



3410- 3412 E. 7th Avenue

3410 E. 7TH AVENUE
TAMPA, FL 33605

FOR LEASE

PROFESSIONAL | RETAIL | CREATIVE SPACE

(4) OFFICE/ RETAIL SUITES :: 800 SF- 1,350 SF :: YBOR CITY

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
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BROKER

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live
work
& play
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

3410 E. 7TH AVENUE

TAMPA, FL 33605

PRICE PSF **\$21/ PSF/ NNN/ + sales tax**

LEASE PRICE **\$1,400- \$2,362.50/ MONTH**

TRAFFIC COUNT **5,300 VTD**
(N. 34TH STREET & E. 7TH AVENUE- AADT, 2025)

PROPERTY FEATURES

Ybor City is more than a destination—it's a living canvas. Bring your business ideas to life and become part of Ybor's next chapter. Florida Commercial Group is seeking retailers, indoor entertainment users, fitness concepts, offices, galleries, studios, and other creative businesses to help complete this vibrant community.

Positioned along E. 7th Avenue, this 4,300 SF commercial property offers 4 available suits, a flexible opportunity for businesses seeking a prominent Tampa location with CI (Commercial Intensive) zoning and dedicated onsite parking. The 14,250 SF lot provides valuable site area beyond the building footprint, while the existing 10-space rear parking area supports a range of potential commercial uses. The property may be well suited for professional and medical offices, retail, specialty services, showroom concepts, creative businesses, and other commercial uses, subject to applicable City of Tampa zoning and permitting requirements.



PROPERTY VIEW

- **Four available commercial suites ranging from approximately 800 SF to 1,350 SF** (Totaling approx.. 4,300 SF)
- **Flexible layouts** suitable for office, retail, creative, professional, and service-oriented uses
- Potential for studio, gallery/showroom, workshop, classroom, meeting, or event concepts
- **CI (Commercial Intensive) zoning** supports a broad range of commercial uses
- **Excellent visibility** along E. 7th Avenue
- **Rear onsite parking**
- Located at E. 7th Avenue and N. 34th Street near Garytown



LISTING DETAILS

FINANCIAL TERMS

PRICE PSF **\$21 PSF / NNN/ + sales tax**

OFFERING PRICE **\$1,400-\$2,361.50 MO. (BASE RENT)**

LEASE TERMS **MINIMUM 3 YEARS**

LOCATION

STREET ADDRESS 3410 E. 7TH AVENUE

CITY/MARKET TAMPA-ST. PETERSBURG- CLEARWATER

COUNTY HILLSBOROUGH

SUB MARKET YBOR CITY

UTILITIES

ELECTRICITY TECO

WATER/WASTE CITY OF TAMPA UTILITIES

COMMUNICATION SPECTRUM, FRONTIER AND VERIZON

THE COMMUNITY

**NEIGHBORHOOD/
SUBDIVISION NAME** EAST BAY ADDITION

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0358J

THE PROPERTY

FOLIO NUMBER 175602-0000

ZONING CI (COMMERCIAL INTENSIVE)

CURRENT USE PROFESSIONAL | RETAIL | CREATIVE SPACE

LEASABLE SPACE 800 SF UP TO 4,300 SF

FRONT FOOTAGE 150' / E. 7TH AVENUE

PARKING ONSITE, 10 REAR SURFACE PARKING SPACES



CI Commercial Intensive Zoning

The City of Tampa defines the CI district as a commercial district intended for intense commercial activity, permitting heavy commercial and service uses. It is generally the most intensive commercial zoning category outside of industrial districts.

Typical Uses Allowed in CI

CI zoning generally accommodates a broad range of commercial activities, including:

- Event venues and assembly uses (subject to occupancy: parking and life-safety requirements)
- Offices and professional services
- Retail businesses
- Convenience stores
- Restaurants and food service establishments
- Personal service businesses
- Hotels and lodging
- Medical and institutional uses
- Various heavy commercial and service-oriented uses not typically permitted in neighborhood commercial districts.



3410 E. 7TH AVENUE PHOTOS

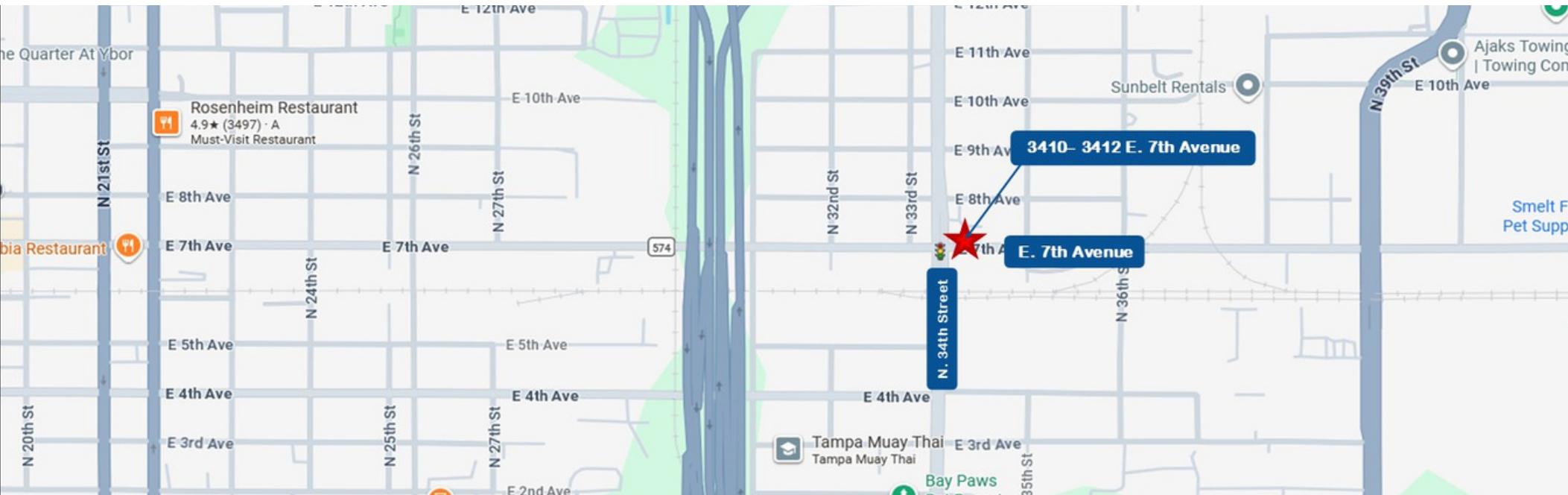


LOCATED IN A QUALIFIED OPPORTUNITY ZONE

Qualified HUB Zone. Fueling the growth of small businesses in historically underutilized business zones (with a goal of awarding at least 3% of federal contract dollars to HUB-Zone-certified companies each year). The HUBZone program provides certifications for preferential access to federal contracts- providing long-term tax benefits to tenants and business owners.

DRIVING DIRECTIONS

From Downtown Tampa: head east on East Jackson Street to N. Nebraska Avenue. Turn left. Head north to E. Henderson Avenue, turn right. Head east to N. 34th Street. Property is immediately on the left just after the lighted intersection. Parking is located in the rear of the building.



AREA DETAILS

Position your business at the gateway to East Ybor and Historic Ybor City—welcome to 3410 E. 7th Avenue.

East Ybor and East Tampa continue to experience significant public and private investment, attracting new residential development, commercial redevelopment, and infrastructure improvements that are transforming the area into one of Tampa's most active growth markets.

The property is located within both a **Hillsborough County Opportunity Zone** and a **Qualified HUBZone**, offering potential economic development incentives and tax advantages for qualifying businesses, investors and property owners.

Strategic Location Highlights

- Approximately **10 minutes to Downtown Tampa**
- Approximately **15 minutes to Port Tampa Bay**
- Approximately **18 minutes to Tampa International Airport**
- Less than **2 miles to Interstate 4**

·Minutes from the Selmon Expressway (SR-618)

·Convenient access to US Highway 41, Adamo Drive (SR-60), Nebraska Avenue, and 50th Street

This central location provides efficient connectivity throughout Tampa Bay, making it ideal for businesses serving customers throughout Hillsborough County.

Within a **3-mile radius**, the surrounding trade area supports a diverse customer base with a strong workforce, established neighborhoods, and continued residential growth that fuels demand for retail, office, industrial, and service-oriented businesses.

Surrounding Growth & Development

The property benefits from its proximity to several of Tampa's largest redevelopment initiatives, including:

- Gas Worx**, the transformational mixed-use district connecting Ybor City and the Channel District
- Continued redevelopment throughout Historic Ybor City
- Ongoing investment throughout East Tampa through the Community Redevelopment Area (CRA)
- Continued industrial and commercial expansion surrounding Port Tampa Bay and the East Tampa logistics corridor

These projects continue to drive population growth, employment opportunities, and increased commercial activity throughout the area.

Nearby Amenities & Destinations

The property is minutes from many of Tampa's most popular destinations, including:

- Historic Ybor City Entertainment District
- Centro Ybor
- Columbia Restaurant
- Hotel Haya
- Armature Works
- Tampa Riverwalk
- Port Tampa Bay

Numerous restaurants, breweries, coffee shops, retailers, financial institutions, schools, parks, and professional services are located throughout the surrounding area, providing convenience for employees and customers alike.

Area Demographics (2025 Estimates)

- **1-Mile Radius:** Approximately **14,000 residents**
- **3-Mile Radius:** Approximately **104,000 residents**
- **5-Mile Radius:** Approximately **247,000 residents**

With continued redevelopment, expanding residential density, and exceptional regional connectivity, 3410 E. 7th Avenue presents an outstanding opportunity for businesses seeking a highly accessible commercial location in one of Tampa's fastest-evolving corridors.

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 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.



CALL OUR TEAM TODAY!
813.935.9600



NEED OUR HELP?

- Buyer & Seller Representation
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- Valuation & Advisory Services
- Commercial & Residential



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