



BROKERAGE DONE DIFFERENTLY

live  
work  
& play

IN THE HEART OF YBOR CITY!

813.935.9600

TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

926 E. HENDERSON AVENUE

TAMPA, FL 33605 :: FOR LEASE: \$27.00/ PSF/ NNN

**PREMIER RETAIL STORE FRONT**  
**LOCATED IN THE 2K EXPRESS RETAIL PLAZA**

- **1,200 SF DIRECTLY ON 7TH AVENUE** •  
**QUALIFIED HUBZONE**



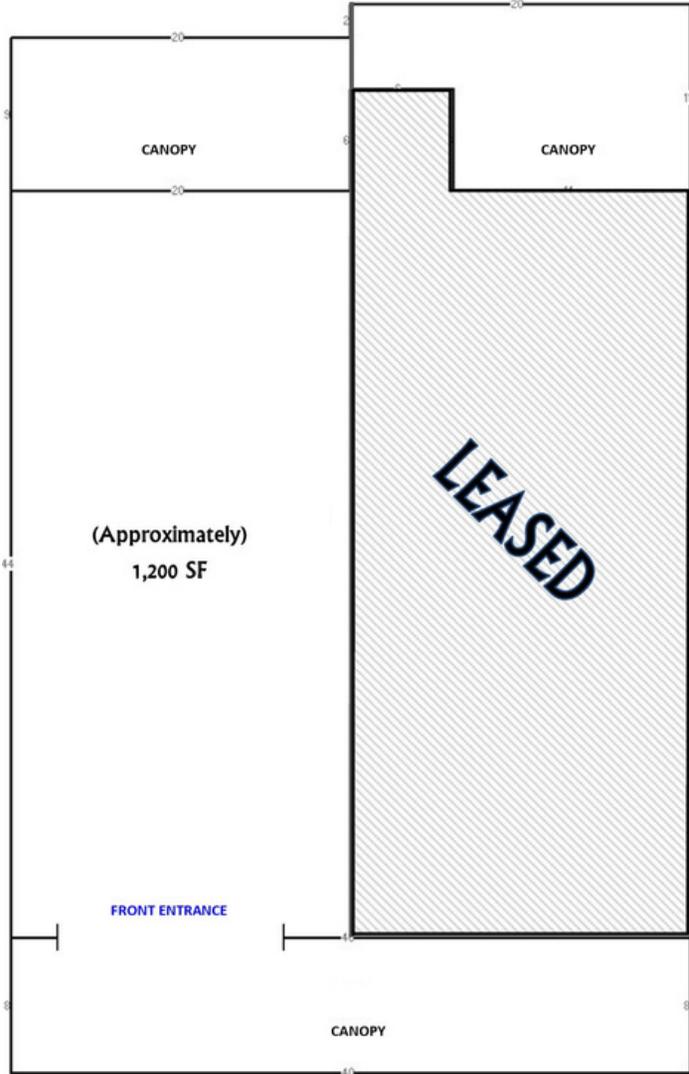
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Premier Retail Storefront

# EXCEPTIONAL YBOR CITY LEASE OPPORTUNITY- CENTRALLY LOCATED, LIMITLESS POSSIBILITIES

## PROPERTY FEATURES

- Lease Rate: \$27/ PSF/ NNN
- Excellent location, busy retail plaza!
- Approx. 1,200 SF of leasable space
- Located in the 2K Express Retail Plaza
- Prime 7th Avenue/ Henderson Avenue frontage and access
- Highest and Best Use: Retail Storefront
- Excellent fascia and panel signage



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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Lease Price: **\$2,700/ mo. / NNN**

Price Per SF: **\$27.00**

T.I. Available: TBD, Contact Broker

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

### LOCATION

County: Hillsborough

Street Number: 926

Street Name: E. Henderson

Street Suffix: Avenue

City: Tampa

Traffic Count:

10,700- VTD (N. Nebraska Avenue & 7th Avenue- AADT- 2021)

Market: Tampa/ St. Petersburg- Clearwater

Sub-market: Ybor City

### THE PROPERTY

Folio Number: 198714-000

Zoning: YC-5 (General Commercial)

Current Use: Retail Storefront

Available SF: 1,200 SF (approximately)

Lot Size: 6,745 SF

Lot Frontage: 140'

Parking: Onsite

Number of Spaces: Common Parking

### TAXES

Tax Year: 2021

Taxes: **\$3,325.54**

### 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

### THE LISTING

Driving Directions:

From Interstate- 4: Take Ybor City Exit. Head south on 21st Street to 7th Avenue. Turn right. Head west to Henderson Avenue. Bear to your left onto Henderson Avenue. Property is immediately on your right. Turn into the parking lot, arrive at property at: 926 E. Henderson Avenue.



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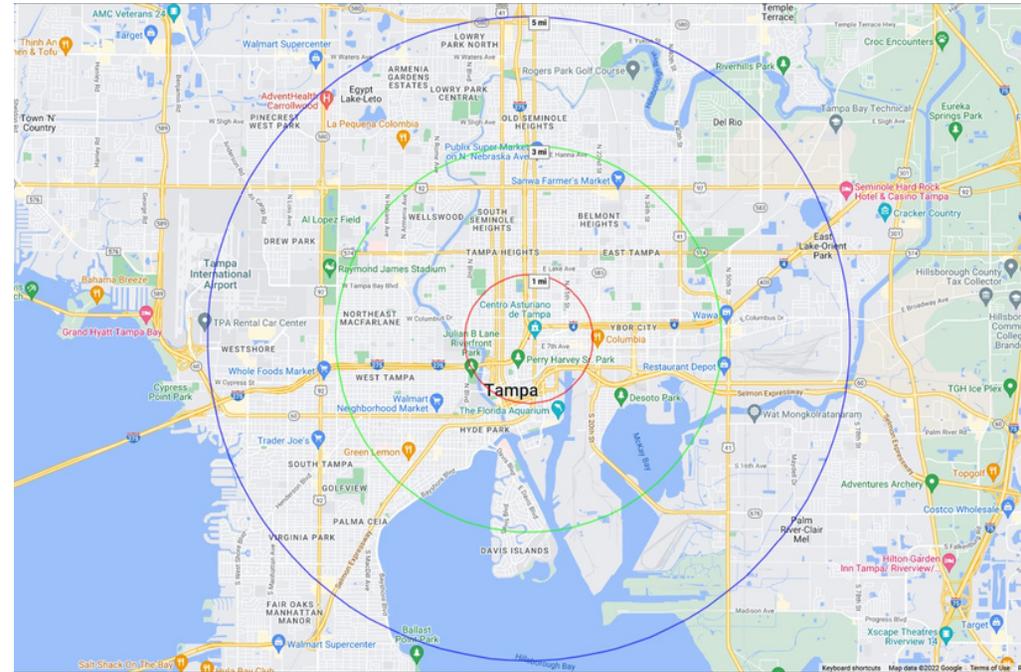
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## AREA HIGHLIGHTS | DEMOGRAPHICS

- Situated between Tampa Heights, Historic Ybor City and Downtown Tampa!
- This area is exploding with new commercial and residential growth all around
- Ample Onsite Parking
- Situated in a Qualified HUBZone
- Demographic highlights within a 3-mi radius include a population count of 100,684 and the average HHI exceeds \$58,593
- Near Dining, Shopping, Schools, Public Transportation, Residential Neighborhoods and Hotels
- Excellent accessibility to and from N. Nebraska Ave, 7th Avenue, Palm 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



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	11,957	100,684	234,238
Median age	33.8	34.5	35.4
Median age (Male)	31	32.7	34
Median age (Female)	35.3	36	36.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	5,365	41,860	94,318
# of persons per HH	2.2	2.4	2.5
Average HH income	\$40,128	\$58,593	\$59,135
Average house value	\$242,684	\$298,223	\$305,719

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

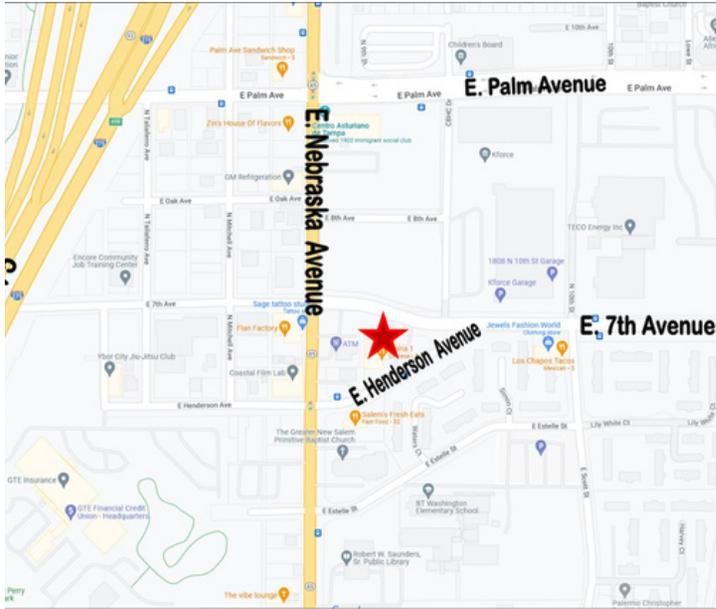
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## MAPS & DIRECTIONS



### DIRECTIONS

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### YBOR GATEWAY, 2 BLOCKS AWAY



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# Your Tampa Bay and Beyond Commercial Real Estate Experts

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**CALL OUR TEAM TODAY!**  
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