



BROKERAGE DONE DIFFERENTLY

**live
work
& play**

IN TAMPA BAY!

813.935.9600

TINA MARIE ELOIAN, CCIM
TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

1535 E. 7TH AVENUE
TAMPA, FL 33605 :: FOR SALE: \$6,200,000/

NET LEASED INVESTMENT OPPORTUNITY
7- ELEVEN CONVENIENT STORE

- **7,114 SF RETAIL/ OFFICE BUILDING** •
10-YR :: ABS NNN :: YBOR CITY



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.

Prime Retail or Office Condo Opportunity

RARE YBOR CITY INVESTMENT OPPORTUNITY- TURN-KEY MULTI-NATIONAL BUSINESS AND REAL ESTATE

PROPERTY FEATURES

- Offering price: \$6,200,000/
- 7 Eleven tenant occupying ground floor
- 10-year NNN lease
- Four (5-year options) on extended lease term
- Landlord is responsible for roof, structure, and facilities servicing the premises
- East Tampa MSA- Ybor City
- Situated in a QOZ and qualified HUBZone
- High pedestrian traffic
- Centrally located in the heart of bustling Ybor City
- Great access to Streetcar commuters traveling between Ybor City and Downtown Tampa
- Parking: offsite, Centro Ybor Parking Garage along with some curbside parking
- Great Value-Add investment!

Property sits 1 block south of the trolley line and is in walking distance of the Centro Ybor Trolley Station (#2) on 8th Avenue



Rapidly growing area with approximately 49,560 homes within a 3 mile-radius of this property



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$6,200,000/

Price Per SF: \$871.52

Purchase Options: Cash, Hard Money, Conventional, SBA

Expenses Available Upon Request (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

County: Hillsborough

Street Number: 1535

Street Name: E. 7th

Street Suffix: Avenue

City: Tampa

Traffic Count:

5,500- VTD (8th Street & 7th Avenue- AADT- 2020)

Market: Tampa/ St. Petersburg

Sub-market: Central Ybor Area

THE PROPERTY

Folio Number: 197104-0000

Zoning: YC-1 (Central Commercial Core)

Current Use: Convenience Store/ Retail Storefront

Site Improvements: 7,114 SF (3K SF ground floor)

AYB: 1903

Lot Size: 3,895 SF :: Lot Dimensions: 41' x 95'

Parking: Offsite :: 16th Street Parking Garage

LEGAL DESCRIPTION

YBOR CITY MAP LOT BEG AT NE COR OF LOT 1 & RUN W 40 1/2 FT S TO S LINE OF LOT E 40.8 FT AND N TO BEG BLOCK 46

THE COMMUNITY

Community/ Subdivision Name: Ybor City

Flood Zone Area: X

Flood Zone Panel: 12057C0354J

UTILITIES

Electricity: TECO

Water: City of Tampa Utilities

Waste: City of Tampa Utilities

Communications: Frontier/ Verizon/ Spectrum

TAXES

Tax Year: 2021

Taxes: \$15,518.48



BROKERAGE DONE DIFFERENTLY

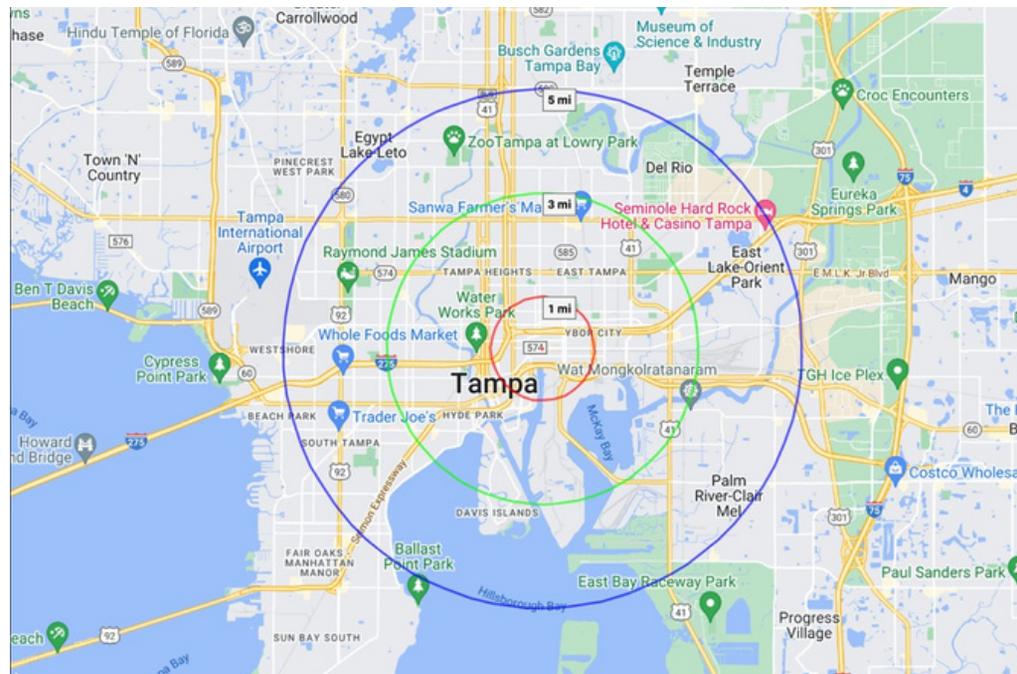
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



AREA HIGHLIGHTS | DEMOGRAPHICS

- Steady surrounding population of 35,712 residents within a 3-mile radius
- Average HH income exceeds \$57,981 within 3 miles of the property
- Prime 7th Avenue frontage
- Located at the busy intersection of 7th Avenue & 16th St.
- Tremendous branding and signage opportunities for 2nd floor tenants
- Centrally located in the heart of bustling Ybor City
- Short walk to Centro Ybor & all Ybor amenities
- Near Hotels, Entertainment and Shopping
- Neighboring businesses include: Centro Ybor, Hotel Haya, Hampton Inn & Suites, The Ritz Ybor, Ybor City Wine Bar, King Corona Cigars Bar and Café, Truist Bank, Tampa Brewing Company, Ybor City Tap House, Gaspar's Grotto, Carmine's Restaurant, Hilton Gardens Inn-Ybor, Hampton Inn and Suites, Hillsborough Community College, GameTime, Tribeca Salon and others...
- Excellent accessibility to and from N. 22nd Street, N. 15th Street, Nebraska Avenue or Hwy 60/ Adamo Drive
- Minutes from Downtown Tampa, Channel District, Tampa River Walk, Hyde Park, Seminole Heights, Interstate 275, Interstate 4, Selmon Expressway and other Major Travel Arteries



POPULATION	1 Mile	3 Miles	5 Miles
Total population	13,942	103,539	247,705
Median age	36.2	35.4	37.1
Median age (Male)	36.3	35	36
Median age (Female)	36.7	36.4	38.4

HOUSEHOLDS & INCOME	2 Mile	3 Miles	5 Miles
Total households	8,401	49,560	111,057
# of persons per HH	1.7	2.1	2.2
Average HH income	\$53,982	\$68,857	\$71,935
Average house value	\$205,977	\$253,617	\$264,317

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

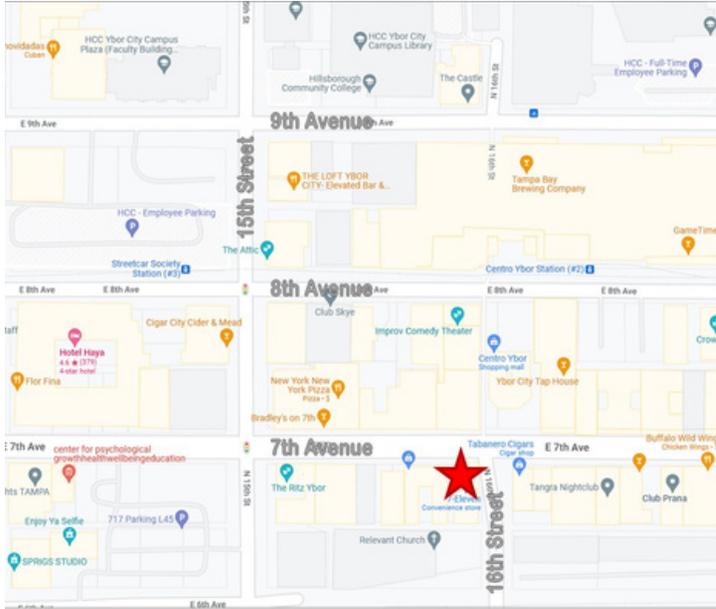
BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



MAPS & DIRECTIONS



DIRECTIONS

From Interstate- 4: Take Ybor City Exit. Head south on 21st Street to 7th Ave. Turn right. Head west to 16th Street. Go through the intersection. Immediately to your left, arrive at property on the left at: 1535 E. 7th Avenue.

PROPERTY PARKING



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

CALL OUR TEAM TODAY!
813.935.9600



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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.



BROKERAGE DONE DIFFERENTLY
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

