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IN YBOR CITY!

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TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

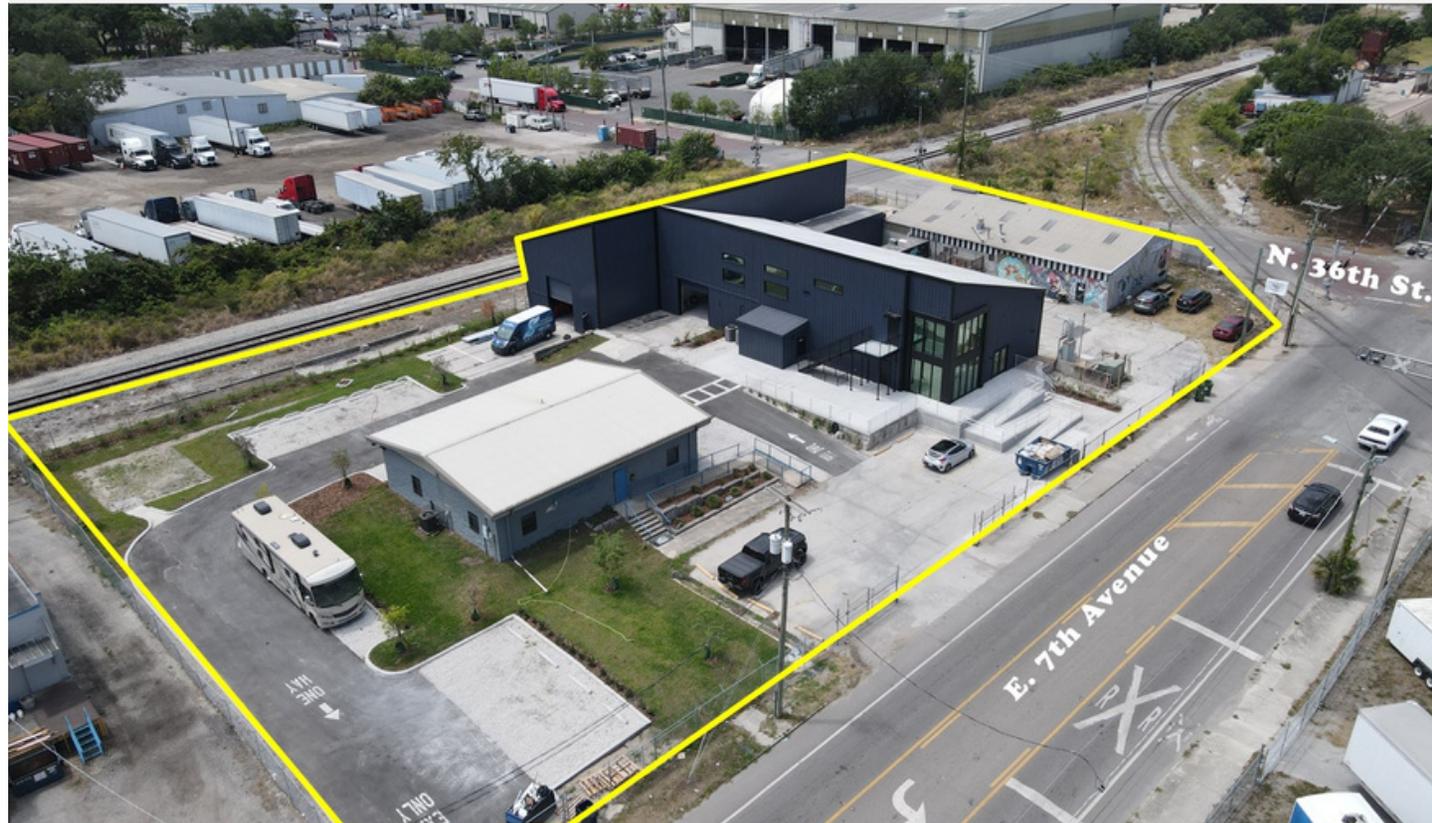
401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

3605-3615 E. 7TH AVENUE
TAMPA, FL 33605 :: SALE & LEASE

4 BUILDING OFFICE/ WAREHOUSE PORTFOLIO
1.19 ACRES DIRECTLY ON 7TH AVENUE

• **ZONED: IG (INDUSTRIAL GENERAL)** •
LOCATED IN A 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 PURCHASE OPPORTUNITY

THE IG ZONING OF THIS PROPERTY PROVIDES EXCELLENT FLEXIBILITY FOR DISTRIBUTION, MANUFACTURING, MIXED USE, A WORKSHOP AND OR STORAGE. GREAT FOR AN EXPANSION LOCATION, SATELLITE OFFICE OR NEW LOCATION

PROPERTY DETAILS



FLORIDA COMMERCIAL GROUP IS PLEASED TO PRESENT AN OPPORTUNITY TO PURCHASE OR LEASE THIS PROPERTY IN FLOURISHING YBOR CITY.

- Additional income on site: 3605 E. 7th Avenue is the Bakery. Has a 15 year lease. Lease signed in 2017. \$2,500 month NNN with 3% increases
- Brand new renovations throughout the entire site
- Move-in ready
- Onsite parking: approx. 24 spaces
- EXCELLENT LOCATION- Strong visibility and frontage directly on 7th Ave.
- Located immediately North of Adamo Dr. between N. 34th Street and N. 39th Street
- Quick commute to Downtown Tampa, Channel District, Historic Ybor City, East Tampa and the surrounding Greater Tampa Bay Areas as well as St. Pete, Wesley Chapel and Orlando
- Close proximity to the Port of Tampa
- Close proximity to Tampa Airport
- Quick access to Interstate 4, Interstate 275 and Crosstown Expressway
- Located in a Qualified HubZone (providing long-term tax benefits to tenants and business owners)
- 2022 Total Population | 4,466 - 1 Mile | 79,145 - 3 Mile | 223,978 - 5 Mile
- Occupy part of the property and lease the remaining spaces
- East end of Ybor City
- Perfect opportunity to own a piece of the east Tampa area.
- Also available for lease: 4k SF warehouse :: 2k SF office space :: 6K SF office with 1K SF warehouse space

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MINUTES FROM MAJOR THOROUGHFARES, DOWNTOWN TAMPA OR ANYWHERE IN THE TRI-COUNTY AREA



LEGEND

- A.** 3605 E. 7th Ave (approx.) 3,432 SF
- B.** 3609 E. 7th Ave (approx.) 6K SF (office)
- B.** 3609 E. 7th Ave (approx.) 1,000 SF (W/H)
- C.** 3609 E. 7th Ave (approx.) 4K SF (W/H)
- D.** 3615 E. 7th Ave (approx.) 2K SF

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LISTING DETAILS

FINANCIAL & TERMS

Status: Active
 Offering Price: **\$4,995,000/** Price Per SF: **\$304.57**
 For Lease: Bldg A: **\$2,025.91 (leased)** :: Bldg B (office): **\$36/psf** ::
 Bldg B (W/H): **\$16/psf** :: Bldg C (W/H) **\$16/psf** :: Bldg D (office):
\$25/psf
 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: 3605, 3609, 3615
 Street Name: E 7th
 Street Suffix: Avenue
 City: Tampa
 Traffic Count: 9,389 VTD- E. 7th Ave/ N. 36th St W. (AADT- 2022)
 Market: Tampa/ St. Petersburg
 Sub-market: Ybor City

THE PROPERTY

Folio Number: 175627-0000
 Zoning: IG
 Property Style: Office and Warehouse
 Site Improvements:
 2K SF Office :: 4K SF Warehouse :: 7K SF Office/Warehouse :: 3K
 SF+ Warehouse, currently leased to bakery
 Current Use: Office and Warehouse
 Lot size: 1.19 Acres
 AYB: 1959-2002
 Parking: Onsite, common parking lot 24+/- spaces

TAXES

Tax Year: 2022
 Taxes: \$14,478.38

UTILITIES

Electricity: TECO
 Water: City of Tampa Utilities
 Waste: City of Tampa Utilities
 Communications: Verizon/ Frontier/ Spectrum

THE COMMUNITY

Community/ Subdivision Name: EAST BAY ADDITION
 Flood Zone Area: X
 Flood Zone Panel: 12057C0358J

THE LISTING

Driving Directions:
 From Downtown Tampa: Head east of E Zack St., Turn left on Nebraska Ave., Turn right on Nuccio PKWY, Turn right on E 3rd Ave., At the traffic circle take the second exit to E 4th Ave., Turn left on N 26th St., Turn right on E 7th Ave.



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3609 E. 7th AVENUE PHOTOS



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3615 E. 7TH AVENUE PHOTOS (INTERIOR IMAGES HAVE BEEN VIRTUALLY STAGED)



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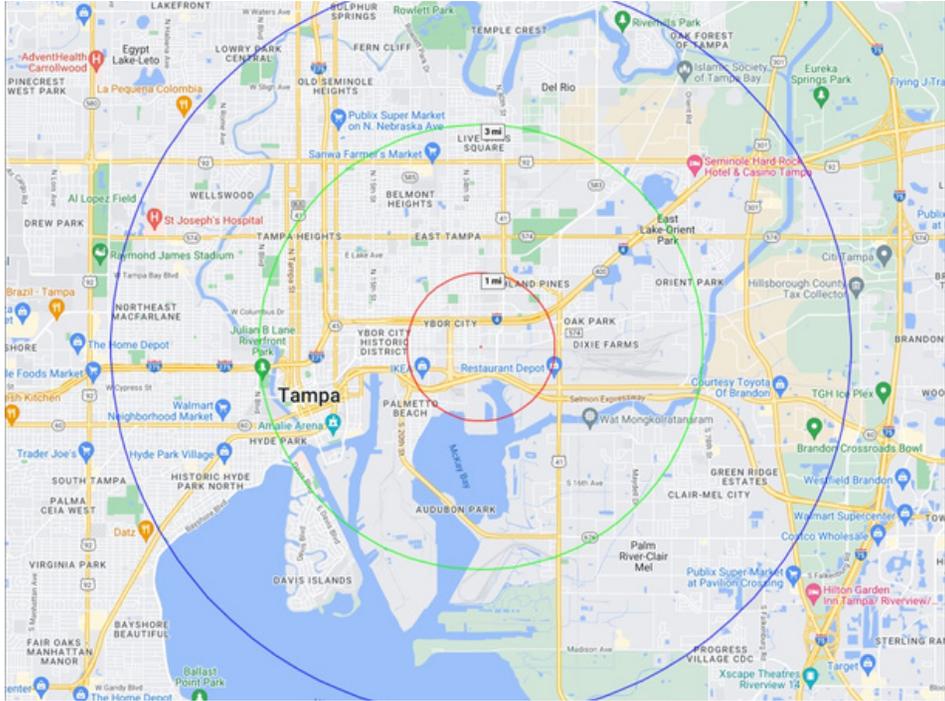
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INVESTMENT HIGHLIGHTS | DEMOGRAPHICS

- Phenomenal, portfolio site featuring a great opportunity for a new owner/ user or tenant investment.
- 255’ frontage directly on E. 7th Avenue.
- Located immediately east of N. 34th Street and West of N. 40th Street.
- Minutes from East and Historic Ybor City, Palmetto Beach, Channel District, Downtown Tampa and East Tampa. North 50th Street, Selmon Crosstown Expressway, Interstate 4, Interstate 275 and N. 22nd Street are a short commute away providing ease of access to anywhere throughout the Tampa Bay area.
- The area is exploding with new commercial and residential growth and is surrounded by countless new developments.
- Convenient to highways and major thoroughfares.
- 20 minutes (approx.) to Tampa International Airport
- 10 minutes to Interstate 275 (South)
- 1.3 miles east of the Selmon Crosstown Expressway



POPULATION	1 Mile	3 Miles	5 Miles
Total population	4,466	79,145	223,978
Median age	34.7	34.2	36
Median age (Male)	39.1	33.1	35
Median age (Female)	32	35.7	37.3
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	1,976	35,493	99,345
# of persons per HH	2.3	2.2	2.3
Average HH income	\$35,290	\$57,886	\$66,653
Average house value	\$156,488	\$190,106	\$235,701

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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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AREA HIGHLIGHTS | DIRECTIONS

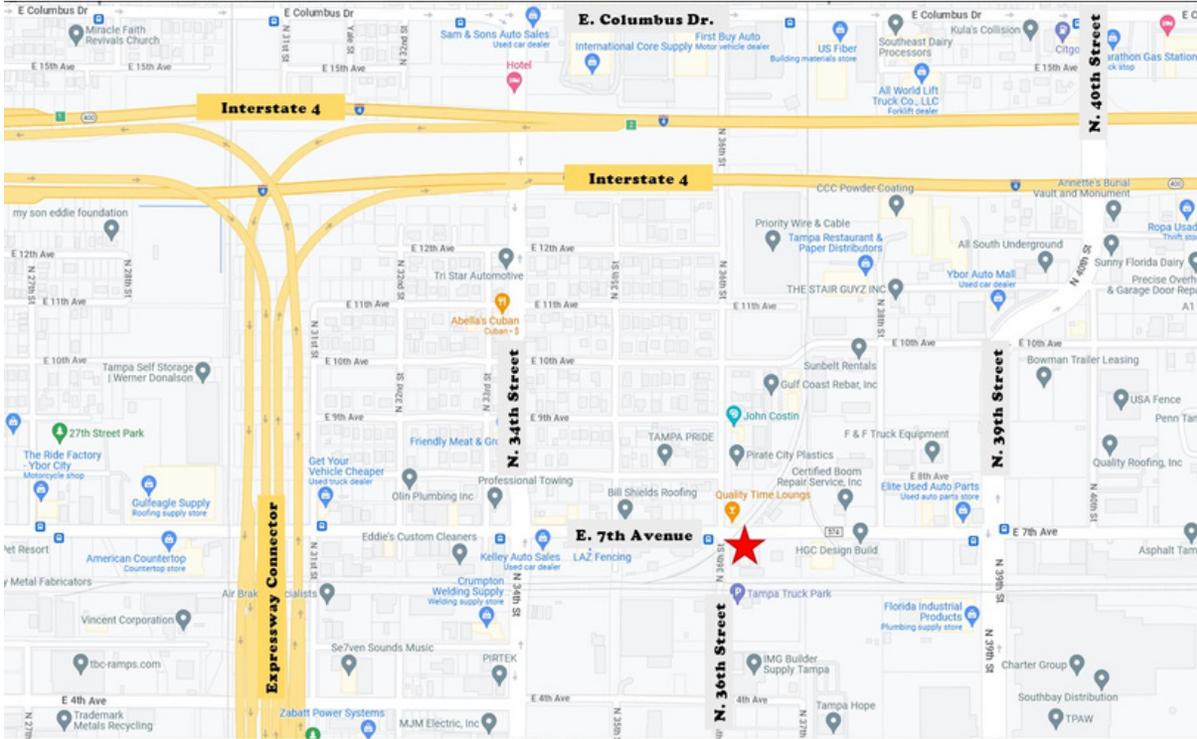


AREA HIGHLIGHTS

This location offers quick accessibility to highways and major thoroughfares, ie... E. Adamo Drive, N. 50th Street, N. 34th Street, N. 22nd Street, Interstate- 4 and Interstate- 275. The area is exploding with new commercial, retail, multi-family and single-family development.

DRIVING DIRECTIONS

From Ybor City: Take exit 1, N. 21st Street. Head South to 7th Avenue. Turn Left. Head East to property. Arrive at property on the right.



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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

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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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