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**813.935.9600**

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**2721 N. NEBRASKA AVENUE  
TAMPA, FL 33602**

**25,120 SF BUILDING FOR COMMERCIAL REDEVELOPMENT  
HISTORIC V.M. YBOR**

**FOR SALE \$3,775,000 /**



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**

Offering Price: **\$3,775,000/**

Price PSF: **\$150.28/**

Financing Available: **Cash, Hard Money, Conventional, SBA**

### LOCATION

Street Addresses:

**2721 N. Nebraska Avenue**

**903 E. 17th Avenue**

Street City: **Tampa**

County: **Hillsborough**

Traffic Count/ Cross Streets: **13,100 VTD, Columbus Drive and N.**

**Nebraska Avenue (AADT, 2020)**

Market: **Tampa-St. Petersburg-Clearwater**

Sub-market: **V.M. Ybor City**

### THE PROPERTY

Folio Number:

**186924-0000**

Zoning: **YC-5 (General Commercial)**

Current Use: **Commercial Warehouse**

Site Improvements: **25,120 SF Freestanding building**

Future Use: **Investment/ Redevelopment**

Lot Dimensions: **250' x 110' (approx.)**

Lot Size: **27,500 SF**

Total Acreage: **.63 AC (approx.)**

Parking: **Onsite up to 7 spaces**

### THE LISTING

Driving Directions:

**From Tampa, Head South on I-275. Take exit 46A to Floribruska Ave. Merge onto N. Elmore Avenue. At the light, turn left on Floribruska Ave., Head East to N. Nebraska Ave. Turn Right. Head South 3/10ths of a mile. Arrive at property on the left. 2721 N. Nebraska Avenue.**

### THE COMMUNITY

Community/Subdivision Name: **Ybor City/East Seminole Heights Area**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354J**

### UTILITIES

Electricity: **TECO**

Water: **City of Tampa**

Waste: **City of Tampa**

Communications: **Spectrum/ Frontier**

**TAXES** (Total for 3 parcels)

Tax Year: **2021**

Taxes: **\$9,049.90**



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# AERIAL MAP

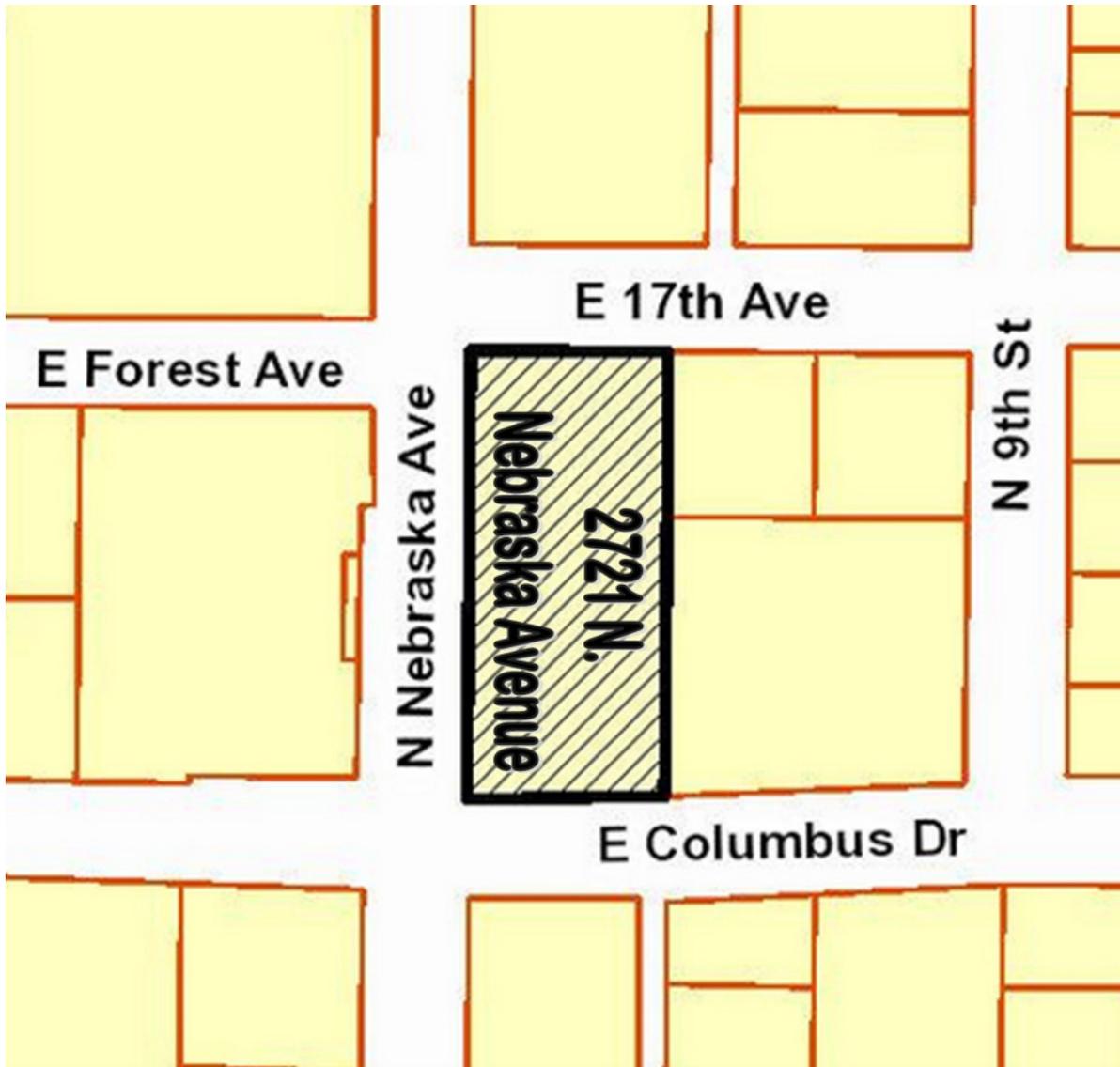


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**PARCEL MAP & PROPERTY HIGHLIGHTS**

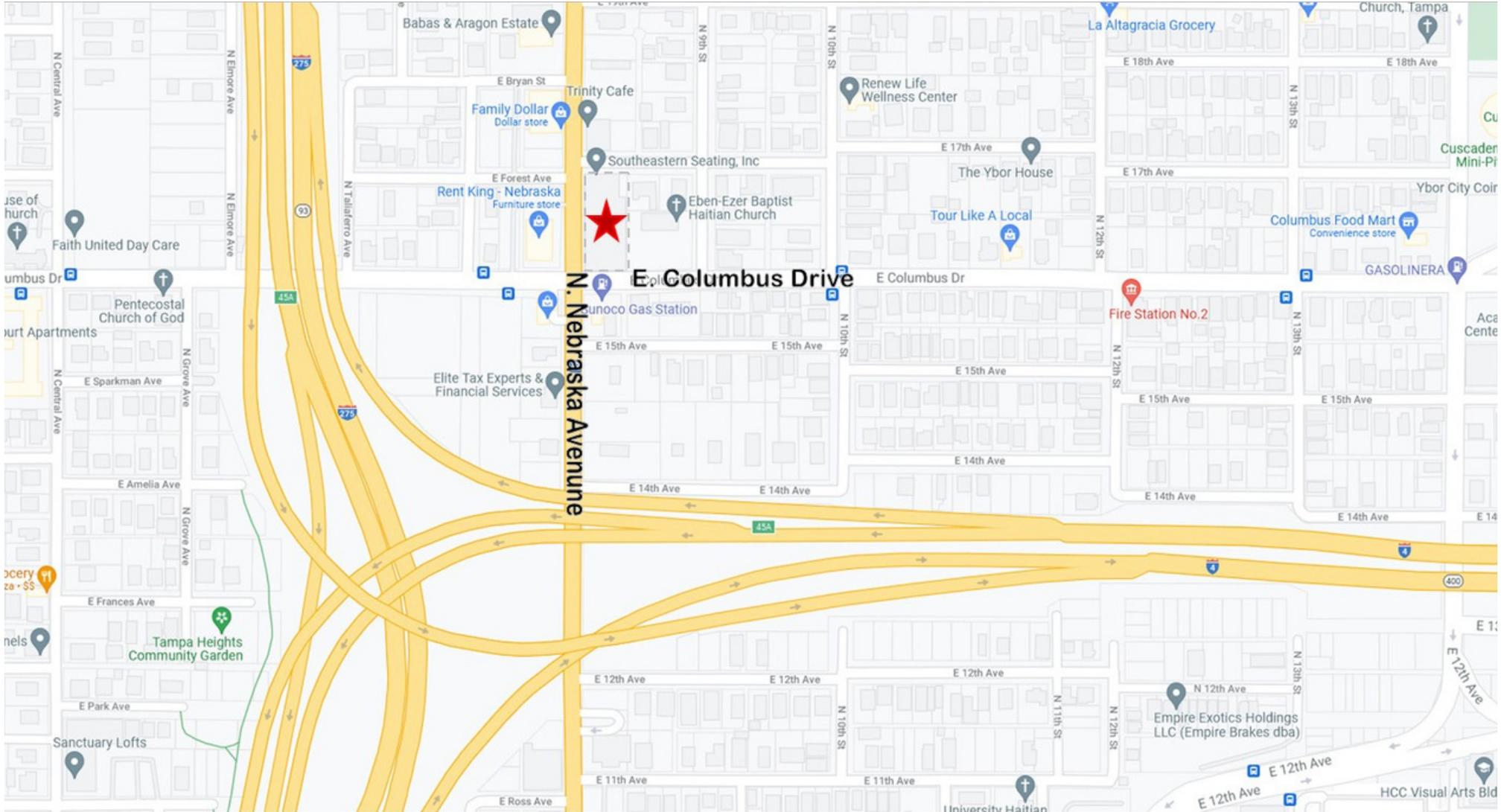
- 25,120 SF Commercial Building
- 15' ceiling height
- Solid concrete block and brick construction
- Exposed brick interior
- Situated on a 27,500 SF lot with onsite parking
- 250' fronting Nebraska Avenue
- Prime East Tampa location- Historic V.M. Ybor
- Incredible signage opportunity
- Ideal for owner/user or developer creative conversion
- Fantastic value-add potential
- Highest and best use: New or Redevelopment or Retail Storefront or Professional Office
- Value-add opportunity
- Quick access to new developments happening in the surrounding area
- Seller willing to sale and leaseback
- Seller will need at least 1 year to relocate current business
- Some of the property and business relics from the original construction are still housed in the building and may be available for with a separate sale- Contact Broker for details

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# DIRECTIONAL MAP



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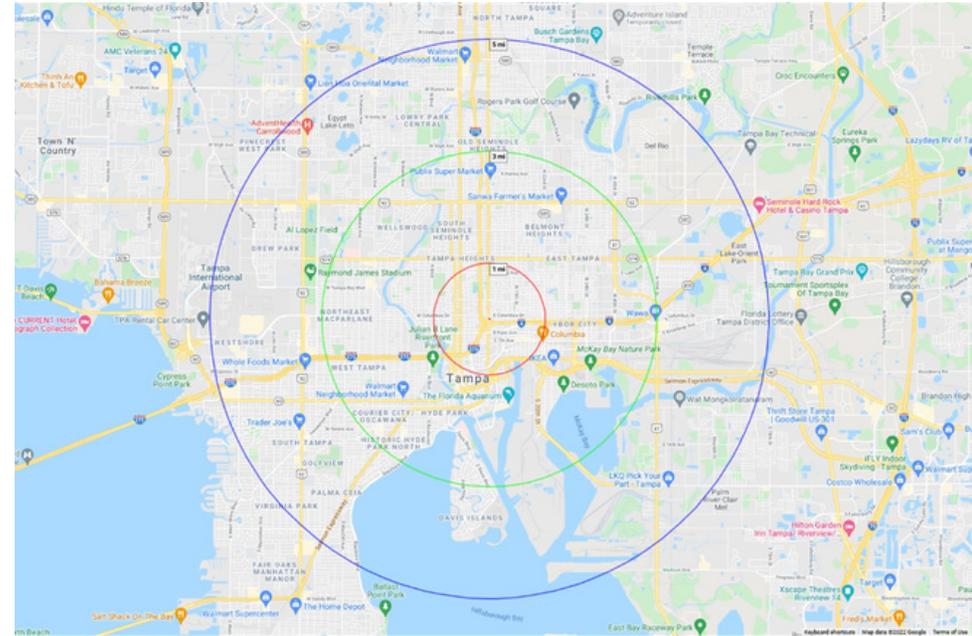
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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

- Superior corner location, great development opportunity
- AMAZING frontage, visibility and access.
- Located on a heavily traveled corridor of N. Nebraska Avenue
- Traffic counts total 13,100 VTD (AADT, 2020)
- Situated at the signalized intersection of Columbus Drive and N. Nebraska Avenue
- Located in Historic V.M. Ybor (a National Landmark District), East Tampa
- Population of 42,210 residents with an average household income of \$56,476 within 3 miles of the site
- New residential, retail and office development within immediate proximity of this site
- Literally around the corner from Historic Ybor City
- Less than 1 mile from upcoming South Nebraska Avenue Development Projects
- One mile Northwest of Downtown Tampa
- Barely 1.5 miles Northeast of the Channel District
- FDOT installing new off ramp at 14th Street and Nebraska Avenue
- OPPORTUNITY AND HUBZONE QUALIFIED- providing long-term tax benefits to the developer and investors
- Quick accessibility to highways and major thoroughfares, ie... Interstate 275, Interstate 4, Selmon Crosstown Expressway, Florida Avenue, Dr. Martin Luther King Jr. Blvd and Hillsborough Avenue
- Neighboring businesses include: Sunoco Gas, Checkers, Rent King, Centro Asturiano, Kforce, TECO Energy, Children’s Board, Hillsborough Community College, La Segunda Bakery and more
- High energy business and residential district that is frequented by local & regional visitors- a great place to invest, relocate or expand your business
- The area is exploding with new commercial development and residential growth



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	13,430	102,451	239,010
Median age	34	34.4	35.3
Median age (Male)	31.6	32.5	33.9
Median age (Female)	35.1	35.9	36.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	5,784	42,210	95,931
# of persons per HH	2.3	2.4	2.5
Average HH income	\$37,241	\$56,476	\$57,498
Average house value	\$227,782	\$274,968	\$298,701

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



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**CCIM & BROKER**

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