

N. Nebraska Avenue Flex Unit

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



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- ⊕ 1,100 RSF flex space in University area
- ⊕ 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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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
Income

INCOME



\$45,075

Median Household
Income



\$28,555

Per Capita Income



\$21,290

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,757
Apparel &
Services



\$135
Computers



\$3,059
Eating Out



\$4,284
Groceries



\$4,414
Health Care

EMPLOYMENT



65%
White Collar



18%
Blue Collar



17%
Services

8.8%

Unemployment Rate

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