# N. Nebraska Avenue Flex Unit

Corner Unit with Excellent Exposure 13719 N. Nebraska Ave. Unit 102, Tampa, FL 33613



ADROTS RIPRED SLOP

13719

PARTIES HOPP

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### For Sale

- ⊕ 1,100 RSF flex space in University area
- $\,\oplus\,\,$  High ceilings and lots of natural light
- ⊕ Well-maintained center with strong curb appeal
- Prominent corner unit with excellent exposure
- ⊕ Located east of I275, just north of E Fletcher Avenue
- ⊕ Sale Price: \$189,900

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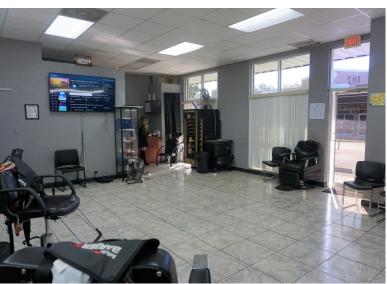
# N. Nebraska Avenue Flex Unit

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COMMERCIAL DIVISION





Offered for sale is this 1,100 RSF flex space that boasts large windows, high ceilings and lots of natural light. It's corner position in a well-maintained multi-tenant retail/flex center provides excellent exposure to an average daily traffic count of 25,000 vehicles on North Nebraska Avenue.

This property is ideally located on N. Nebraska Avenue in the University area, 1 block north of E. Fletcher Avenue and the same from I-275 in an area with a strong diversity of commercial, residential and service uses.

### AREA DEMOGRAPHICS (5 mile radius)

### **KEY FACTS**

275,061 Population



Average Household Size

# 35.6

Median Age

\$45,075

Median Household

#### ANNUAL HOUSEHOLD SPENDING



\$1,757 Apparel & Services



\$135 Computers

**EMPLOYMENT** 





#### **INCOME**



Median Household
Income



\$28,555 Per Capita Income



\$21,290 Median Net Worth

65% White Collar



\$4,284

18%



17% Services 8.8%

Eating Out

Unemployment Rate

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