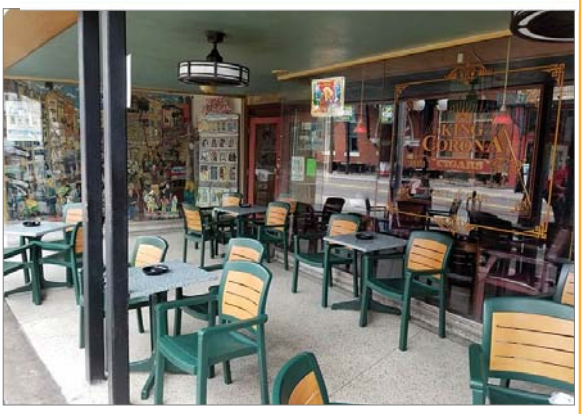
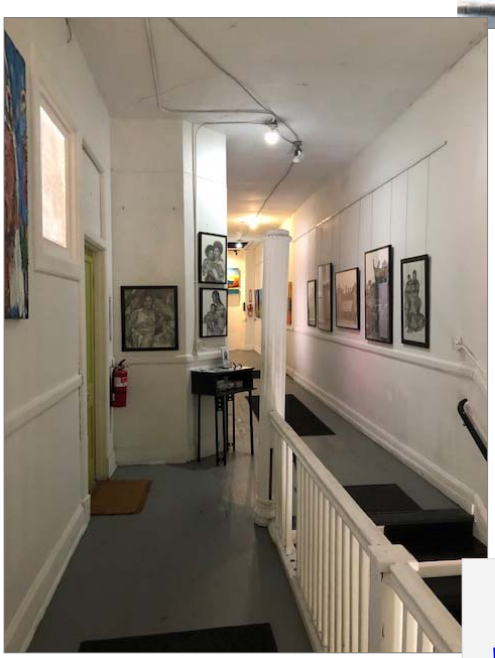
MULTI-TENANT :: TURN- KEY :: **100% OCCUPIED**







1521- 1527 E. 7th Ave., Tampa, FL 33605

PROPERTY FEATURES

- 2- Story Multi- Use Bldg. (Restaurant & Lounge/ Retail/ Artist Lofts)
- Restaurant/ Lounge interior Seating Capacity up to 150 people
- Open Air Patio Seating for Patrons
- Walking Distance to the New Aparium Hotel being constructed just one block West
- Adjacent to 7-Eleven, The Ritz Ybor, Ybor Chop House and the Ybor City Wine Bar just to name a few

EXCLUSIVELY LISTED:

BRING HIGHEST & BEST OFFERS

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LISTING DETAILS

FINANCIAL & TERMS
Status: Active
Sale Price: BRING OFFERS
Price Per Square Foot: TBD
Total Monthly Rent Amount: Call Broker for Details
NNN Expenses: **Available Upon Request**

LOCATION
County: Hillsborough
Street Number: 1521- 1527
Street Name: E. 7th Avenue
City: Tampa
Zip Code: 33605
Traffic Count:
7,258 7th Avenue and 17th Street (MPSI 2018)

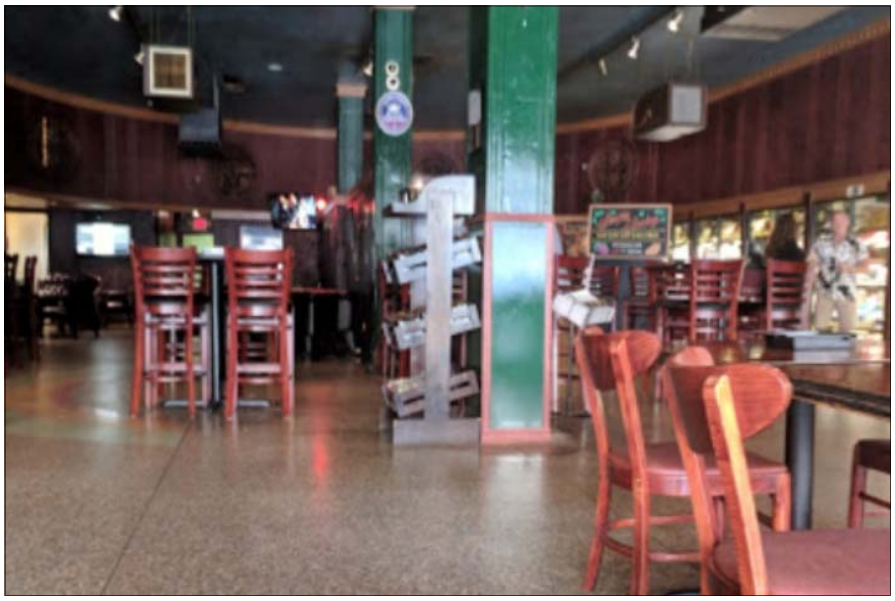
THE PROPERTY
Folio Number: 197106-0000
Year Built: 1952
Zoning: YC-1
Property Class: C
Property Style: Store Retail
Current Use: Office/Retail
Heated SF: 11,779 SF
Gross SF: 12,644 SF
Lot Dimensions: 71' x 95'
Lot Size: 6,792 SF
Additional Parcel: No
Parking: Onsite, Offsite & Street

TAXES
Taxes: $11,729.87
Tax Year: 2018

UTILITIES
Electricity: TECO
Water: City of Tampa
Waste: City of Tampa
Communications: Verizon/ Frontier/ Brighthouse

THE LISTING
Driving Directions:
From Interstate 4 take Exit 1 (to Ybor City). Head South on 21st Street to 7th Avenue. Turn Right. Head West to the Property. Building will be on your left. Arrive at Property at **1517– 1521 E. 7th Avenue**

THE COMMUNITY
Community/ Subdivision Name: Ybor City East
Flood Zone Area: X
Flood Zone Panel: 12057C0342H



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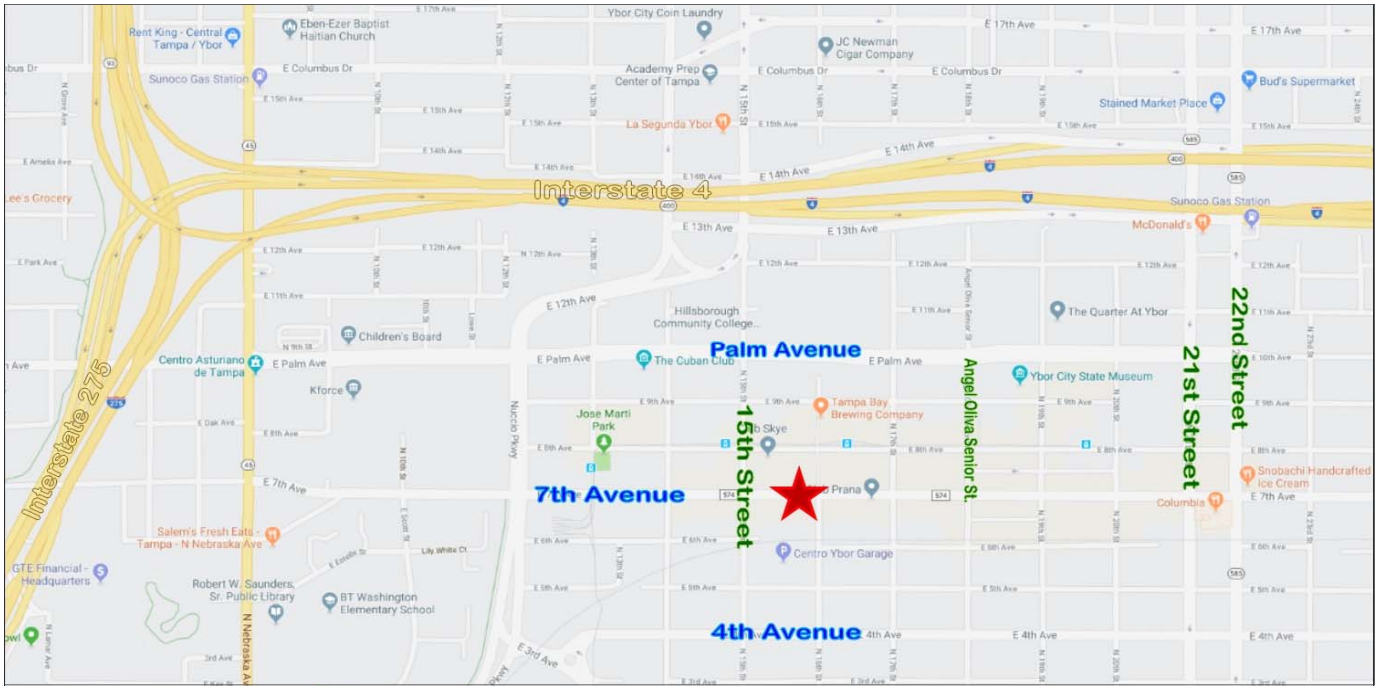
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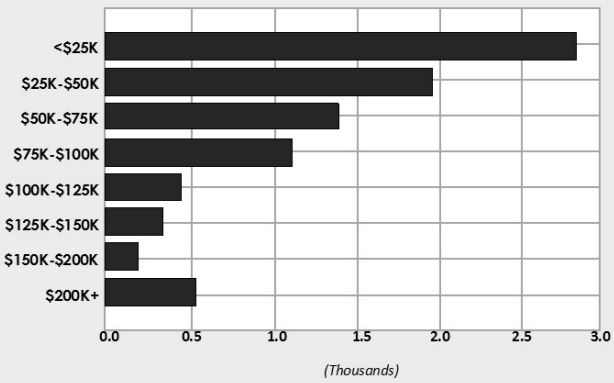
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LISTING DEMOGRAPHICS





POPULATION		1 Mile	3 Mile	5 Mile
	2019 Total Population:	17,762	118,878	266,395
	2024 Population:	20,180	131,471	292,899
	Pop Growth 2019- 2024:	13.61%	10.59%	9.95%
	Average Age:	38.30	36.90	37.50
HOUSEHOLDS				
	2019 Total Households:	8,699	49,394	107,895
	HH Growth 2019- 2024:	14.40%	11.02%	9.97%
	Median Household Inc:	$45,965	$43,199	$44,743
	Avg House Hold Size:	2.00	2.20	2.40
	2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING				
	Median Home Value:	$144,757	$172,953	$173,917
	Median Year Built:	2003	1973	1971

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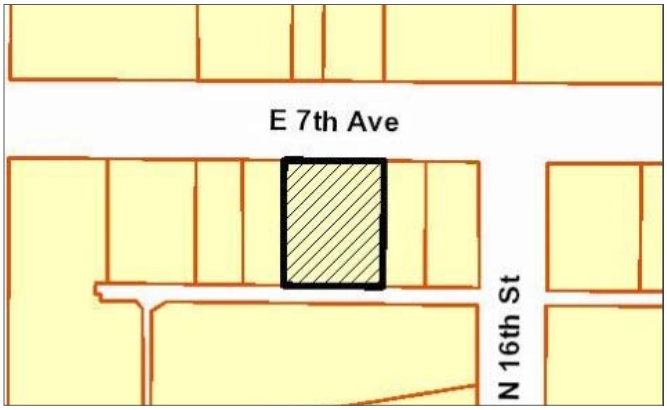
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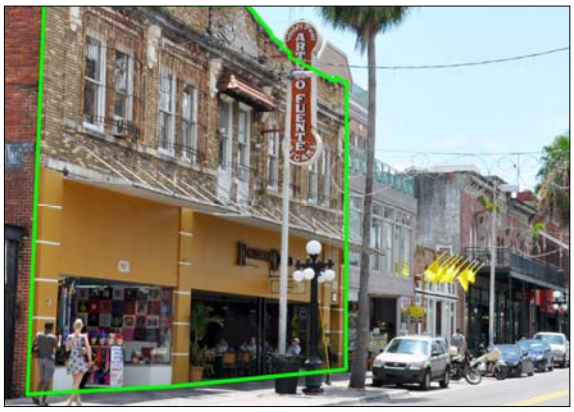
LISTING FEATURES

INVESTMENT HIGHLIGHTS

- **OFFERING:** 12,644 SF Iconic Arturo Fuente Building, Home to King Corona Cigars
- Wet Zoned Building
- Directly on the Main drag- 7th Avenue
- Long Operating Tenant History- 100% Occupied
- 16 Rental units on 2nd Floor
- Versatile 2nd Floor Use- Add- Value Opportunity
- Neighboring Retailers include: Hampton Inn & Suites, 7 Eleven, Subway, Buffalo Wild Wings and Tequilla's









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