



Retail Property For Sale / Lease

22nd Street Retail Investment

5208 N 22nd St, Tampa, FL 33610

For More Information:

813-254-6756 | EXT 49

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Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





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### Executive Summary



### OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Lot Size:	22,659 SF
Year Built:	2009
Building Size:	4,730 SF
Zoning:	CI - Commercial Intensive
Market:	Tampa-St. Petersburg- Clearwater

### PROPERTY OVERVIEW

This 4,730 square foot, 22nd Street Retail Center sits on approximately a half-acre lot with 141 feet of frontage along North 22nd Street. Property is being offered as an investment opportunity with two available suites for lease and one space with tenant in place. Suite C is a restaurant space with walk-in cooler and freezer and was formerly a Quiznos. Suite B, with tenant in place, has a full hood system in place, three-stage sink, and multiple hand washing sinks. Suite A (2,709 total SF) was previously utilized as a restaurant and beauty academy. This beautiful open space includes a mezzanine office space (409 SF) wrapped in windows and a 329 SF climate-controlled garage. Constructed in 2009, this is one of the newer and more 'eye-catching' buildings in the East Tampa area.

### LOCATION OVERVIEW

Centrally located about one block south of East Hillsborough Avenue and only one mile east of I-275 on 22nd Street, just behind Walgreens and just across 22nd Street from national retailers occupying the Eastgate Shopping Center. Location offers short commutes to most of Tampa, Temple Terrace and the busy Ybor City and Brandon markets.





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Additional Photos



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

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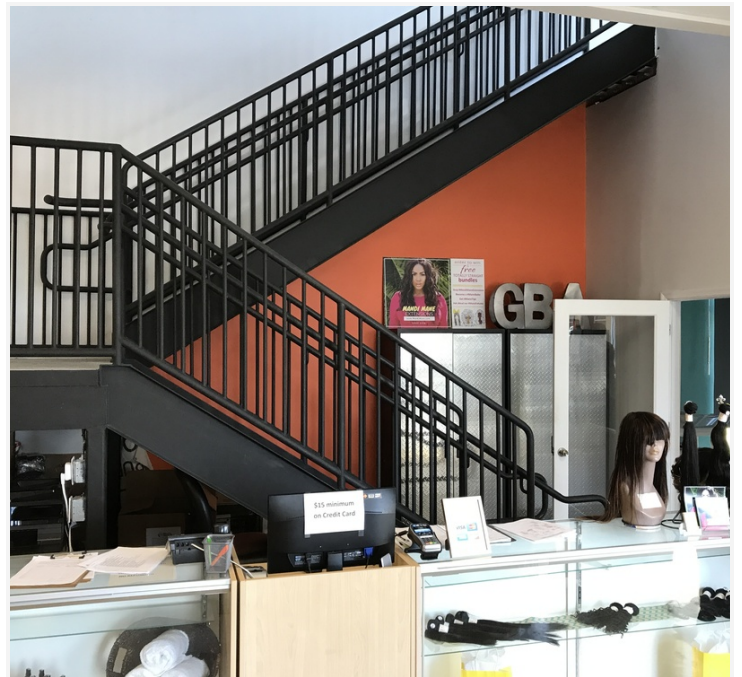




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Suite A



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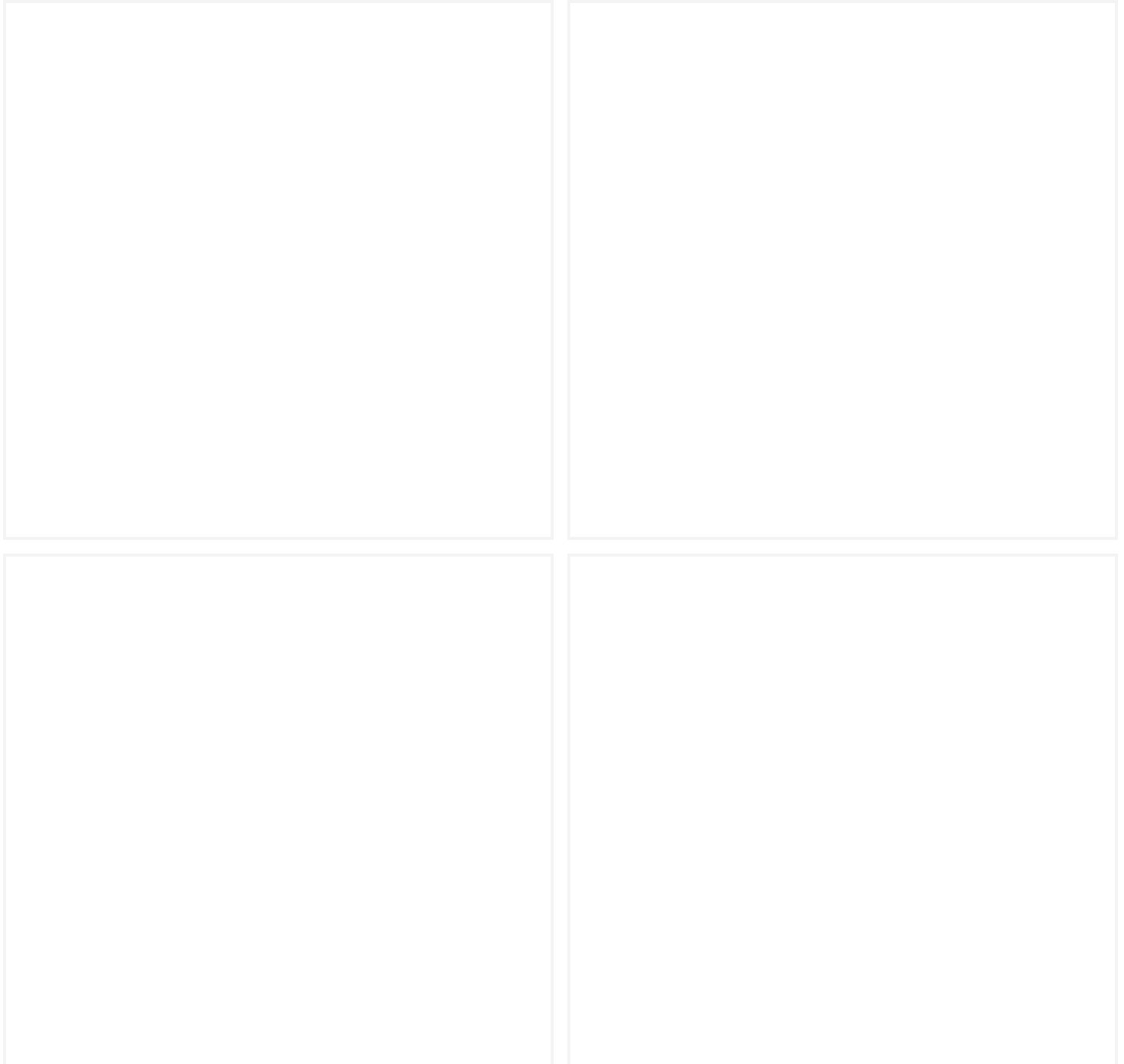




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Suite B (Flav's BBQ)



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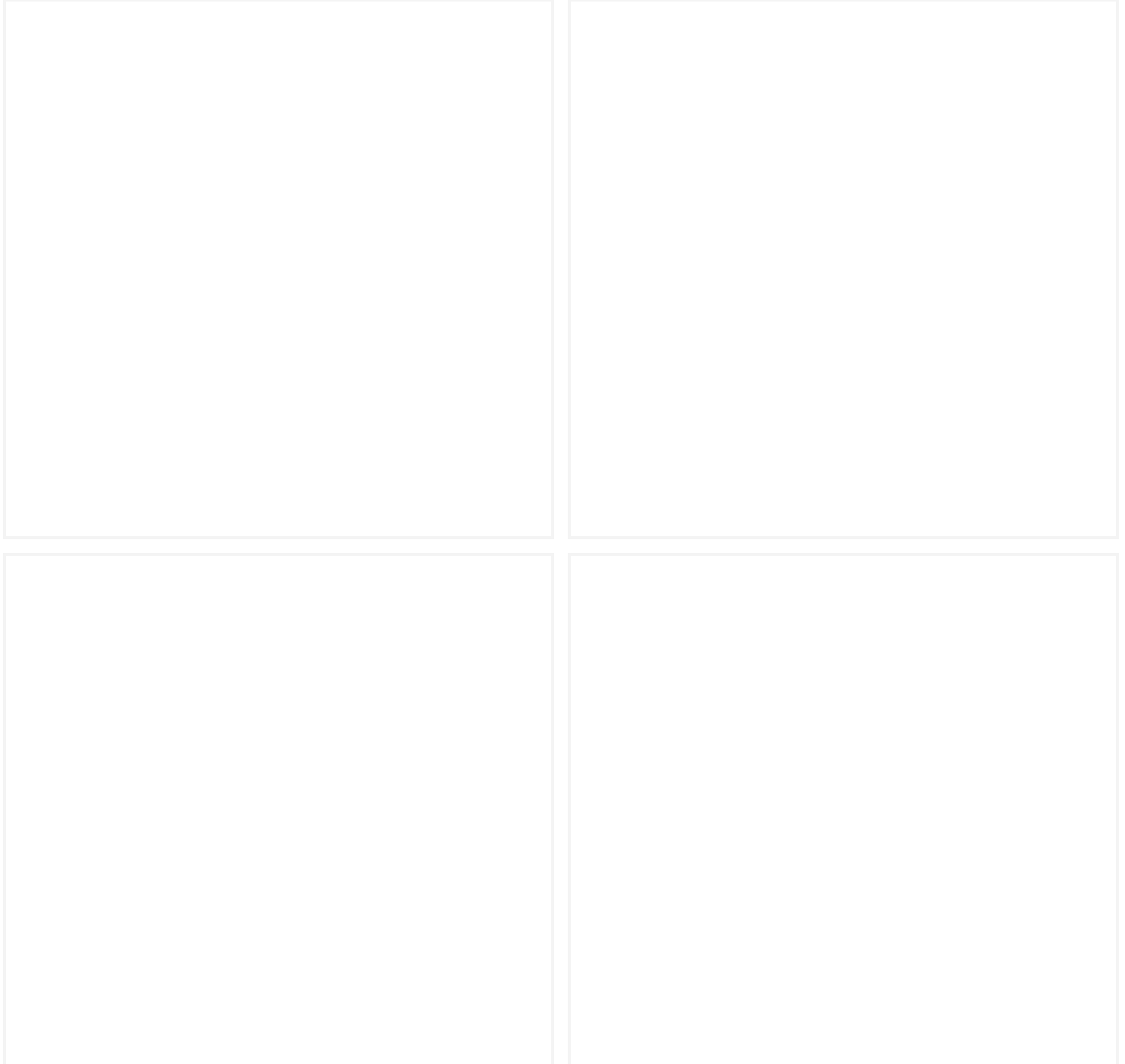
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Suite C



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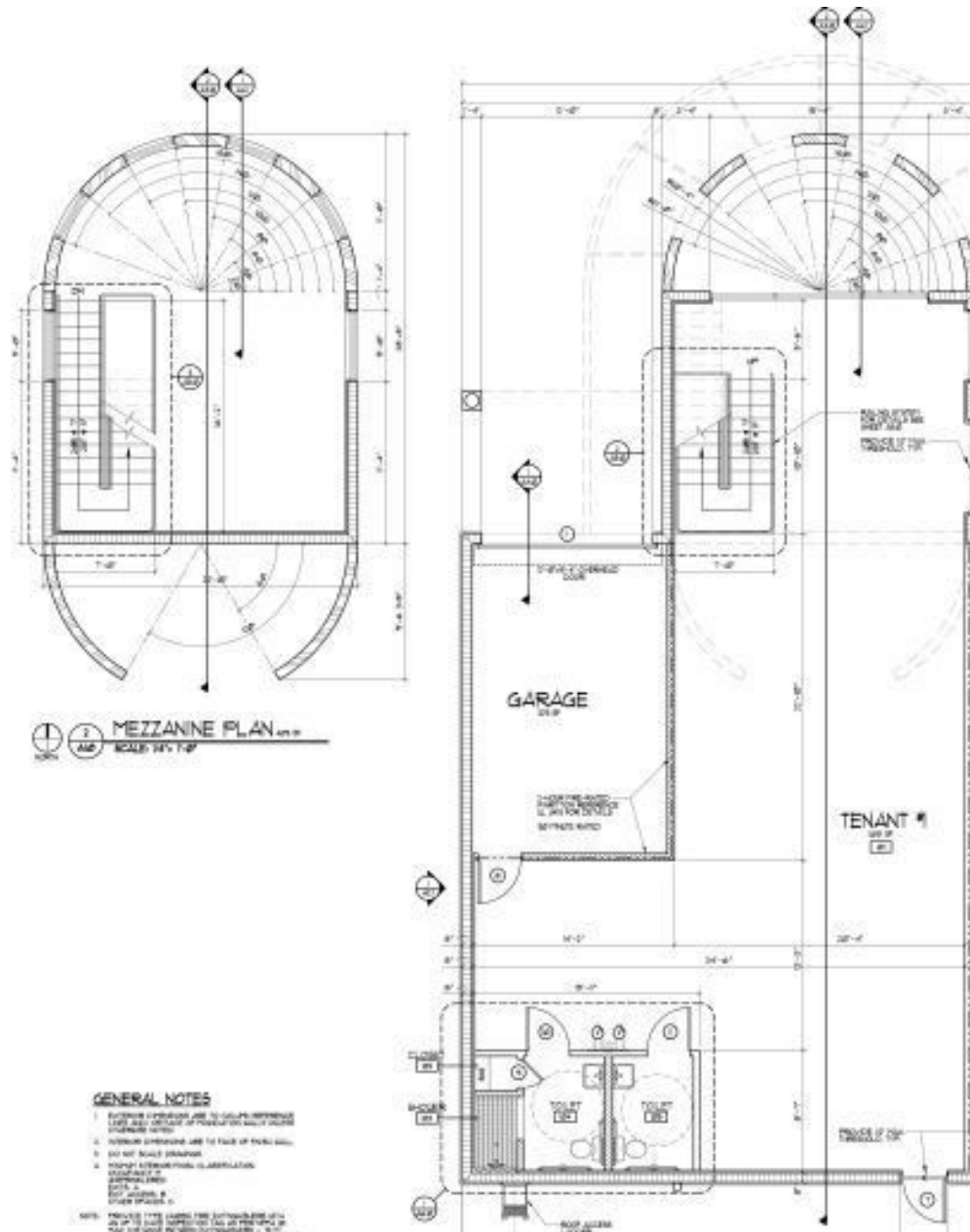
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### Floor Plan - Suite A



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Floor Plan - Suite B

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Floor Plan - Suite C

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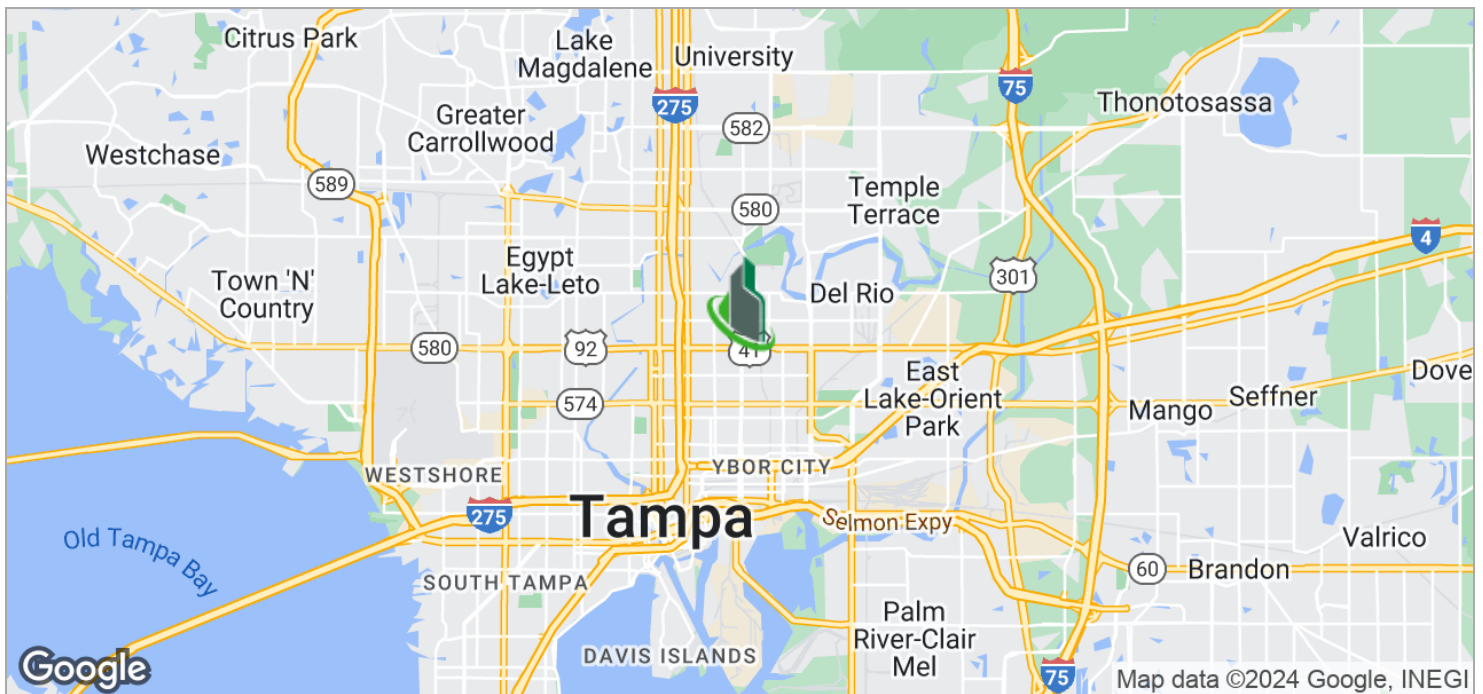
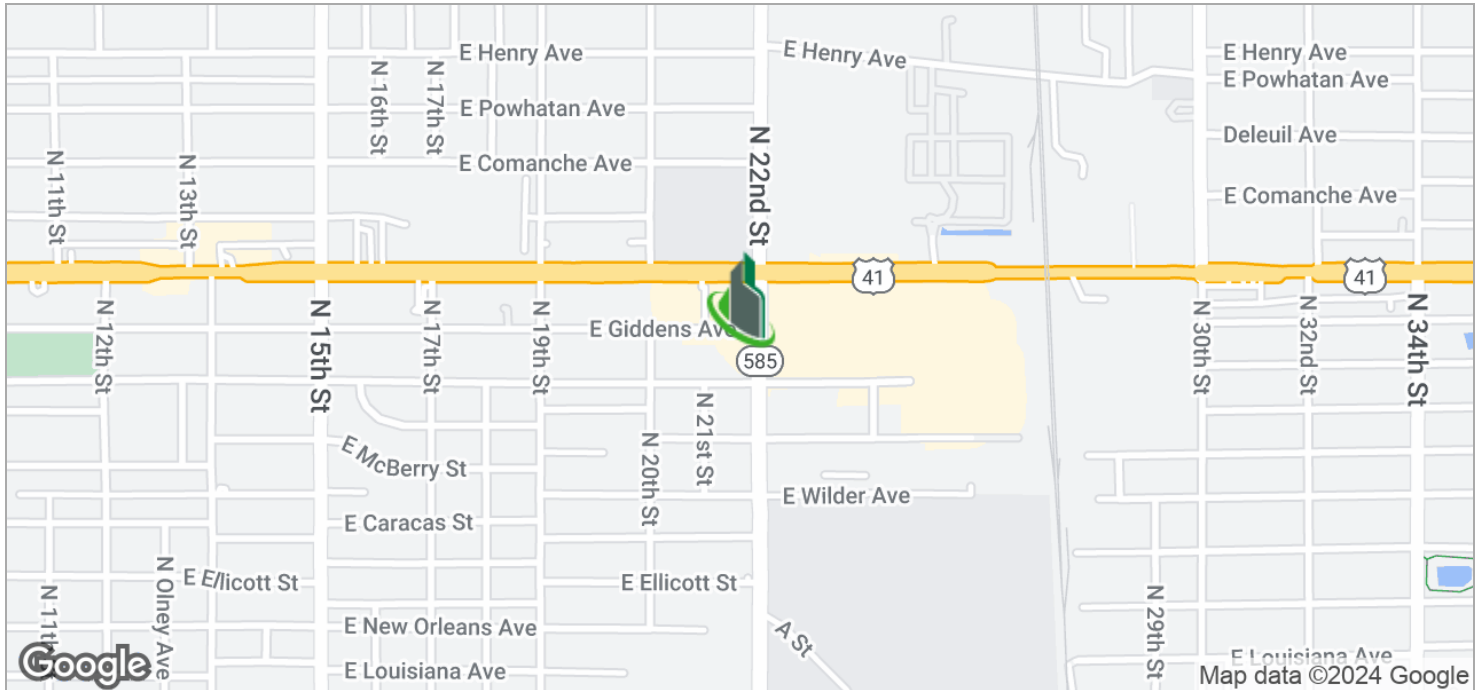
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### Location Maps



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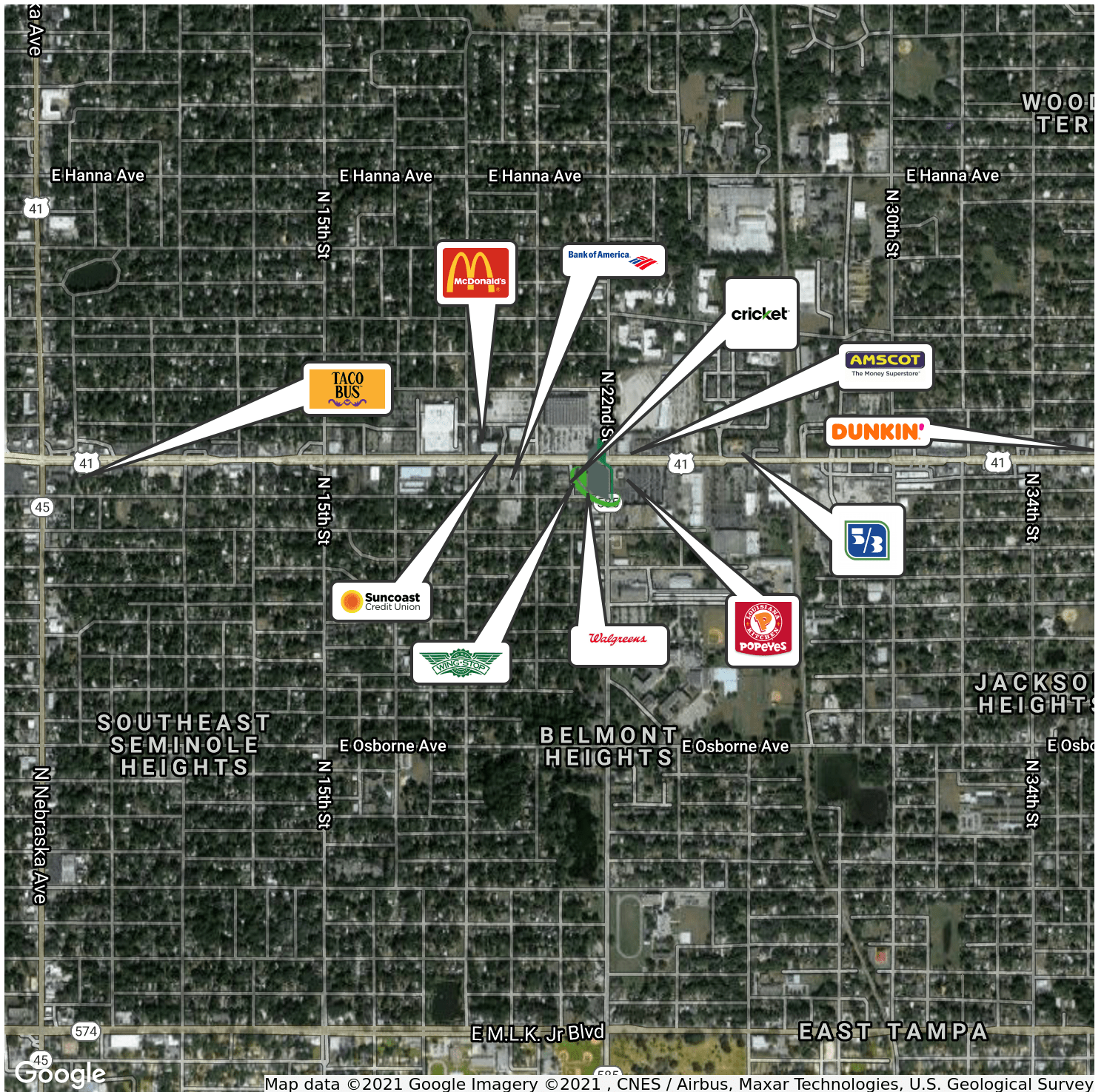




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### Retailer Map



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Aerial Map



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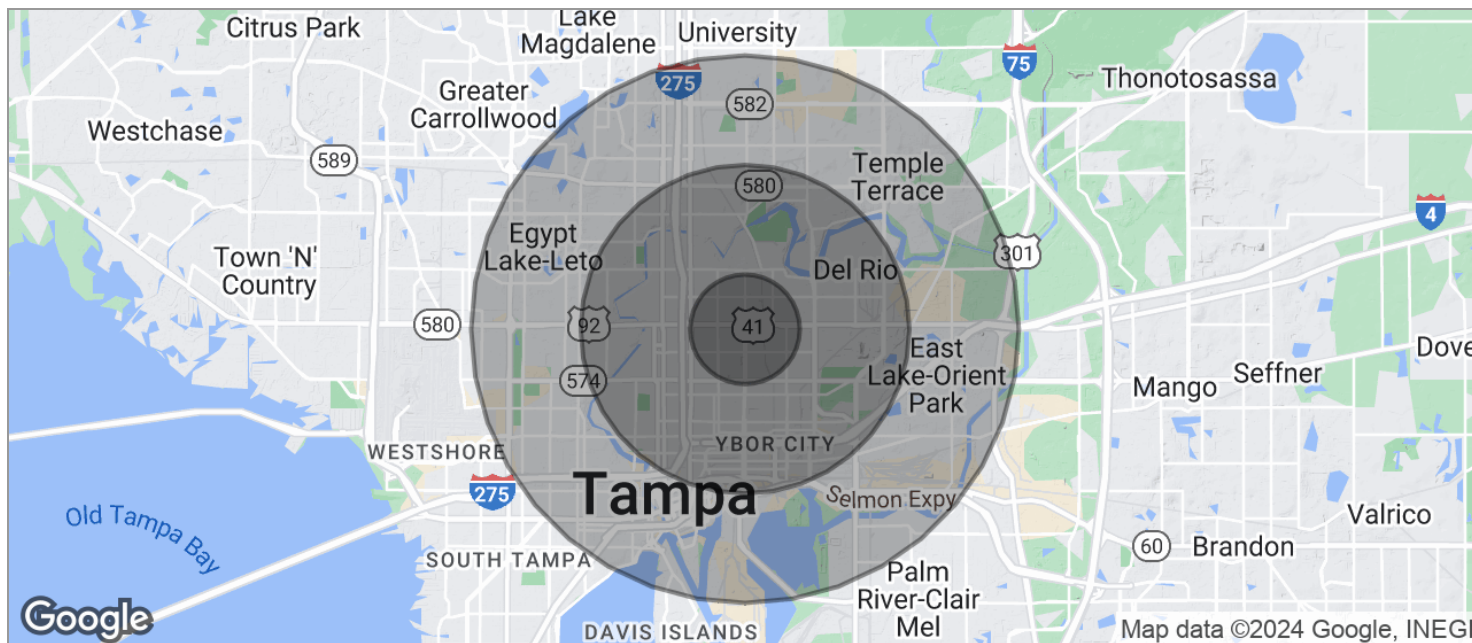




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### Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,697	115,238	282,539
MEDIAN AGE	35.7	34.0	34.1
MEDIAN AGE (MALE)	31.9	32.4	32.7
MEDIAN AGE (FEMALE)	37.5	35.0	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,850	43,874	109,702
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$39,177	\$41,313	\$47,960
AVERAGE HOUSE VALUE	\$165,339	\$180,047	\$219,804
RACE	1 MILE	3 MILES	5 MILES
% WHITE	31.8%	44.0%	57.2%
% BLACK	61.9%	49.7%	34.9%
% ASIAN	0.7%	0.7%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.8%	0.9%
% OTHER	3.5%	2.7%	3.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	17.4%	22.7%	29.0%

\* Demographic data derived from 2020 ACS - US Census

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