



2ND GEN RESTAURANT FOR LEASE IN TAMPA

3701 N Central Ave, Tampa, FL 33603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,900 SF
Lease Rate:	\$4,000.00 per month (NNN)
Lot Size:	0.43 Acres
Year Built:	1960
Renovated:	2018
Zoning:	CG
Market:	TAMPA BAY
Submarket:	SEMINOLE HEIGHTS

PROPERTY OVERVIEW

2nd generation restaurant space! This prime location comes with an existing hood system, saving you time and thousands in upfront expenses.

This 3,900 SF retail space offers exceptional visibility in one of Tampa's most dynamic neighborhoods, Seminole Heights. Positioned just 2 miles from downtown Tampa and across from the transformative Robles Park Village redevelopment with 1,850 new residential units, this location is poised to benefit from a growing population and increased foot traffic. Surrounded by popular restaurants, breweries, and boutique shops, this walkable, high-demand area blends historic charm with modern growth, making it an ideal spot for retail or service-oriented businesses.

George William

727.482.2818

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- 1,850 new residential across the street will bring thousands of new residents to the area
- 2 miles from downtown Tampa, with easy access to I-275 and major thoroughfares.
- High median household incomes and a diverse mix of residents create an ideal customer base.
- Surrounded by popular restaurants, cafes, and breweries, including Rooster & the Till, Ella's Americana Folk Art Cafe, and Angry Chair Brewing.
- Seminole Heights combines a rich architectural history with a contemporary, eclectic vibe.
- Spacious 3,900 SF unit available for immediate occupancy, ideal for retail, dining, or specialty businesses.



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PROPERTY DESCRIPTION

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****DO NOT VISIT PROPERTY WITHOUT CONTACTING AGENT GEORGE WILLIAM FIRST AS THIS MAY DISQUALIFY YOU FROM RENTING THE PROPERTY PER PROPERTY OWNERS INSTRUCTIONS***

Directly across Robles Park Village redevelopment, a transformative project featuring 1,850 new residential units, including affordable housing, senior housing, and market-rate apartments. Expected to bring thousands of new residents to the area, creating a significant customer base for retail, dining, and service-oriented businesses.

Location Highlights

Proximity to Downtown Tampa: Just 2 miles (7 minutes) from downtown, making it a convenient location for both local and commuter traffic.

High-traffic Area: Central Avenue is a major corridor through Seminole Heights, providing excellent exposure to pedestrian and vehicular traffic.

Neighborhood Charm: Seminole Heights is known for its historic appeal and is a growing hub for boutique businesses, making it a prime destination for shoppers and diners.

Population Growth: The Seminole Heights area is one of Tampa's fastest-growing neighborhoods.

Affluent Community: Median household incomes in the surrounding area exceed \$75,000.

This retail space is nestled among a vibrant mix of successful businesses, including:

Independent restaurants like Ella's Americana Folk Art Cafe and Rooster & the Till.

Craft breweries such as Angry Chair Brewing and Southern Brewing & Winemaking.

Boutique retailers and specialty shops, drawing a loyal local and regional customer base.

Neighborhood essentials, including banks, grocery stores, and professional services.

Why Choose This Space?

Turnkey Ready: The 3,900 SF unit is move-in ready, perfect for retail, showroom, or specialty businesses.

Historic and Trendy Appeal: Be part of Seminole Heights' eclectic mix of businesses that thrive in this growing market.



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PROPERTY DETAILS

Lease Rate	\$4,000.00 PER MONTH
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	CG
Lot Size	18,773 SF
APN #	167511.0000

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

LOCATION INFORMATION

Building Name	2nd Gen Restaurant For Lease in Tampa
Street Address	3701 N Central Ave
City, State, Zip	Tampa, FL 33603
County	Hillsborough
Market	TAMPA BAY
Sub-market	SEMINOLE HEIGHTS
Cross-Streets	N CENTRAL AVE AND E LAKE AVE

BUILDING INFORMATION

Building Size	5,382 SF
NOI	\$0.00
Cap Rate	0.0
Number of Floors	1
Year Built	1960
Year Last Renovated	2018
Number of Buildings	1

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ADDITIONAL PHOTOS



George William

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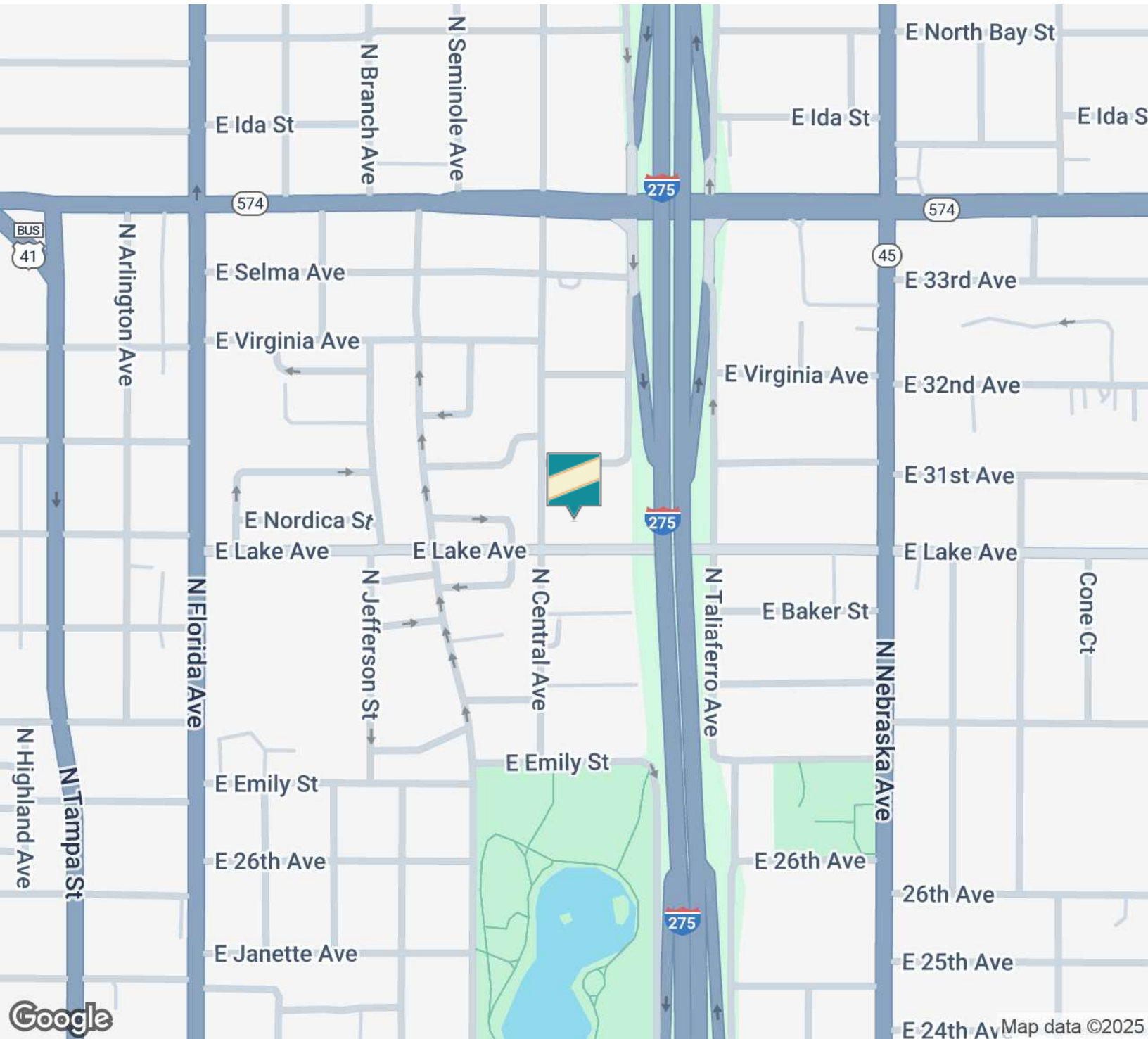
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LOCATION MAP



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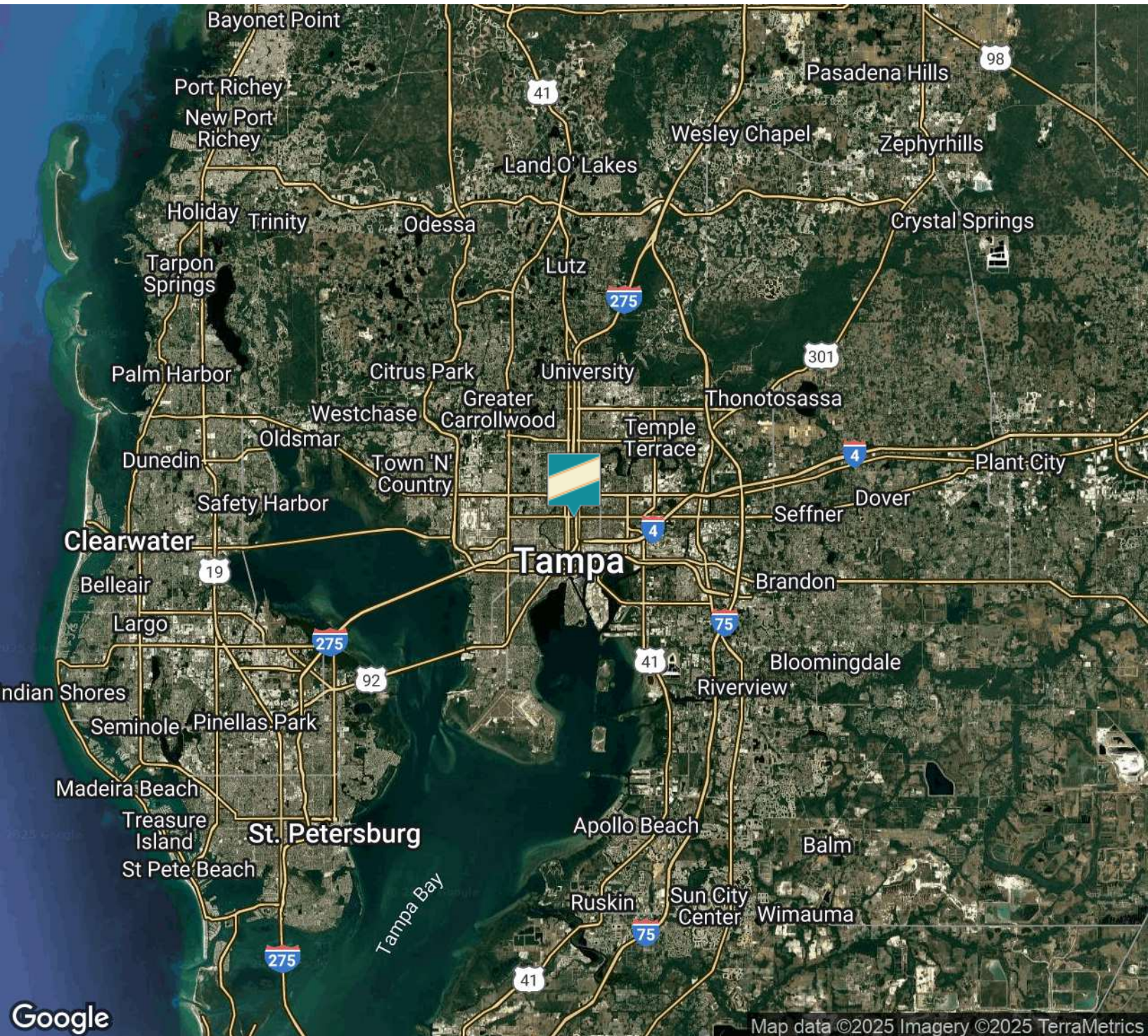
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AERIAL MAP



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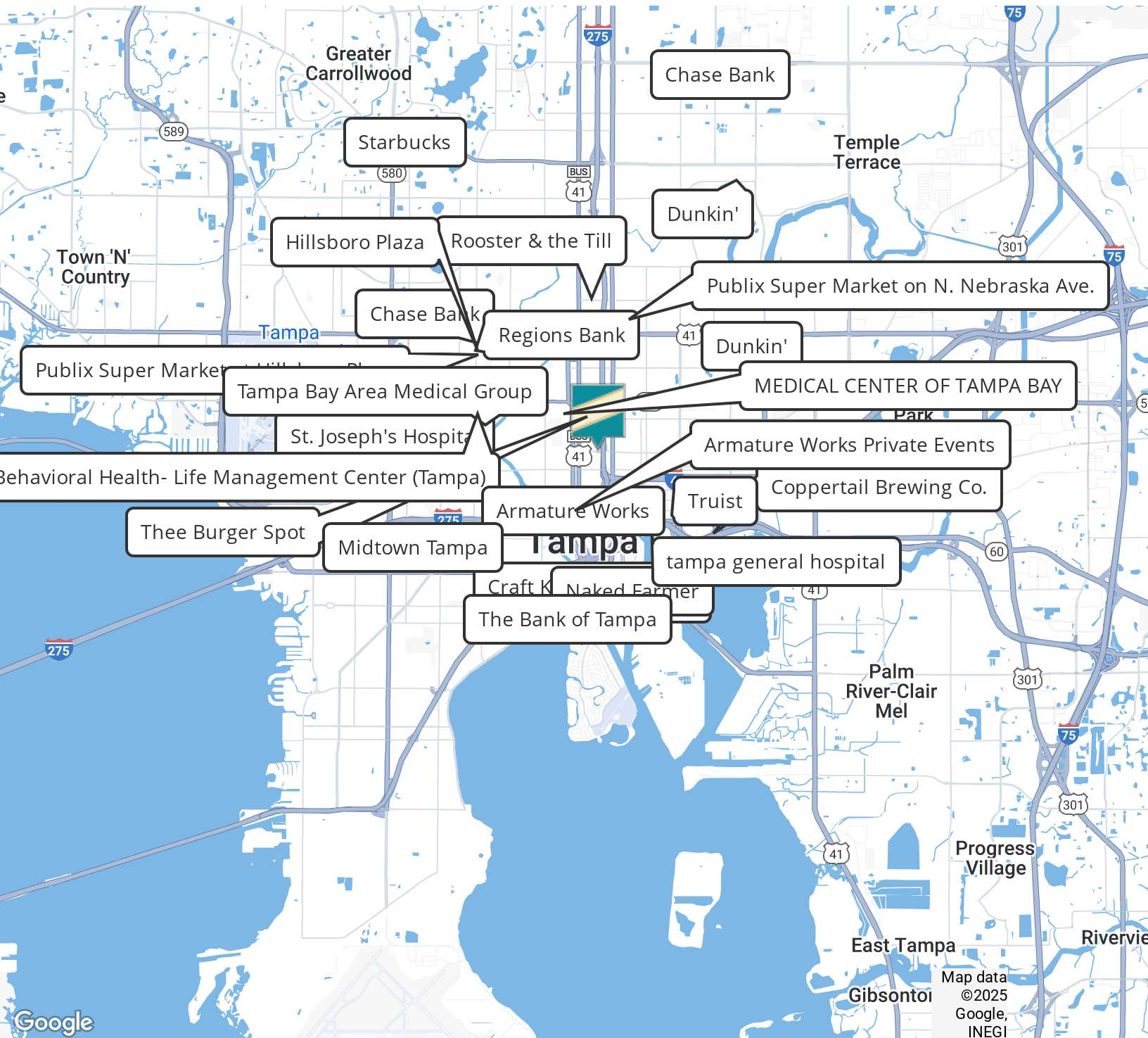
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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