



FOR SALE BUSINESS WITH PROPERTY

5510 North Florida Avenue, Tampa, FL 33604

MOHAMMAD MUSTAFA
Managing Broker
813.385.6021
mustafa@nationrs.com

MOHANAD RIFAIE
Senior Associate
813.777.1854
mrifaie@nationrs.com

NOOR AUDI
Senior Associate
813.990.9465
naudi@nationrs.com



Property Summary

5510 N FLORIDA AVE



PROPERTY DESCRIPTION

Introducing the prime retail offering at 5510 North Florida Avenue, Tampa, FL, 33604. This versatile property is ideally located in the sought-after Seminole Heights area, boasting a thriving retail market and a strong community presence. With its strategic location and high visibility, this property presents an exceptional opportunity for retail investors looking to capitalize on the area's dynamic and growing commercial landscape. The prime location within Seminole Heights ensures excellent exposure to a steady flow of potential customers, making it an enticing prospect for retail businesses seeking to establish a prominent presence in this vibrant neighborhood.

OFFERING SUMMARY

Sale Price:	\$824,999
Laundromat Gross Sales	\$13,000/ Month
Lot Size:	0.26 Acres
Building Size:	2,592 SF

PROPERTY HIGHLIGHTS

- **Operating Business:** Includes laundromat business generating approximately \$13,000 in monthly sales.
- **Real Estate Included:** ±2,592 SF retail building situated on ±0.26 acres.
- **Seminole Heights Location:** Positioned in one of Tampa's most active and recognizable neighborhood corridors.
- **High Visibility:** Strong frontage along North Florida Avenue with excellent exposure to passing traffic.
- **Owner-User Opportunity:** Ideal for a buyer looking to operate the laundromat while owning the real estate.
- **Value-Add Potential:** Opportunity to improve operations, equipment, branding, marketing, or add complementary services.
- **Retail Trade Use:** Existing retail/service setup allows for continued laundromat use or potential repositioning.
- **Ample Parking:** On-site parking supports customer convenience and daily business activity.
- **Dense Customer Base:** Surrounded by established residential neighborhoods and local commercial activity.

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Regional Map



5510 N FLORIDA AVE

ZooTampa at Lowry Park

Rooster & the Till

Wicked Oak BarbeQue

Ology Brewing Co [Tampa]

Front Porch & Bart's Tavern

Harvest Bowl Eatery and Market



Mangos Southern Kitchen and Bar



Al Lopez Park

Kindred Hospital Central Tampa

Hillsborough High School

Middleton High School

St. Joseph's Hospital

George M. Steinbrenner Field

Raymond James Stadium



Rick's on the River

Armature Works

International Plaza and Bay Street

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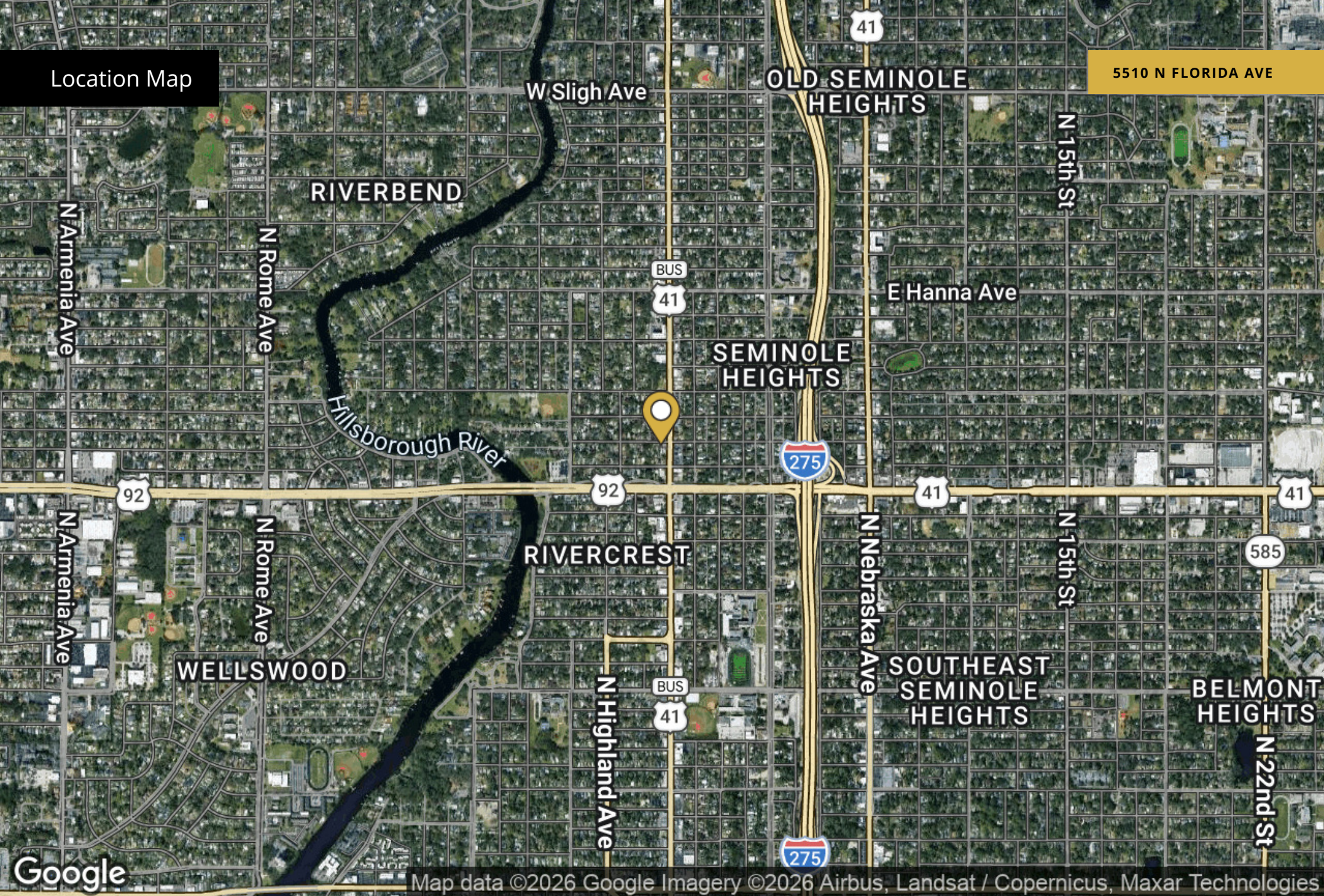
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