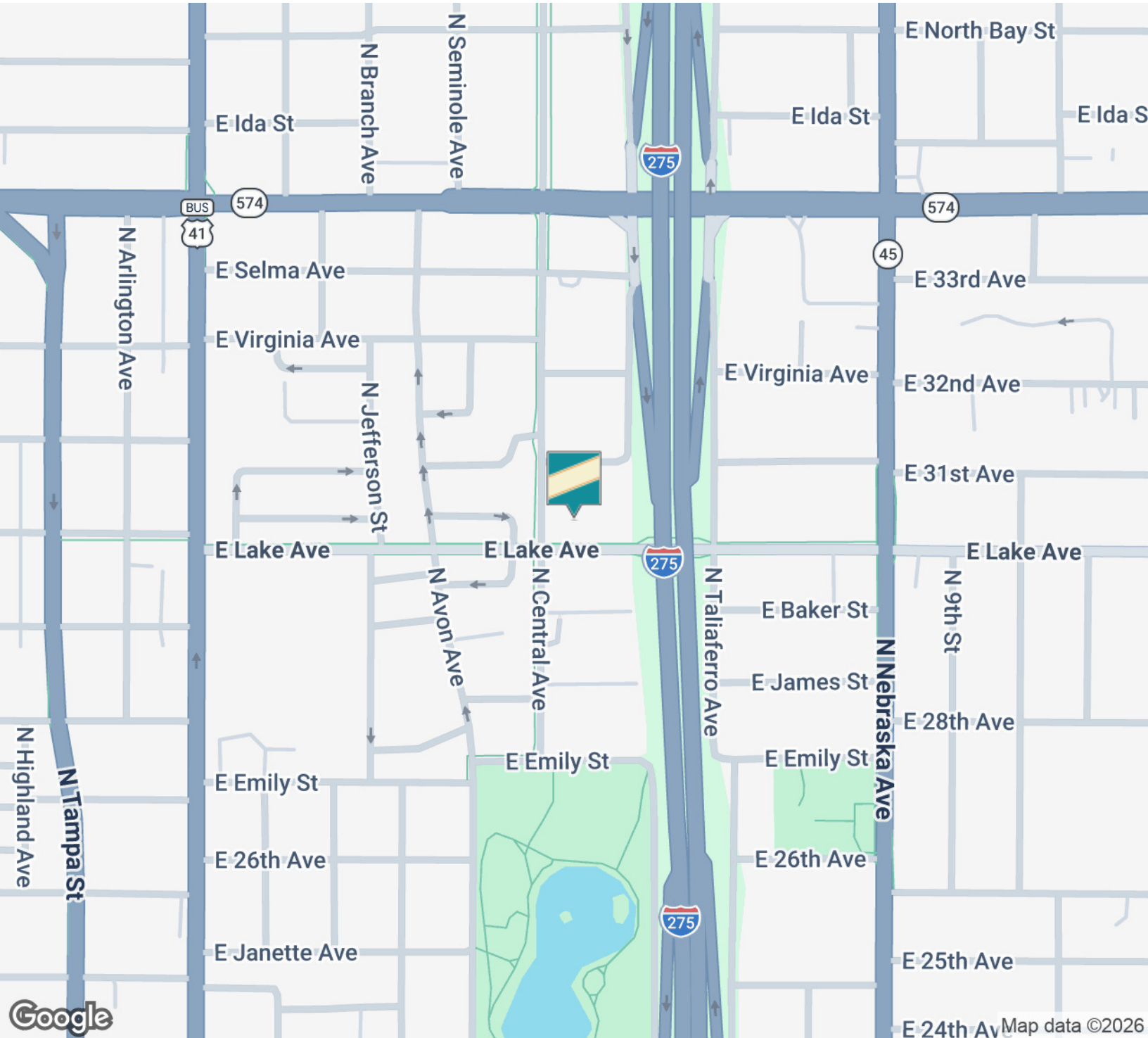
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TAMPA 2ND GEN RESTAURANT AND CONVENIENCE STORE

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LOCATION MAP



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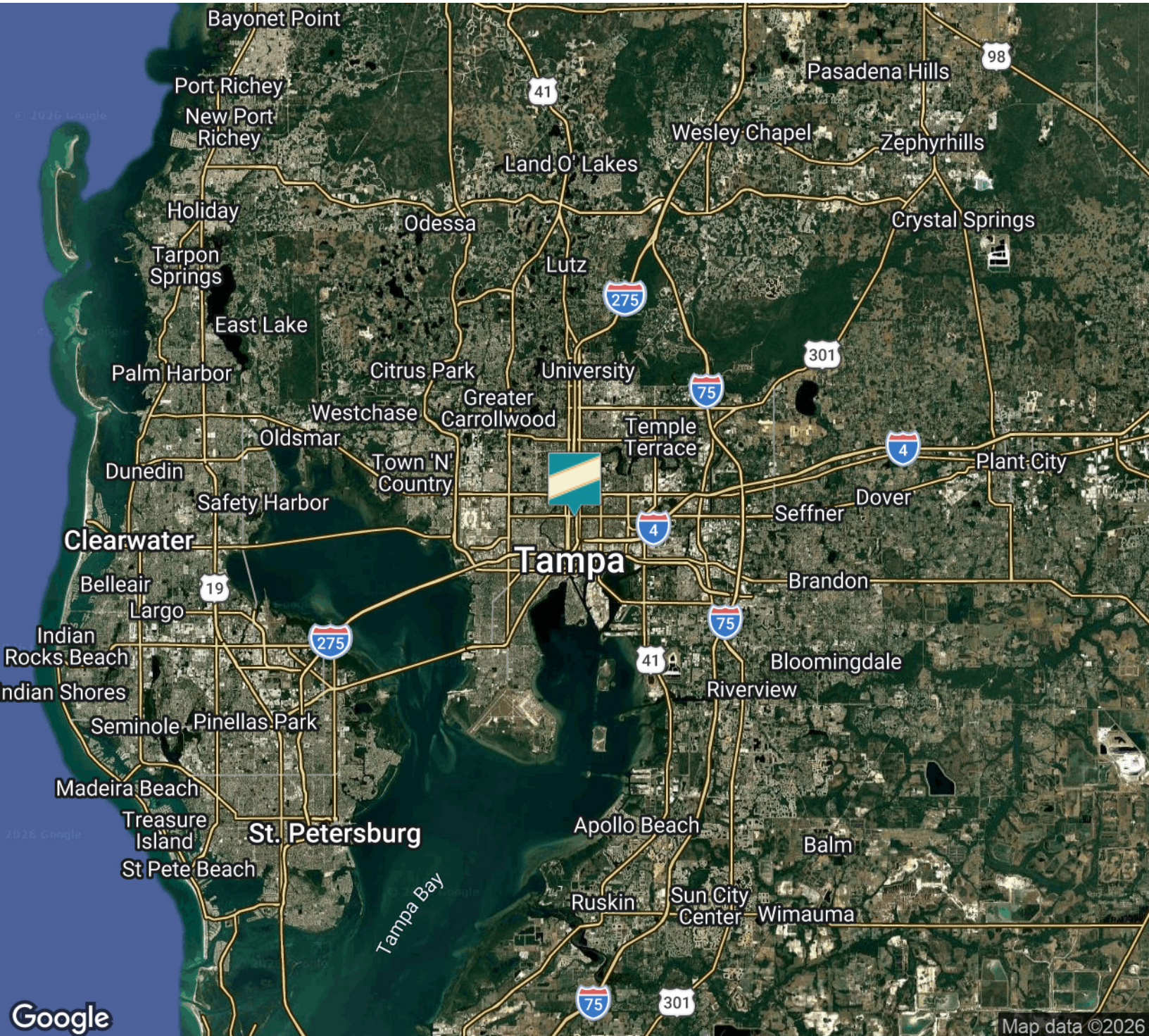
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AERIAL MAP



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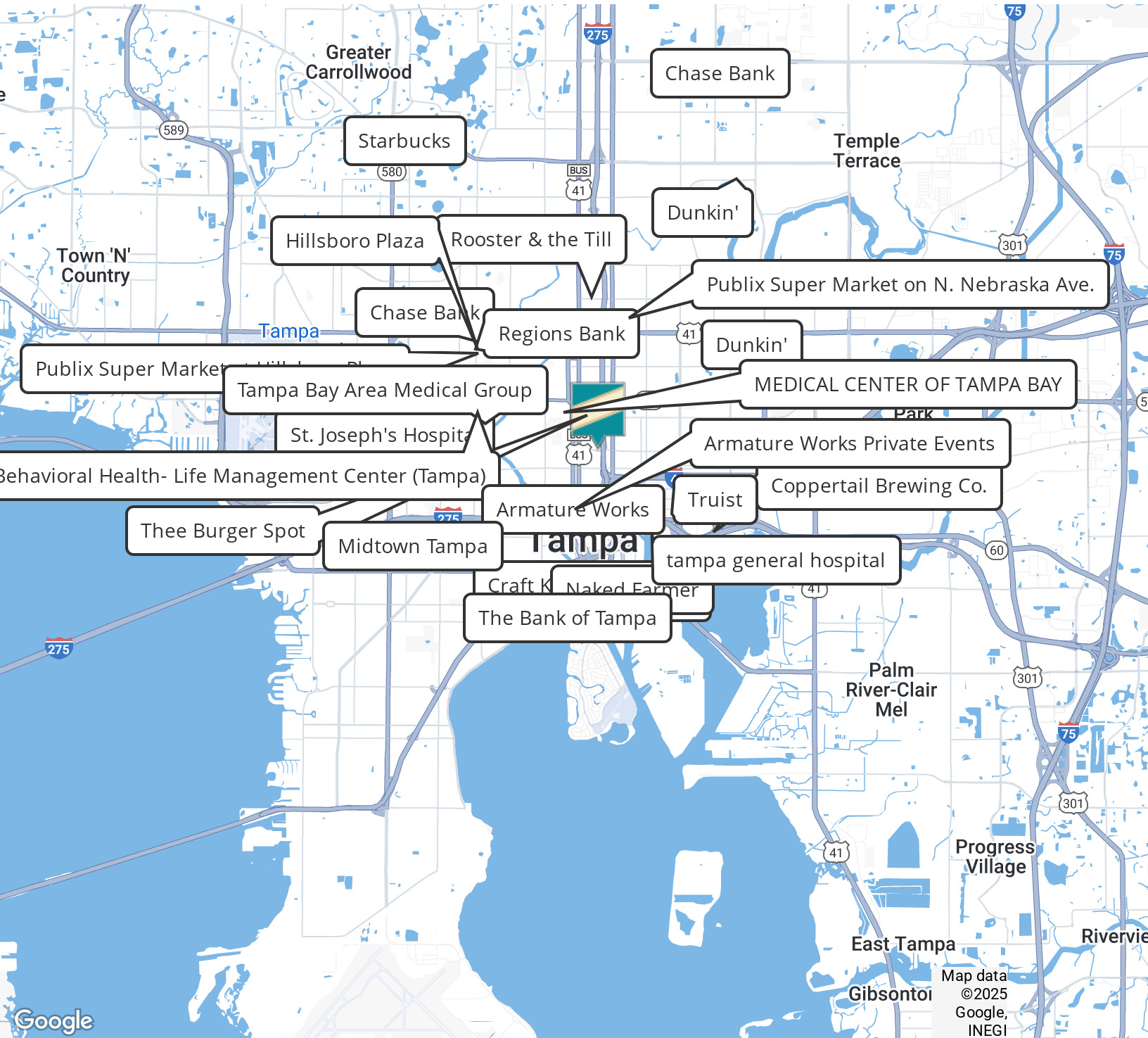
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TAMPA 2ND GEN RESTAURANT AND CONVENIENCE STORE

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RETAILER MAP



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TAMPA 2ND GEN RESTAURANT AND CONVENIENCE STORE

3701 N Central Ave, Tampa, FL 33603

ADVISOR BIO & CONTACT 1

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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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