



Retail Property For Sale

Riverside Heights Retail Corner

456 W Columbus Dr, Tampa, FL 33602

For More Information:

813-254-6756 | EXT 2

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





Riverside Heights Retail Corner

456 W Columbus Dr, Tampa, FL 33602

Executive Summary

SHOPPES OF RIVERSIDE HEIGHTS



Now Leasing 932 to 5054 sf

OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Lot Size:	15,426 SF
Year Built:	1949
Building Size:	5,054 SF
Zoning:	CG
Market:	Tampa-St Petersburg- Clearwater

PROPERTY OVERVIEW

This 5,052 sf corner retail building sits at the lighted intersection of Columbus Drive and North Boulevard. It is situated on a 15,426 sf CG-zoned lot. Ideally suited to be divided into four individual suites as an investment opportunity or a single user retail building. Plentiful parking with 25 spaces available. Surrounded by a large variety of retail businesses and residential communities.

LOCATION OVERVIEW

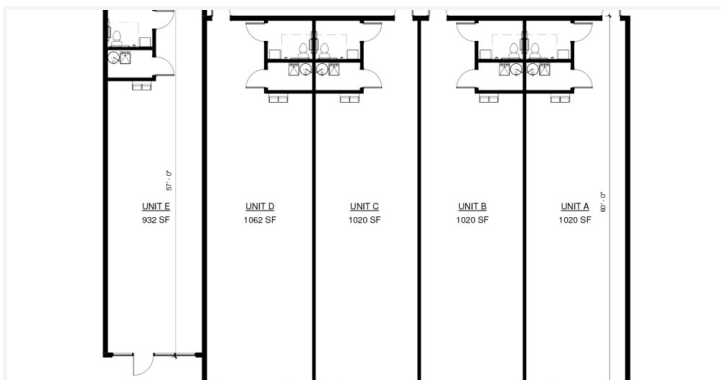
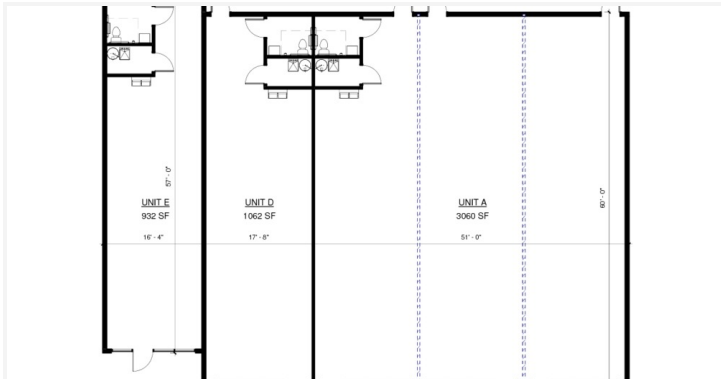
Located in the heart of Riverside Heights at the southeast corner of W. Columbus Drive and N. Boulevard just north of Downtown Tampa / Tampa Heights.



Riverside Heights Retail Corner

456 W Columbus Dr, Tampa, FL 33602

Additional Photos

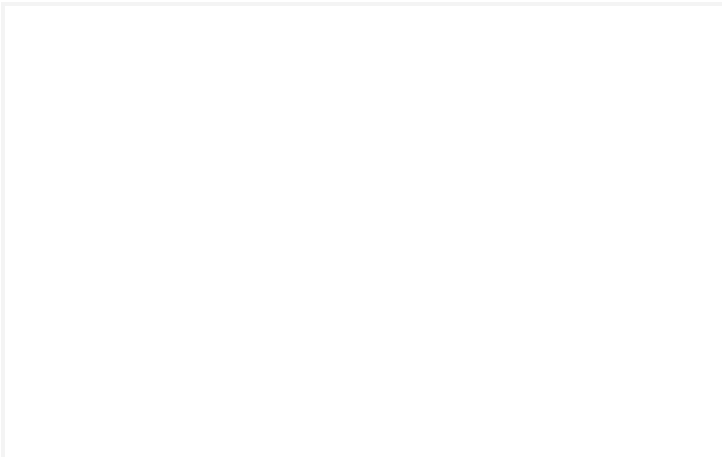
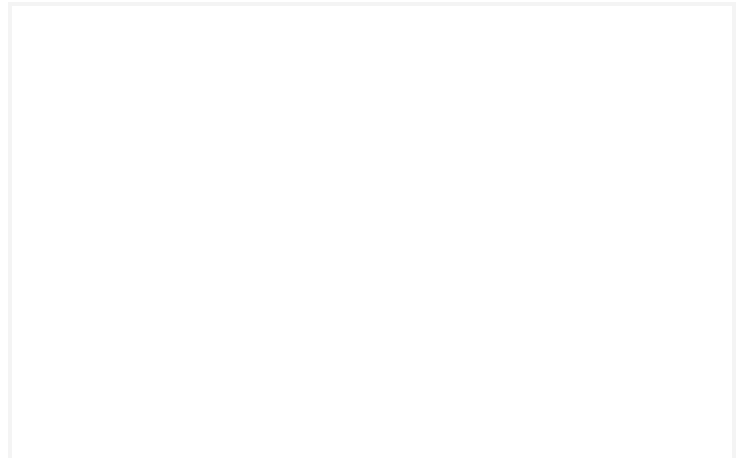
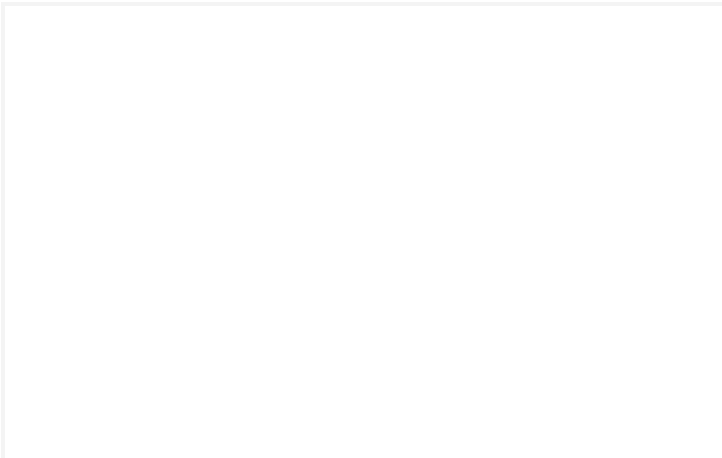




Riverside Heights Retail Corner

456 W Columbus Dr, Tampa, FL 33602

Additional Photos

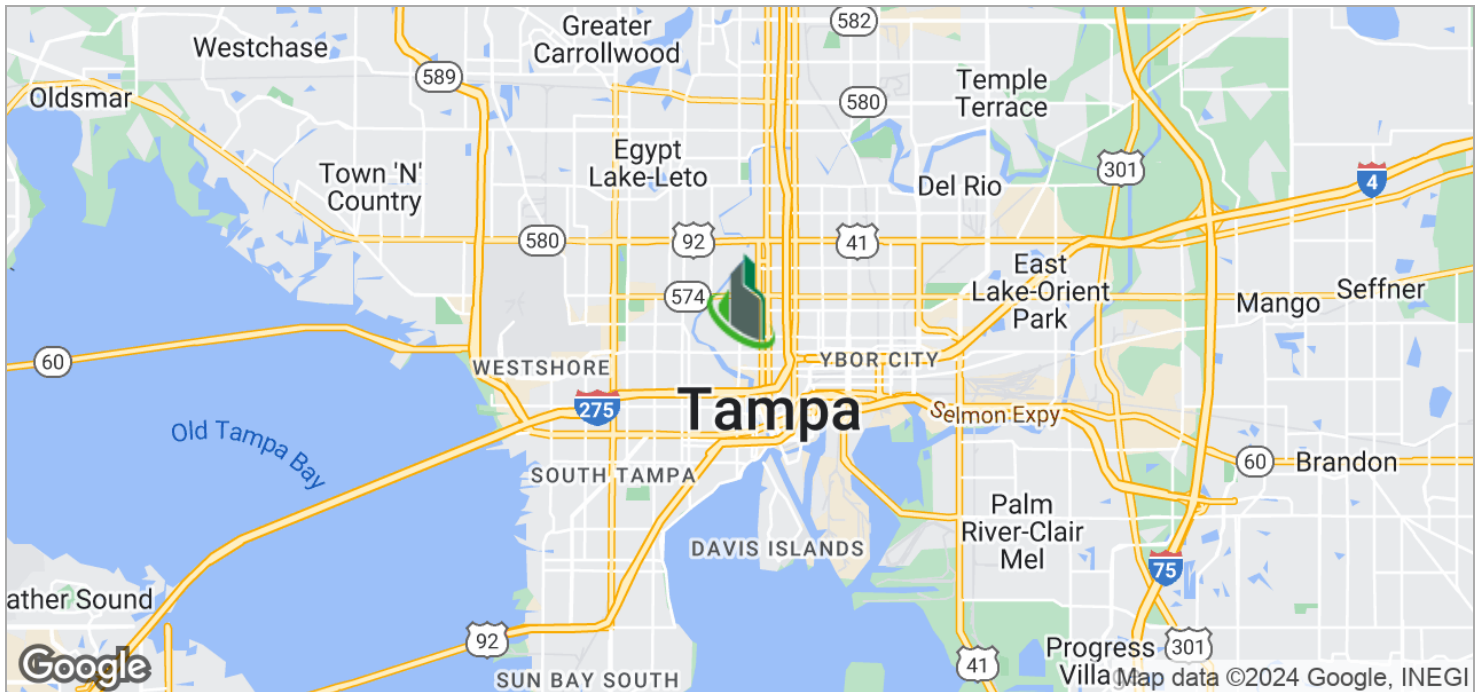




Riverside Heights Retail Corner

456 W Columbus Dr, Tampa, FL 33602

Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

5

For More Information:

813-254-6756 | EXT 2

Property Webpage: www.properties.baystreetcommercial.com/278777-sale

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





Riverside Heights Retail Corner

456 W Columbus Dr, Tampa, FL 33602

Aerial Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

6

For More Information:

813-254-6756 | EXT 2

Property Webpage: www.properties.baystreetcommercial.com/278777-sale

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

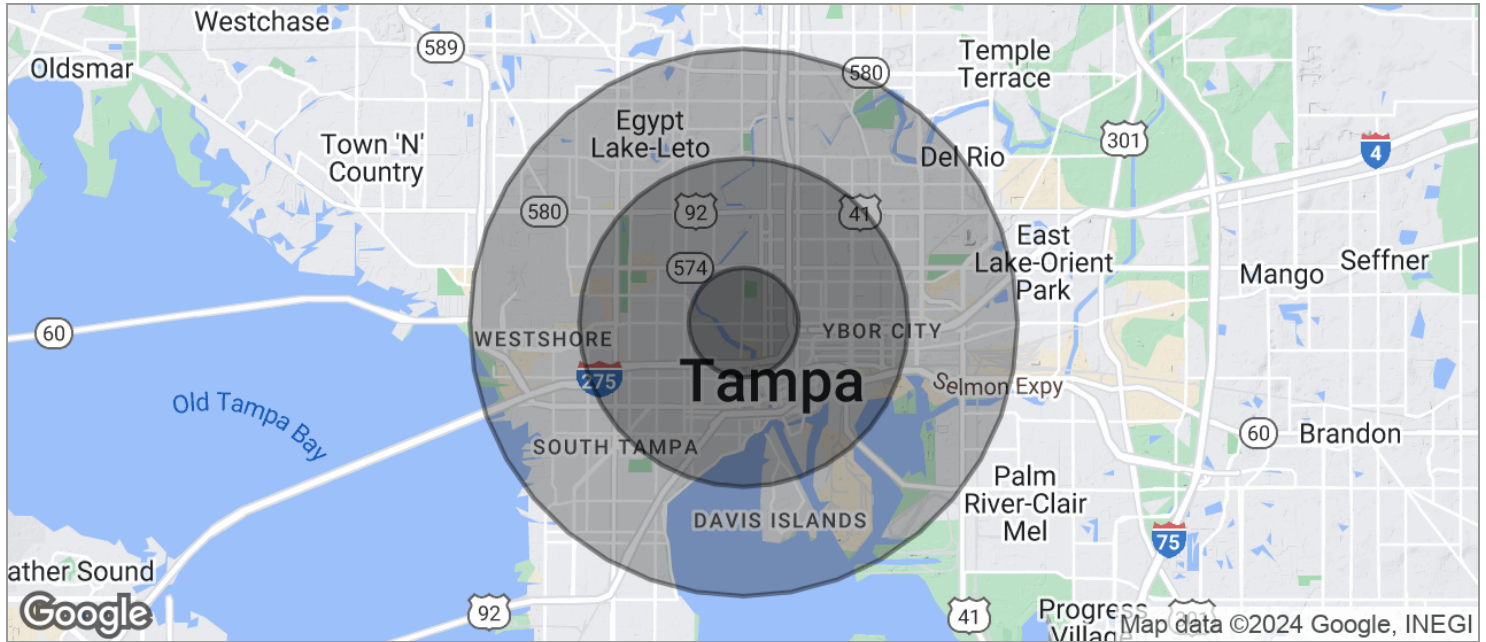




Riverside Heights Retail Corner

456 W Columbus Dr, Tampa, FL 33602

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,447	113,593	251,972
MEDIAN AGE	31.0	35.6	35.9
MEDIAN AGE (MALE)	28.0	34.1	34.5
MEDIAN AGE (FEMALE)	34.7	37.2	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,203	48,579	101,577
# OF PERSONS PER HH	2.5	2.3	2.5
AVERAGE HH INCOME	\$41,419	\$58,187	\$62,590
AVERAGE HOUSE VALUE	\$240,315	\$294,227	\$304,511
RACE	1 MILE	3 MILES	5 MILES
% WHITE	41.3%	63.2%	64.0%
% BLACK	54.2%	29.6%	28.7%
% ASIAN	0.1%	1.6%	2.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.1%	1.2%	0.9%
% OTHER	1.9%	2.5%	2.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	21.9%	30.6%	30.6%

* Demographic data derived from 2020 ACS - US Census

For More Information:

813-254-6756 | EXT 2

Property Webpage: www.properties.baystreetcommercial.com/278777-sale

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com