



1324 E 7TH AVE  
TAMPA, FL 33605

CAN BE LEASED SEPARATELY OR ALL TOGETHER.

# FOR SALE | LEASE

Historic brick building, located in the heart of the National Historic District Ybor City. Rare opportunity to lease a building of this size on 7th Ave! Ideal for retail, restaurant, or office use with TI available.

*Brokerage Done Differently*  
FLORIDACOMMERCIALGROUP.COM

**TINA MARIE ELOIAN, CCIM  
BROKER**  
MOBILE: 813.997.4321  
TINA@FLORIDACOMMERCIALGROUP.COM



**GABRIELLA ACCARDI WICHMAN  
SENIOR DIRECTOR**  
MOBILE: 813-225-1229  
GACCARDI@ARECUSA.COM



# EXECUTIVE SUMMARY

1324 E 7TH AVE  
TAMPA, FL 33605

OFFERING PRICE **\$9,995,000**

LEASE OPTION 3,000-17,864 SF  
CAN BE LEASED SEPARATELY  
OR ALL TOGETHER

## PROPERTY FEATURES

### DISCOVER A PROMINENT COMMERCIAL OPPORTUNITY!

This space is housed in the historic “Larmon Building,” originally built in 1905 and offers a versatile two-story brick structure with a generous 17,864 square feet of open-plan space—the perfect canvas for your next restaurant, retail destination, boutique office, gallery or dynamic mixed-use concept in the heart of Ybor City.

- *First Floor:* Spacious layout ideal for public-facing use such as retail, dining or showroom...
  - *Second Floor:* Additional open space suited for offices, studios or private event areas
  - *Rooftop:* Opportunity for a rooftop build-out to add outdoor dining, lounge space, or entertainment
- \*You are free to renovate and customize the layout based on your project needs*

It is currently a blank-shell space **requiring renovation**, with tenant improvement (TI) options available. Additional highlights include a nearby supplemental public parking garage, parking available for lease, and a historic brick façade with signage potential and rear delivery access.



## INTERIOR PHOTOS

### LEASING DETAILS

- Flexible Terms: Lease duration and rates are negotiable
- Multiple Uses: Ideal for retail, office, restaurant, bar, entertainment, wellness...
- Tenant Incentives: Free rent during renovation period and TI allowances available for qualified tenants
- Customizable Space: Build to suit your concept
- Lease Options: Available as a whole or subdivided, starting at 3,000 SF

### HIGHLIGHTS:

- Located in historic Ybor City, Tampa’s famed National Historic Landmark District along vibrant 7th Avenue
- Excellent walkability (Walk Score 80) and bike-accessibility (Bike Score 73), with a Transitional Score ~54
- Strategically positioned near streetcar stops and public transit in Tampa’s popular entertainment corridor.

# LISTING DETAILS

## FINANCIAL TERMS

**OFFERING PRICE** **\$9,995,000**

## LOCATION

**STREET NUMBER** 1324 E 7TH AVE  
**CITY** TAMPA  
**COUNTY** HILLSBOROUGH  
**TRAFFIC COUNT** APPROXIMATELY 12,500 VEHICLES PER DAY ALONG E 7TH AVE AT N22ND ST  
**MARKET** TAMPA  
**SUB MARKET** YBOR CITY

## UTILITIES

**ELECTRICITY** TECO  
**WATER** CITY OF TAMPA UTILITIES  
**WASTE** CITY OF TAMPA UTILITIES  
**COMMUNICATION** FRONTIER/VERIZON/SPECTRUM

## THE COMMUNITY

**NEIGHBORHOOD/SUB DIVISION NAME** YBOR CITY HISTORIC DISTRICT  
**FLOOD ZONE AREA** X  
**FLOOD ZONE PANEL** 12057C02354J

## THE PROPERTY

**FOLIO NUMBER** 1970600000

### ZONING YC-1

YC-1- IT IS LOCATED IN HISTORIC YBOR'S PRIMARY COMMERCIAL CENTER. THIS ZONING SUPPORTS A VIBRANT MIX OF HISTORIC RETAIL, DINING, AND CULTURAL ACTIVITIES, WHILE ENSURING THAT NEW DEVELOPMENT RESPECTS THE HISTORIC SCALE AND CHARACTER OF THE AREA.

**AVAILABLE SF** 3,000-17,864 SF

**CEILING HEIGHT** 13FT (APPROX)

**LOT DIMENSION** 150X119

**FRONT FOOTAGE** 100X178.64

**PARKING** GARAGE AND STREET PARKING AVAILABLE.

## TAXES

**TAX YEAR** 2024

**TAXES** \$32,047.12



# SPACE AVAILABILITY

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st and 2nd floor	3,000-17,864 SF	Negotiable	Upon Request	Negotiable



## Space

Retail | Office

## Condition

Shell Space

## Availability

Now

Located right on 7th Avenue in the heart of Ybor City, this historic two-story brick building offers approximately 17,864 square feet of flexible space. With excellent street visibility, it's a rare opportunity to establish your presence in one of Tampa's most vibrant and walkable neighborhoods. Surrounded by local landmarks, dining, and foot traffic, this location positions your business at the center of it all.

***Ideal for retail, restaurant, office, studio, showroom, gallery, fitness or wellness center, coworking space or creative space.***

The space can be subdivided to suit your needs, with tenant improvement (TI) allowances and free rent available for qualified tenants.

- Open Floor Plan Layout
- Space In Need of Renovation



# PROPERTY PHOTOS

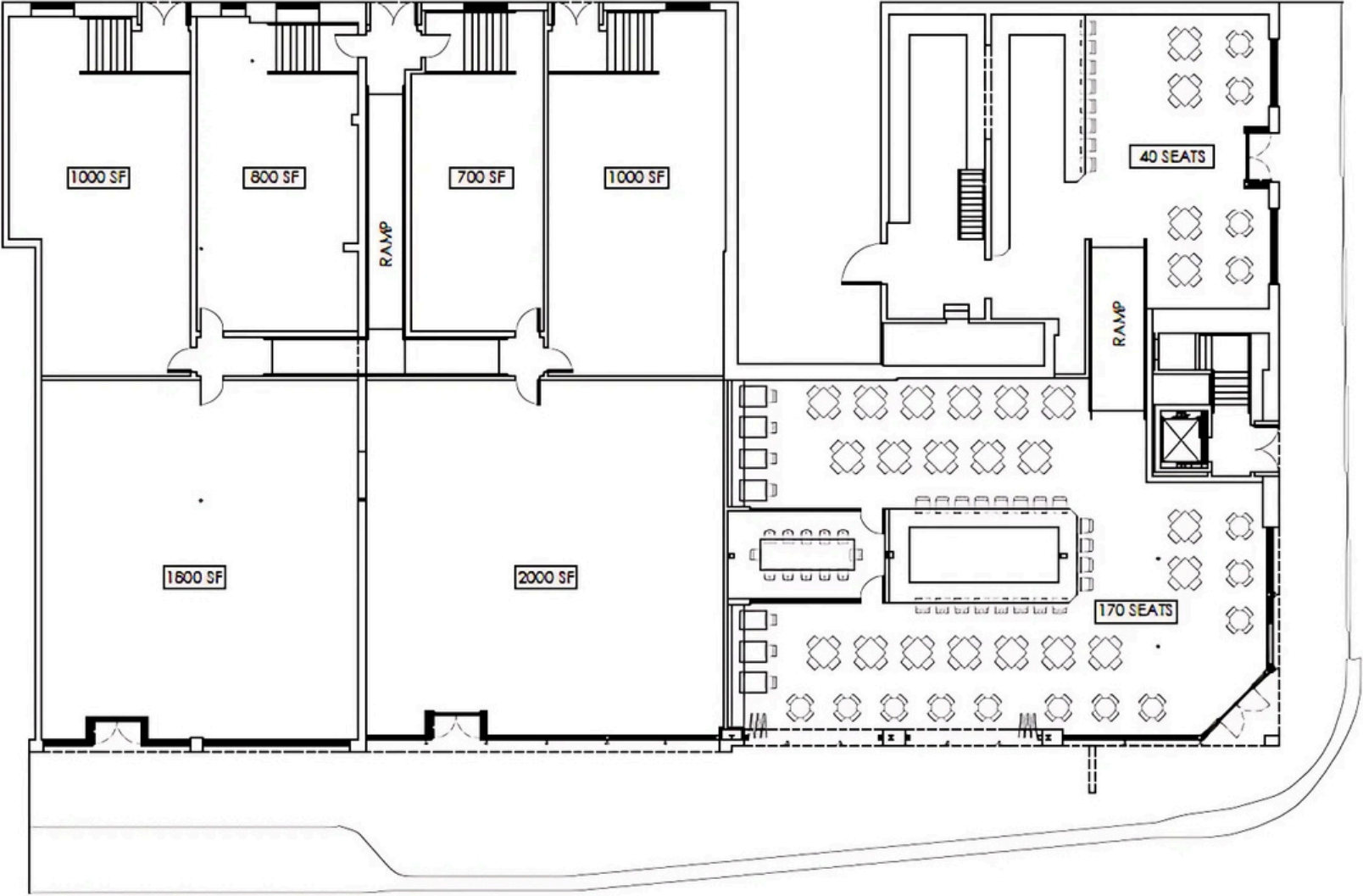


# OPTIONAL DEVELOPMENT SKETCH | SITE RENDERING



NOT ISSUED FOR CONSTRUCTION

# OPTIONAL LAYOUT PLAN

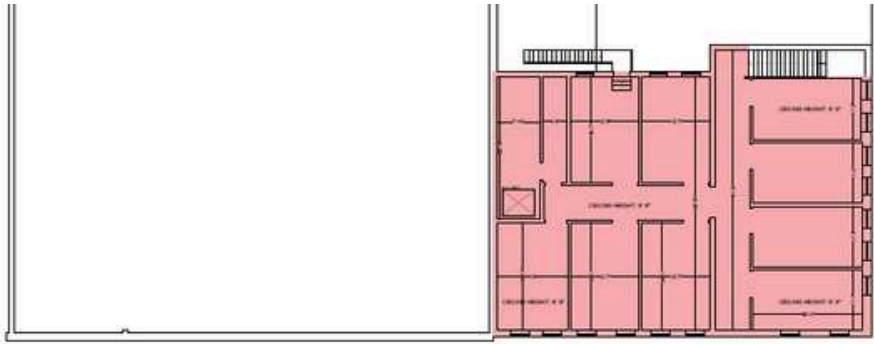


1 FLOOR PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"

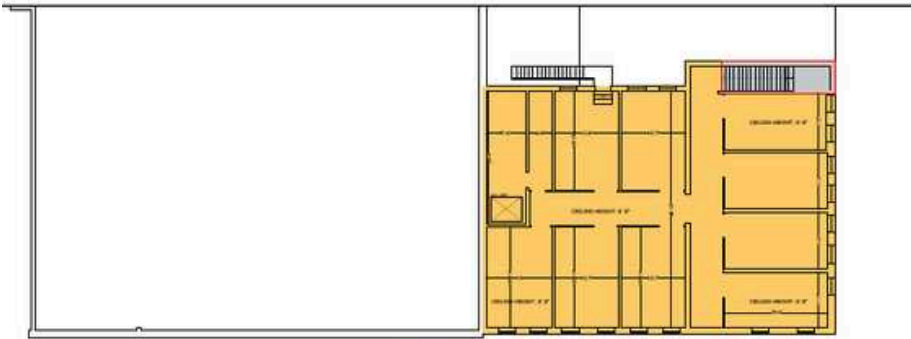
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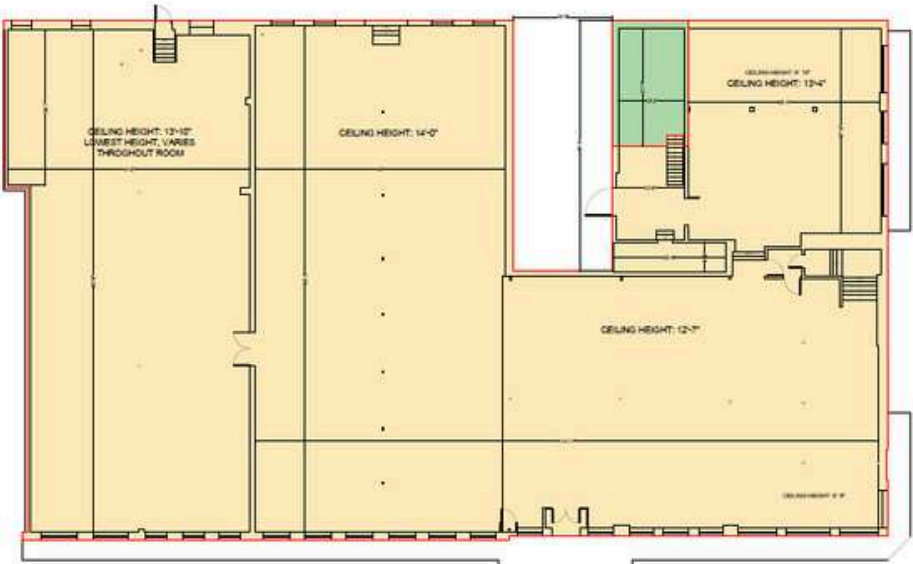
# OPTIONAL DESIGN BLUEPRINT



- Second Floor Area - 3,433 Sq. Ft.



- Suite 3 Second Floor Area - 3,424 Sq. Ft.



GLA: 17,864 Sq. Ft. (ANSI Z85.5-2010)  
 - First Floor Area - 14,431 Sq. Ft.  
 - Mezzanine Area

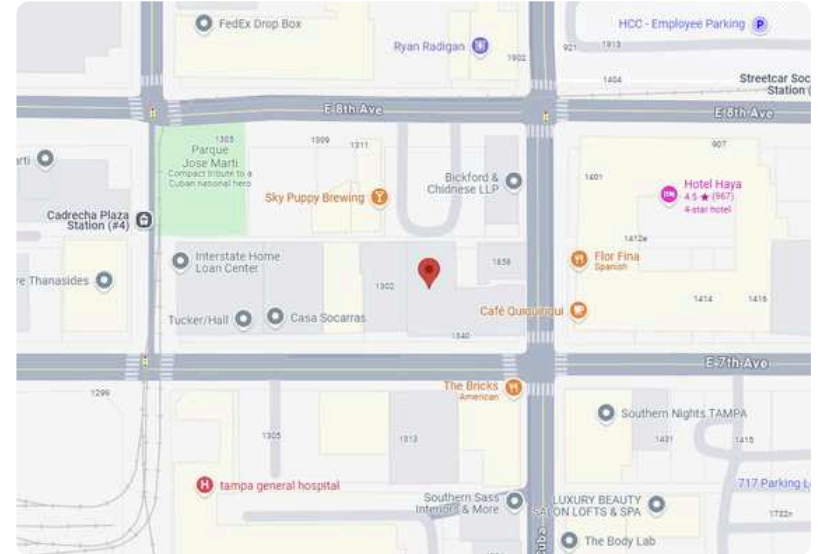


GLA: 17,719 Sq. Ft. (ANSI Z85.5-2010)  
 - Suite 1 - 4,108 Sq. Ft.  
 - Suite 2 - 4,484 Sq. Ft.  
 - Suite 3 (First and Second Floor) - 6,940 Sq. Ft.  
 - Suite 4 - 2,187 Sq. Ft.  
 - Suite 4 Mezzanine Area  
 - Vertical Penetration

# MAPS AND DIRECTIONS

From Tampa International Airport, head east on FL-60 E toward I-275 N. Merge onto I-275 N and continue for about 5 miles. Take Exit 45A for I-4 E toward Orlando, then keep right at the fork to merge onto I-4 E. Drive approximately 1.5 miles and take Exit 1 toward Ybor City/21st Street/22nd Street. Turn right onto 21st Street, then left onto E 7th Avenue.

Continue west for about half a mile — 1324 E 7th Ave will be on your right, located in the heart of historic Ybor City. Street parking and nearby public lots are available.



# WHERE HISTORY INSPIRES VISION: PRIME COMMERCIAL SPACE IN YBOR CITY

More than just a commercial address, 1324 E 7th Ave is a legacy property in the heart of Tampa's historic Ybor City—offering a rare blend of character, scale, and location ideal for ambitious business owners, investors, or visionary developers.

Set along one of the city's most vibrant corridors, this two-story brick building spans over 17,800 square feet, providing a substantial footprint for retail, restaurant, office, entertainment, or mixed-use concepts. Originally constructed in 1905, the building retains its historic charm with a striking brick façade, large street-facing windows, and flexible interior space ready to be transformed.

Inside, the expansive open shell is primed for customization—with high ceilings, exposed brick, and abundant natural light offering the perfect foundation for a one-of-a-kind space. Whether you're envisioning a flagship retail destination, a multi-tenant workspace, or a culinary venue that celebrates the culture of Ybor, the possibilities are endless.

The property is situated just steps from local attractions, the TECO Line Streetcar, public parking, and major thoroughways—offering high foot traffic, exceptional visibility, and direct access to Tampa's thriving urban core. It's a space where history meets opportunity, and where your concept can make a lasting impression. From its strategic location to its timeless architectural presence, 1324 E 7th Ave is more than a building—it's a blank canvas in one of Tampa's most iconic neighborhoods.



# Your Tampa Bay and Beyond Commercial Real Estate Experts

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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 27 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.



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- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

\*\*\*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.\*\*\*

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401 EAST PALM AVENUE, TAMPA, FL 33602  
FLORIDACOMMERCIALGROUP.COM  
OFFICE: 813.935.9600