



Retail Property For Lease

Old West Tampa Retail  
**1713 N Albany Ave, Tampa, FL 33607**

For More Information:  
813-254-6756 | EXT 53  
**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





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### Executive Summary



#### OFFERING SUMMARY

<b>Available SF:</b>	1,900 SF
<b>Lease Rate:</b>	\$16.00 SF/yr (NNN)
<b>Lot Size:</b>	9,800 SF
<b>Year Built:</b>	1963
<b>Building Size:</b>	1,900 SF
<b>Renovated:</b>	1984
<b>Zoning:</b>	CG - General Commercial
<b>Market:</b>	Tampa-St Petersburg-Clearwater
<b>Traffic Count:</b>	17,500

#### PROPERTY OVERVIEW

This 1,900 SF freestanding retail building is located on a 9,800 SF CG zoned corner lot in the heart of the rapidly transforming Old West Tampa Commercial Corridor. This site is currently ready for buildout and was formerly home to a restaurant. The owner has installed a new roof, facade and new storefront glass completing a nice envelope for a future tenant's personalized interior buildout. The site feature ample parking, an existing grease trap (which may require work and re-certification) and is one block from Main Street where numerous historic renovations have recently occurred including the Catrinas Tacos, Co-hatch, Cura Freight, the Venue, and The Madison and sits just a few blocks from the exciting new West River Project which features over 1,800 new residences, a Publix, and a variety of other mixed realty which is easily accessible to University of Tampa and the South Tampa market. Traffic count 17,500 VPD on N. Howard Avenue

Estimated CAM: \$5.50  
 1,900 SF - Initial estimated monthly rent: \$3,404 (includes base rate + CAM) plus applicable sales tax

#### LOCATION OVERVIEW

Located in Tampa on N. Albany Street close to N. Howard Avenue with close proximity to I-275, offering easy access to surrounding areas.

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Additional Photos



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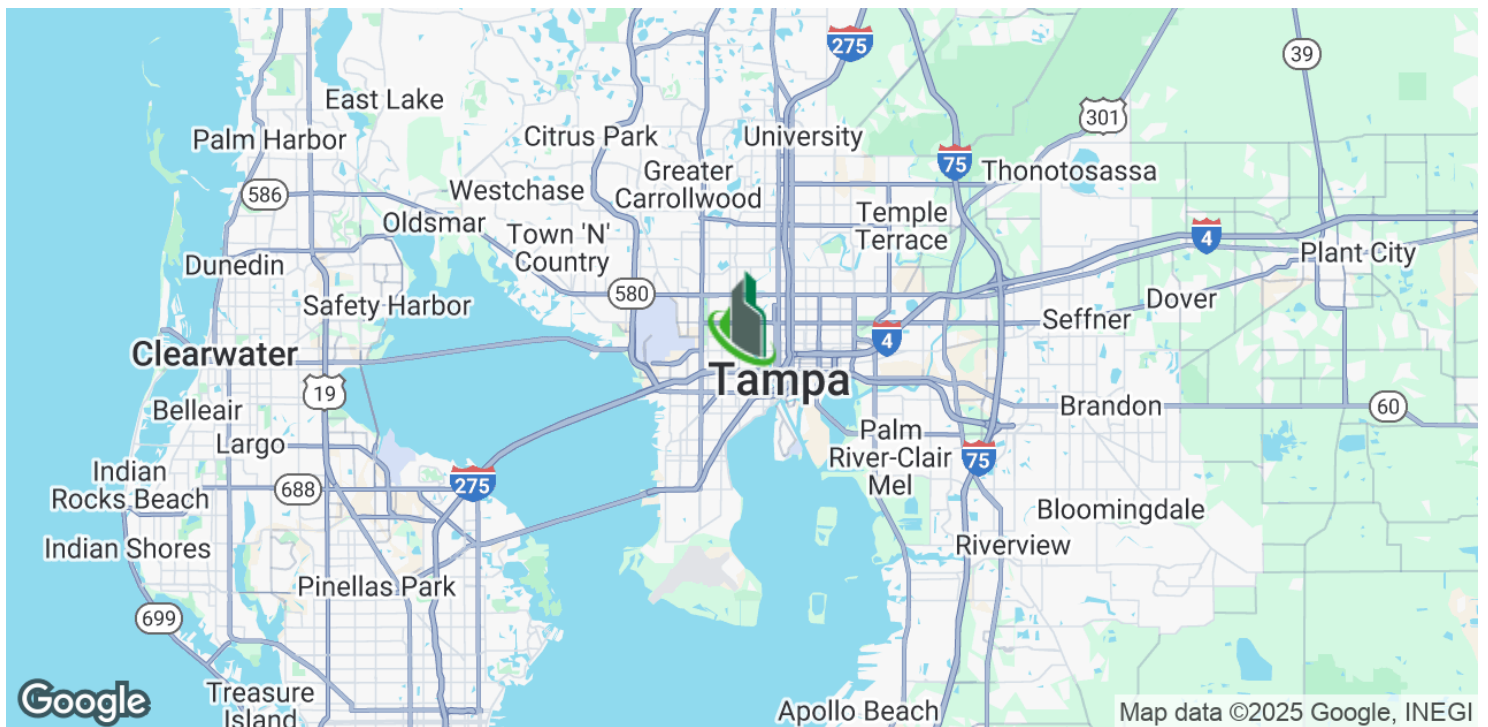
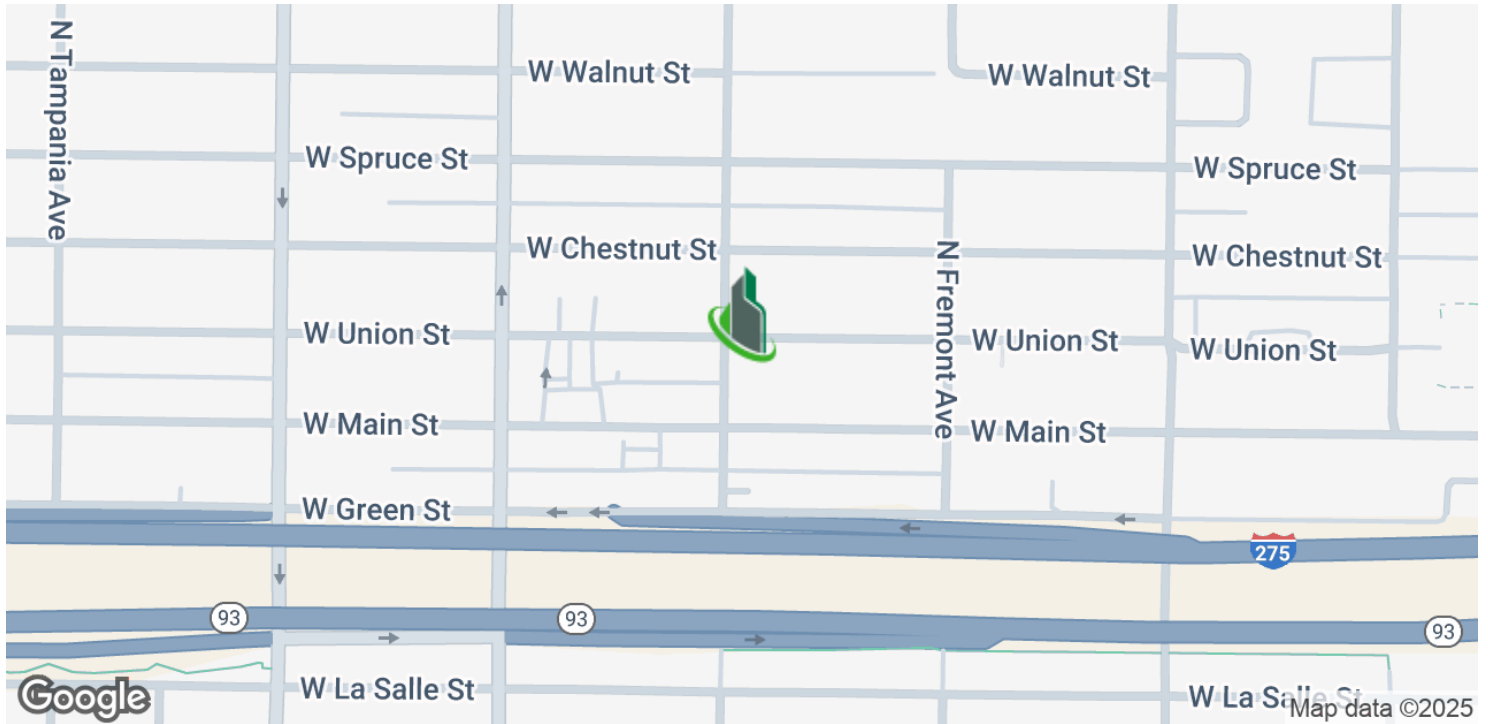
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Location Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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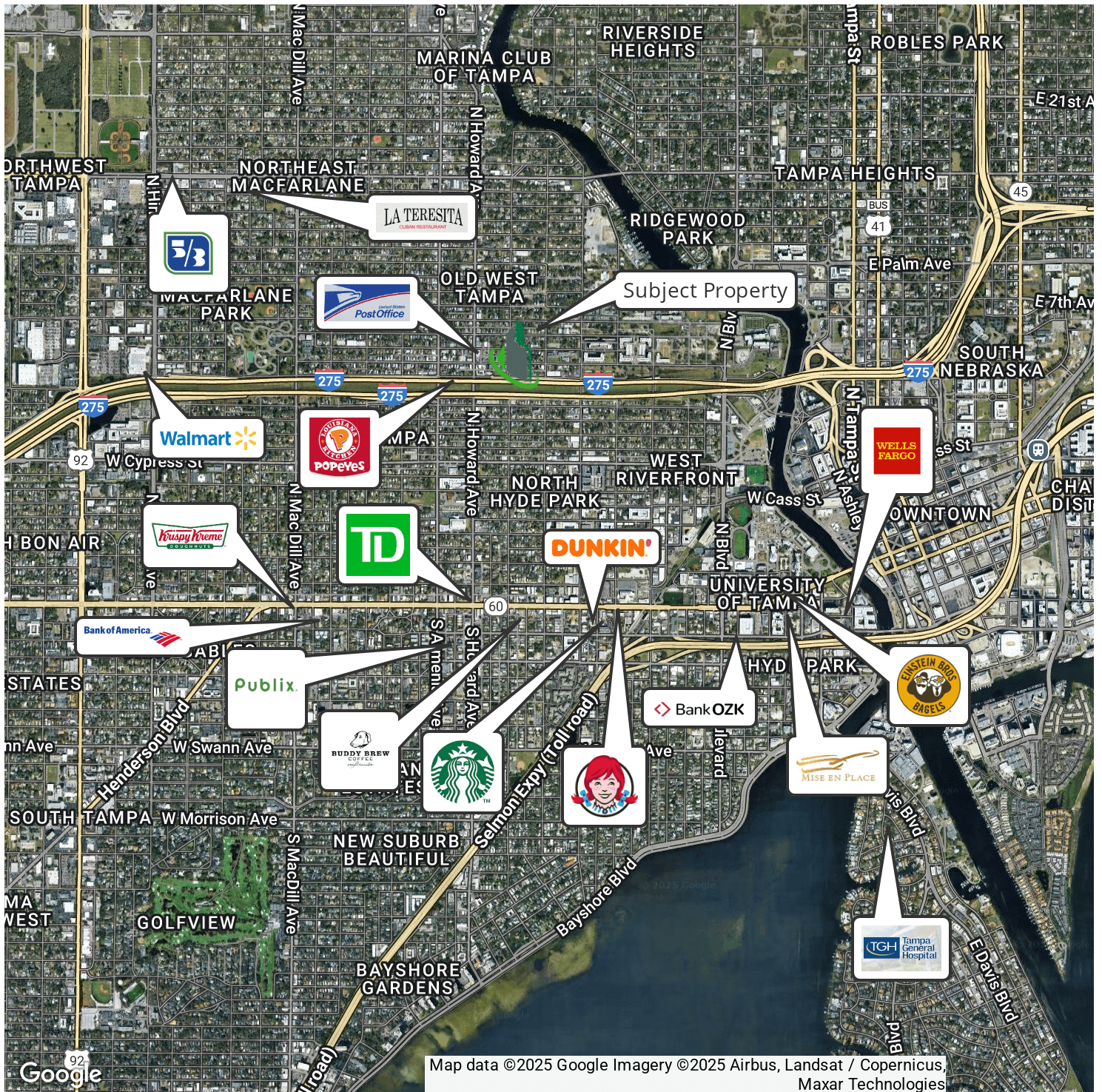




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### Retailer Map



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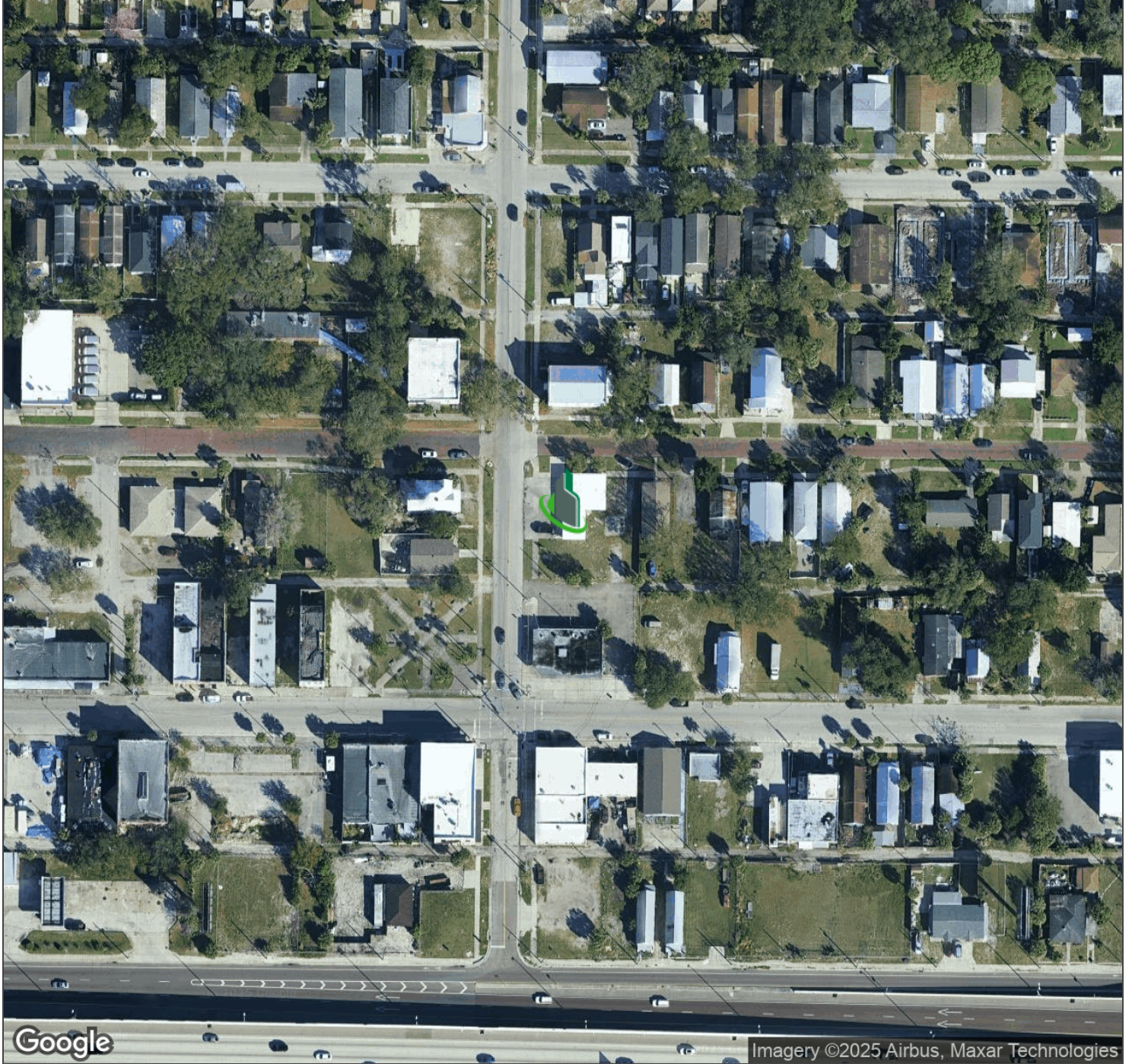




Old West Tampa Retail

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Aerial Map



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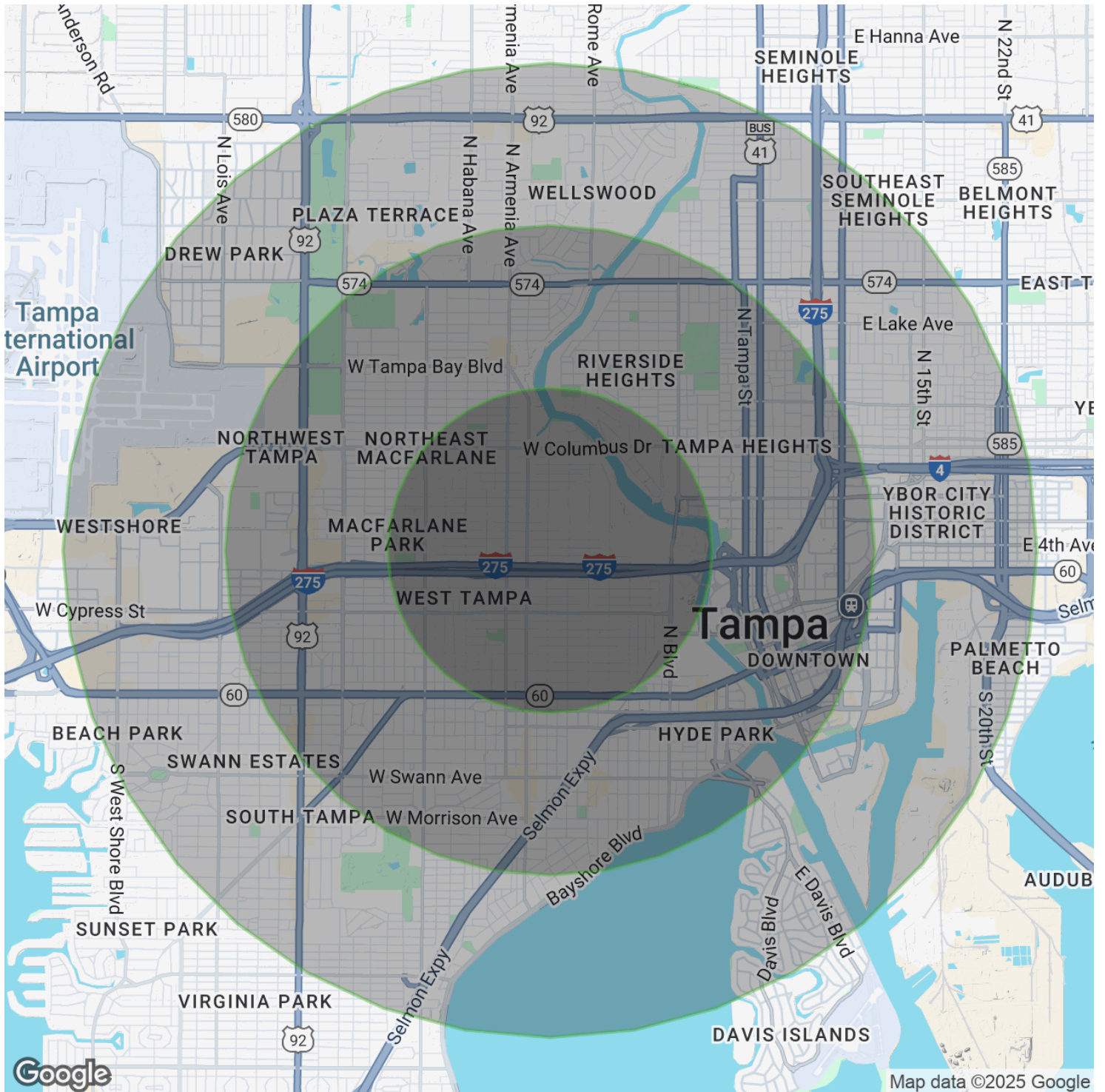




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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	18,335	54,888	104,304
Average Age	30.8	36.0	36.5
Average Age (Male)	28.9	34.3	35.0
Average Age (Female)	33.0	38.0	37.9

#### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,917	23,960	46,355
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$46,796	\$58,688	\$67,565
Average House Value	\$250,765	\$335,676	\$369,159

#### ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	28.4%	31.6%	29.8%

#### RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	8,575	36,178	72,893
% White	46.8%	65.9%	69.9%
Total Population - Black	8,443	14,949	23,775
% Black	46.0%	27.2%	22.8%
Total Population - Asian	164	779	2,171
% Asian	0.9%	1.4%	2.1%
Total Population - Hawaiian	0	37	69
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	258	627	1,188
% American Indian	1.4%	1.1%	1.1%
Total Population - Other	700	1,524	2,423
% Other	3.8%	2.8%	2.3%

#### TRAFFIC COUNTS

N Albany Ave & N Howard Ave 17,500/day

\* Demographic data derived from 2020 ACS - US Census

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