



BROKERAGE DONE DIFFERENTLY

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work
& play**

IN THE HEART OF EAST TAMPA!

813.935.9600

TINA MARIE ELOIAN, CCIM
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

**2409 E. LAKE AVENUE
TAMPA, FL 33610 | FOR LEASE**

**PRIME EAST TAMPA LOCATION!
DIRECT FRONTAGE ON E. LAKE AVENUE**

- **2,600 SF RETAIL, OFFICE, OR RESTAURANT** •
COMPLETION SPRING OF 2025
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.

BUILDING RENDERING

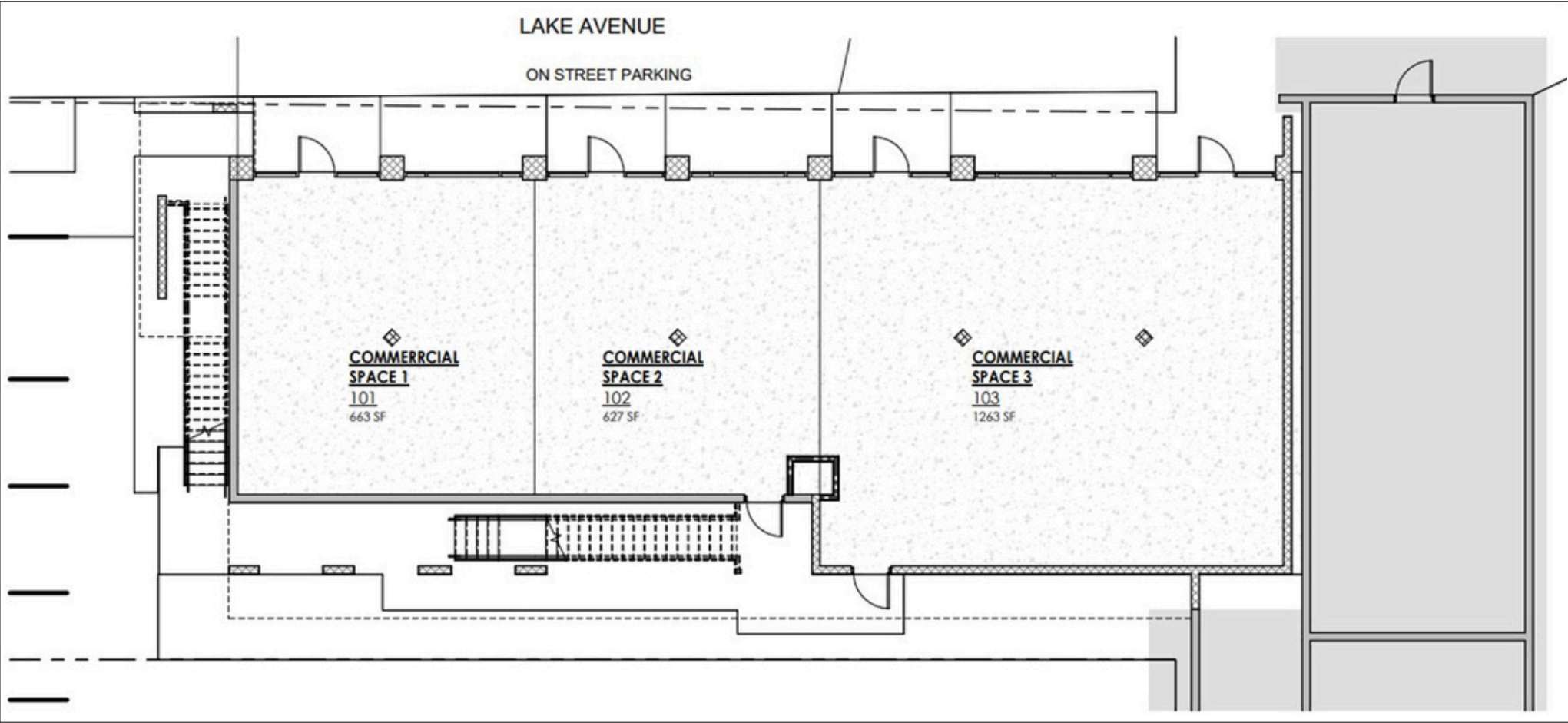


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PROPOSED BUILDING LAYOUT



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NEW TENANT CONCEPTS



Bodega * Corner Store * Ice cream Parlor * Coffee Shoppe * Florist
* Custom Clothing Boutique * Electronics Store

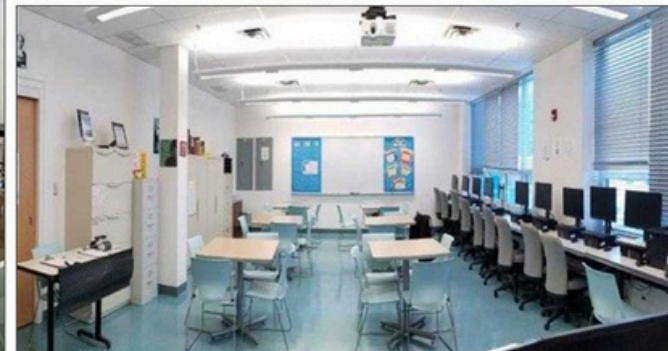
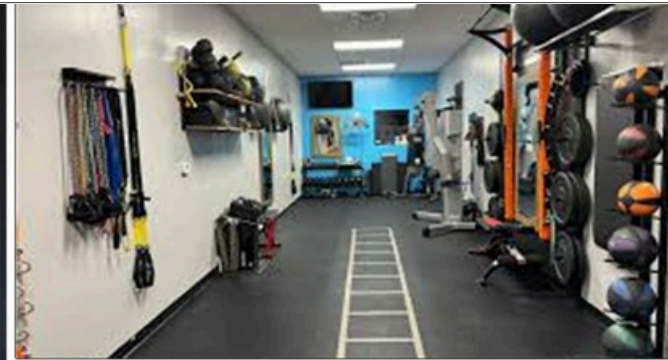
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NEW TENANT CONCEPTS



Tutoring/ Academic Support Services * Personal Training Studio * Yoga Studio *
Nail Salon * Hair Salon * Custom Clothing Boutique * Photography Studio

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LEASE OPPORTUNITY



Sandwich Shop

PROPERTY INFORMATION

- **Lease Price: \$22 PSF/ mo./ NNN/ S.T.**
- **Folio Number: 174395-0000**
- **Site Improvements: 2,600 SF**
- **Lot Size: 5,123 SF (.14 acres)**
- **Lot Dimensions: (approx.) 47' x 109'**
- **Zoned: PD (Planned Development)**
- **10,500 VTD (2023 AADT) N. 22nd St/ E. Lake Avenue**
- **Taxes: \$3,468.08 (2023)**
- **Highest and best use: Retail storefront, professional office or restaurant**
- **2023 Total Population | 18,601 - 1 Mile | 112,533 - 3 Mile | 290,866 - 5 Mile**

Zoning is PD. Planned Development. The definition of planned development means a development is under unified control designed and planned to be developed in a single operation or by a series of prescheduled development phases according to an officially approved final master land use plan, including DRI, PUD Planned Unit Developments, MPUD Master Planned Unit Developments, PD Land Use Classifications or other land use classifications with subarea policies, and other planned developments under a common preliminary site plan (PSP) approval, plat, or unified plan of development.

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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

For Lease: \$22 PSF/ mo. + S.T.

Lease Provisions: NNN

Lease Terms: 2-5 year lease

Tenant Paid Expenses: Prorated Utilities, Sales Tax, Business Insurance, Alarm, etc...

LOCATION

Street Address: 2409 E. Lake Avenue

City: Tampa

Zip Code: 33610

County: Hillsborough

Traffic Count/ Cross Streets:

10,500 VTD (2023 AADT) N. 22nd Street/ E. Lake Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Ybor City/East Seminole Heights Area

THE PROPERTY

Folio Numbers: 174395-0000

Zoning: PD (Planned Development)

Current Use: Retail Storefront

Site Improvements: 2,600 SF bldg.

Lot Dimensions: (approx.) 47' x 109'

Front Footage: (approx.) 109' / E. Lake Avenue

Lot Size: 5,123 SF

Total Acreage: .14 acres

Parking: Onsite :: Dedicated :: up to 10 spaces

UTILITIES

Electricity: TECO

Water: City of Tampa

Waste: City of Tampa

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2024

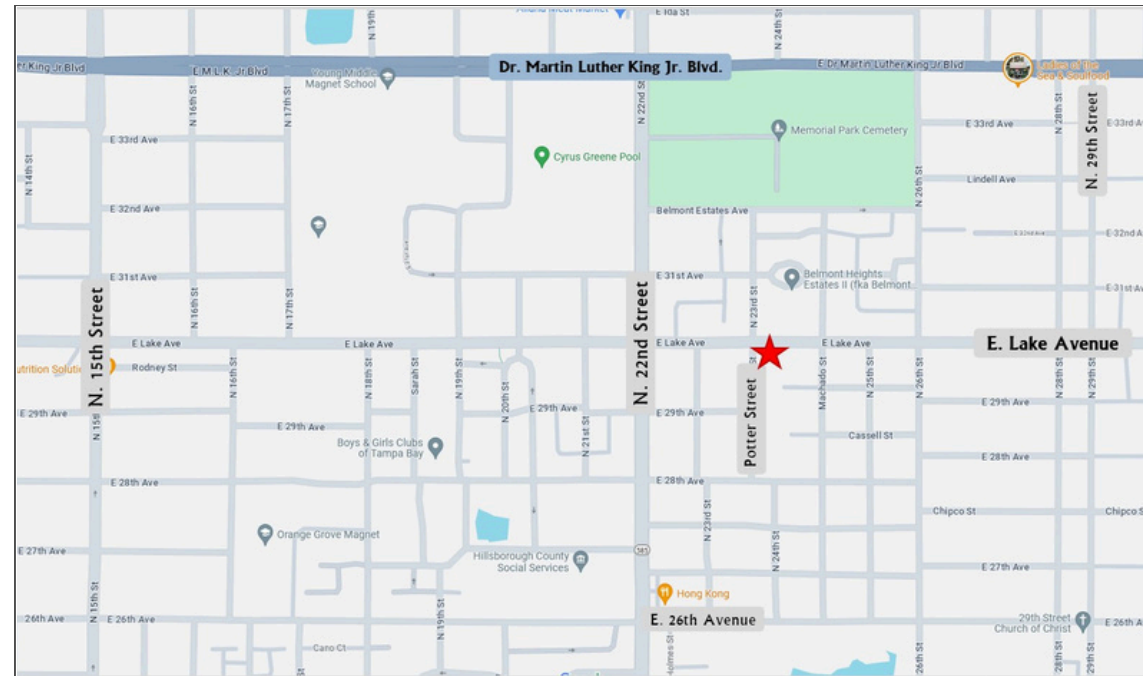
Taxes: \$2,764.90

THE COMMUNITY

Community/ Subdivision Name: Ybor City/East Seminole Heights Area

Flood Zone Area: X

Flood Zone Panel: 12057C0360H



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CALL OUR TEAM TODAY!
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