



## Property Information

Property Address: North side of Henderson Avenue,  
with frontage on 7th Avenue

Parcel ID: 192674

Site Size: 2.06 Acres MOL, to be verified by survey

Zoning: PD

FLU: Urban mixed use-60

FAR: 3.25

## Property Highlights

- Centrally located
- Surrounded by Ybor City, Channel District, CBD and Tampa Heights and within minutes of all amenities provided within each neighborhood
- Easy access to Selmon Expressway, I-275 and I-4



## Opportunity Zone Investment!

**ASKING PRICE: \$4,900,000**

For more information, contact:

**Jeannette Jason, CCIM**  
Director  
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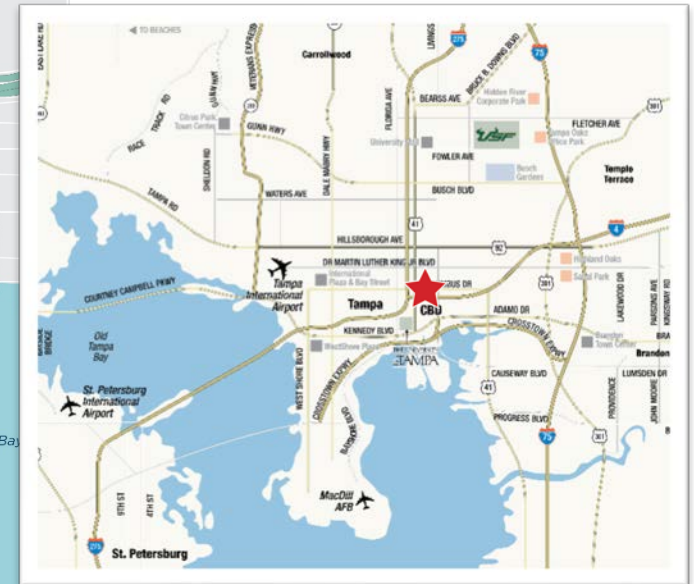


## Demographics

	<b>5 Mile</b>
Population	238,993
Average Household Income	\$75,019
Average Age	36

## Traffic Count

	<b>AADT</b>
I-275	226,000



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