

FOR SALE OR LEASE

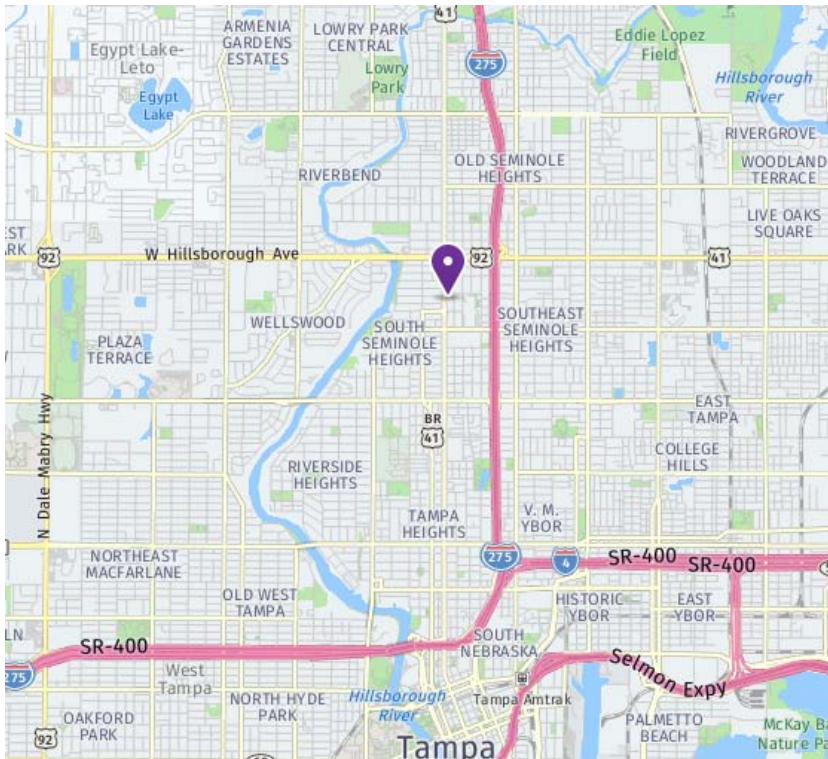
Seminole Heights - Prime Commercial Property

5023 N. Florida Avenue
Tampa, Florida 33603



OVERVIEW

Building GLA: 12,482 Square Feet Year Built: 1987
 Land Size: 36,590 Square Feet
 Zoning: SH-CI (Seminole Heights - Commercial Intensive)
 Sale Price: \$1,550,000.00



PROPERTY HIGHLIGHTS

- Conveniently located on the corner of N. Florida Avenue & E. Wilder Avenue, in Seminole Heights.
- Prime commercial site for a wide variety of uses including restaurant, bar, brewery, fitness studio, creative office and retail.
- Ample parking located in adjacent lot.
- Tremendous visibility and great exposure to traffic.
- Close proximity to Hillsborough Avenue and I-275.
- Within a few miles to major civic & cultural venues such as the Straz Performing Arts Center, John German Library, Museum of Art, Glazer's Children's Museum, Convention Center, Aquarium, University of Tampa, and the Amalie Arena, home of the Tampa Bay Lightning NHL franchise.
- Approximately 17,600+ vehicles per day on Florida Avenue.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	<u>15,867</u>	<u>144,274</u>	<u>311,934</u>
Average HH Income	<u>\$61,782</u>	<u>\$50,480</u>	<u>\$62,696</u>
Median Age	<u>38.5</u>	<u>36.9</u>	<u>36.3</u>

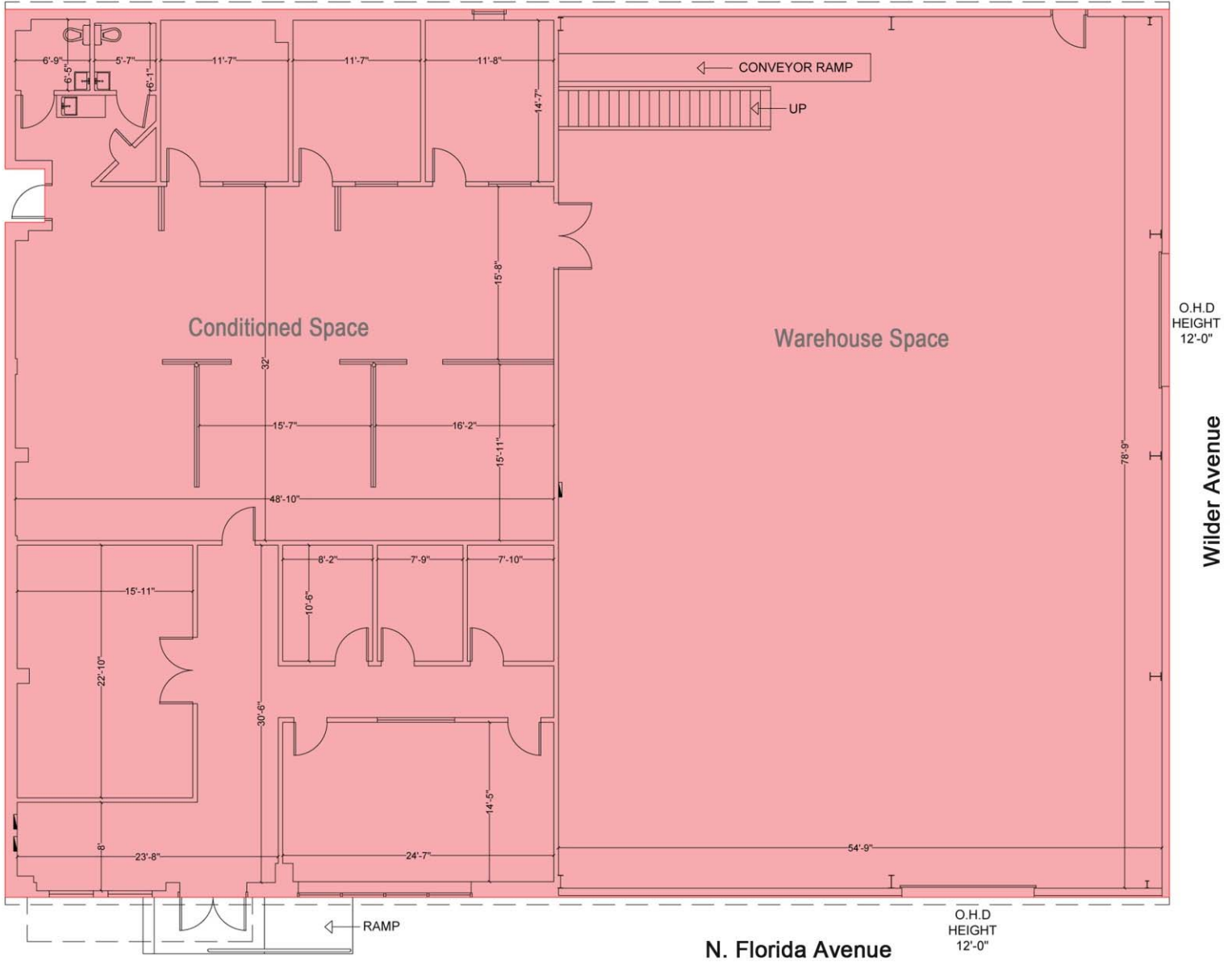
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Current Site Plan

First Floor



Total Gross Leasing Area: 12,482 Square Feet
ANSI/BOMA Z65.2 - 2012 Exterior Wall Methodology

MEZZANINE: 4,026 Square Feet FIRST FLOOR OFFICE AND WAREHOUSE: 8,456 Square Feet

Drawing Notes: Open Warehouse Ceiling Heights
Center: 25'-0" Floor to Beam, 27'-0" Floor to Deck
Walls: 21'-0" Floor to Beam, 24'-0" Floor to Deck

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Current Site Plan

2nd Floor - Mezzanine

