

# SEMINOLE HEIGHTS RETAIL / SHOWROOM FOR LEASE

4709 N Florida Avenue | Tampa, FL 33603



**Zoning:** SH-CI

**Year Built:** 1926

**Space Size:** 2,860 RSF

**Land Size:** 16,692 SF (mol)

**Term:** 3-5 Years

**Parking:** On-site & nearby street parking

**Traffic Count:** 8,300 (N. Florida)

3,400 (W. Osborne)

**Rental Rate:** \$25 Per SF NNN

**C.A.M:** \$8.00 (2025 Estimate)

For additional information or to schedule an appointment to tour the property, please contact:

**Kevin Platt, REALTOR®**  
**813.361.5878**

Smith & Associates Real Estate, Inc does not guarantee any representations. Important facts should be confirmed by buyer.

## DESCRIPTION

### 4709 N Florida Avenue | Tampa, FL 33603

This unique opportunity offers space within an established retail corridor characterized by high barriers to entry, favorable demographics, and easy access to I-275 and the nearby Tampa Heights neighborhoods.

The property features frontage on Florida Avenue, large display windows, high ceilings, and roll-up door access. It is located in the heart of South Seminole Heights, a historic neighborhood just three miles from downtown Tampa, known for its early 20th-century bungalow homes and historic buildings.

Seminole Heights has become one of Tampa's most desirable neighborhoods, with many homes selling for over \$1,000,000. The area has transformed into a hip, vibrant community, attracting craft breweries, unique dining concepts, and boutiques. This building is located on one of Seminole Heights' primary streets for dining, entertainment, and retail.





# INTERIOR PHOTOS



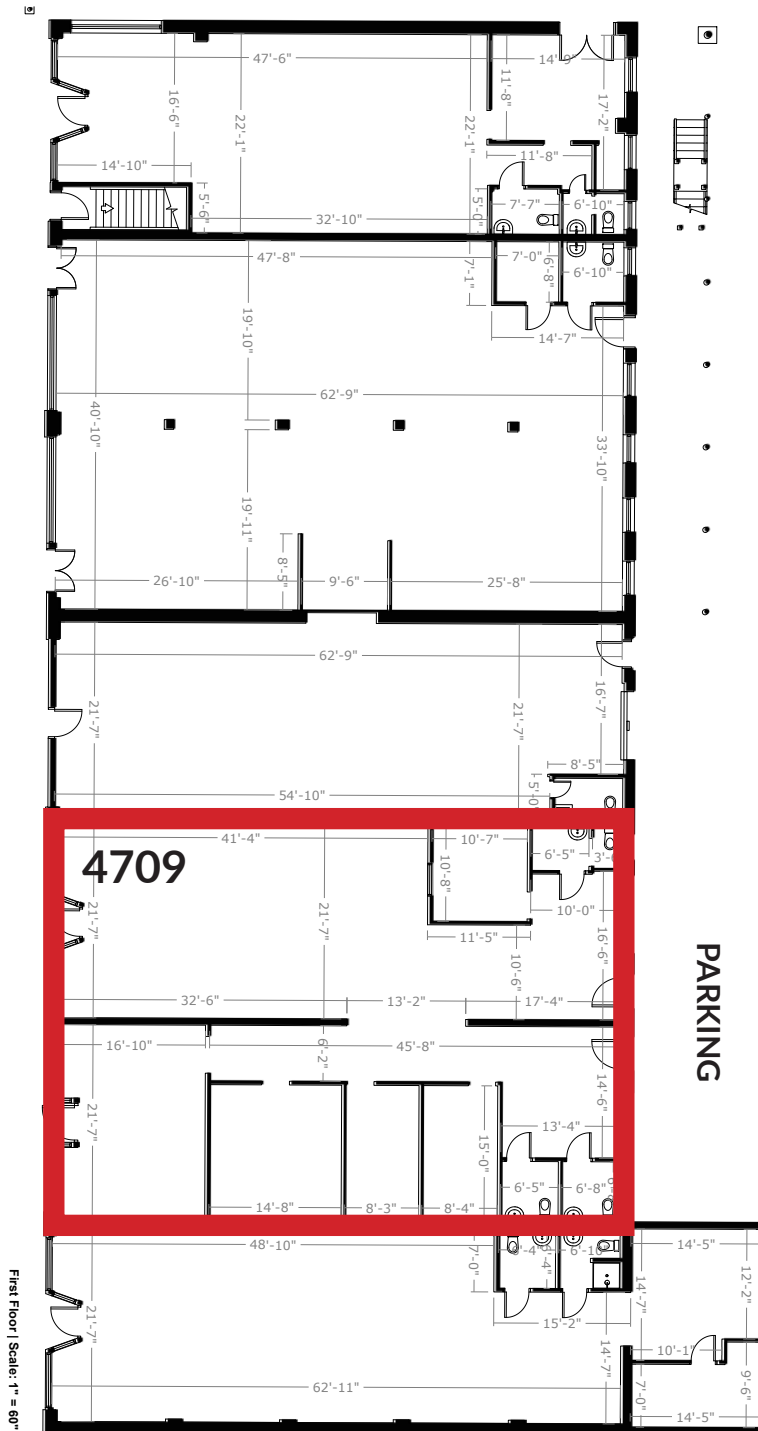


# AERIALS



# FLOOR PLAN

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N FLORIDA AVENUE