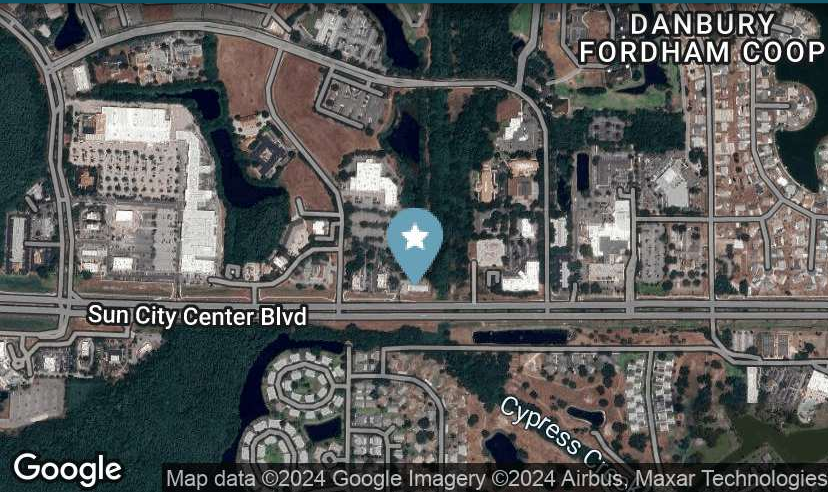


SUN CITY CENTER VACANT LAND

For Sale or For Lease



THE OFFERING

Sale Price:	Market Pricing
Lease Rate:	Market Pricing
Zoning:	PD
Land Area:	0.33 Acres
Parcel #:	U-12-32-19-ZZZ-000001-77980.0

CONTACT AGENT FOR DETAILS

ANTHONY SUAREZ

Senior Associate

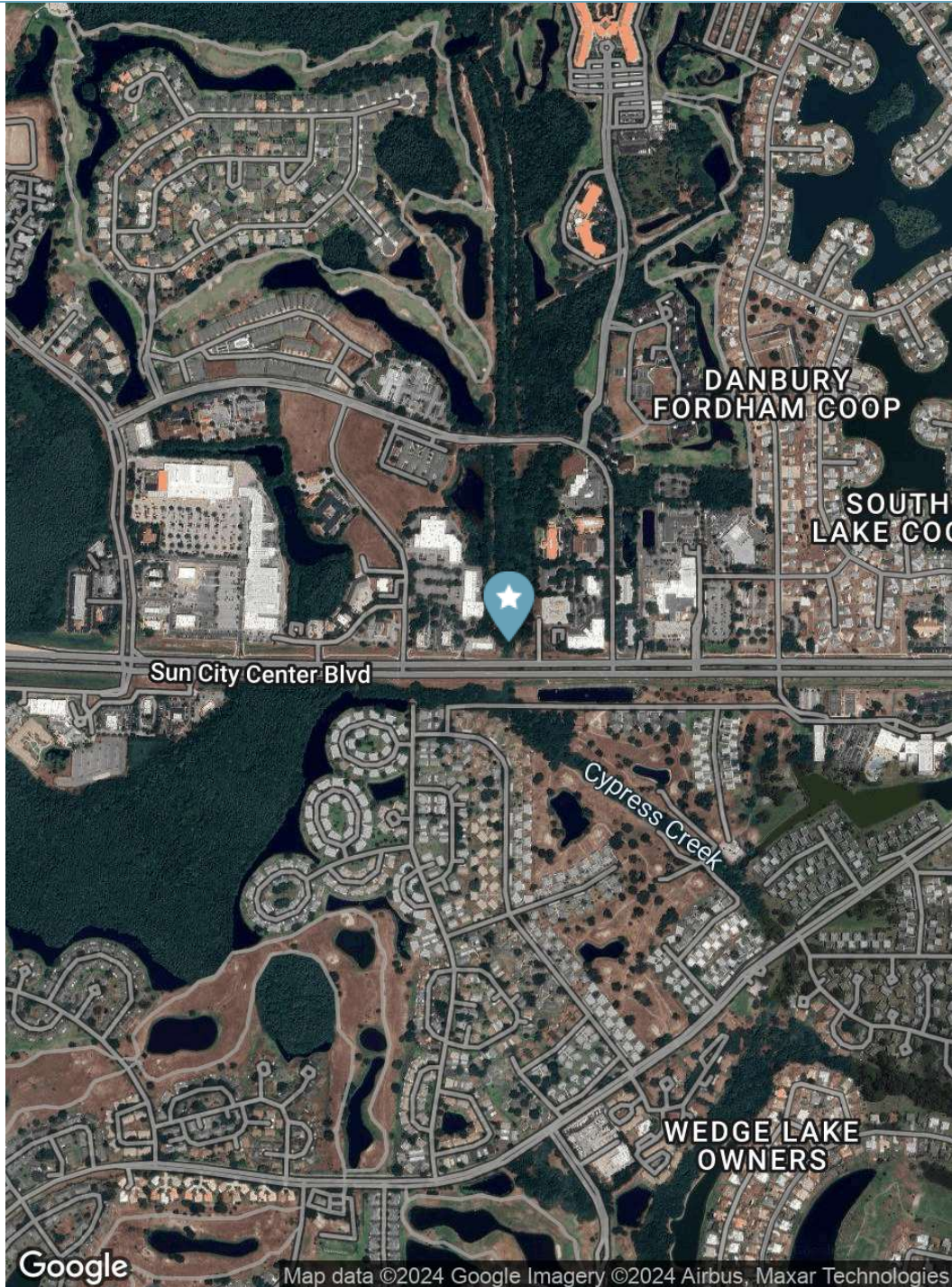
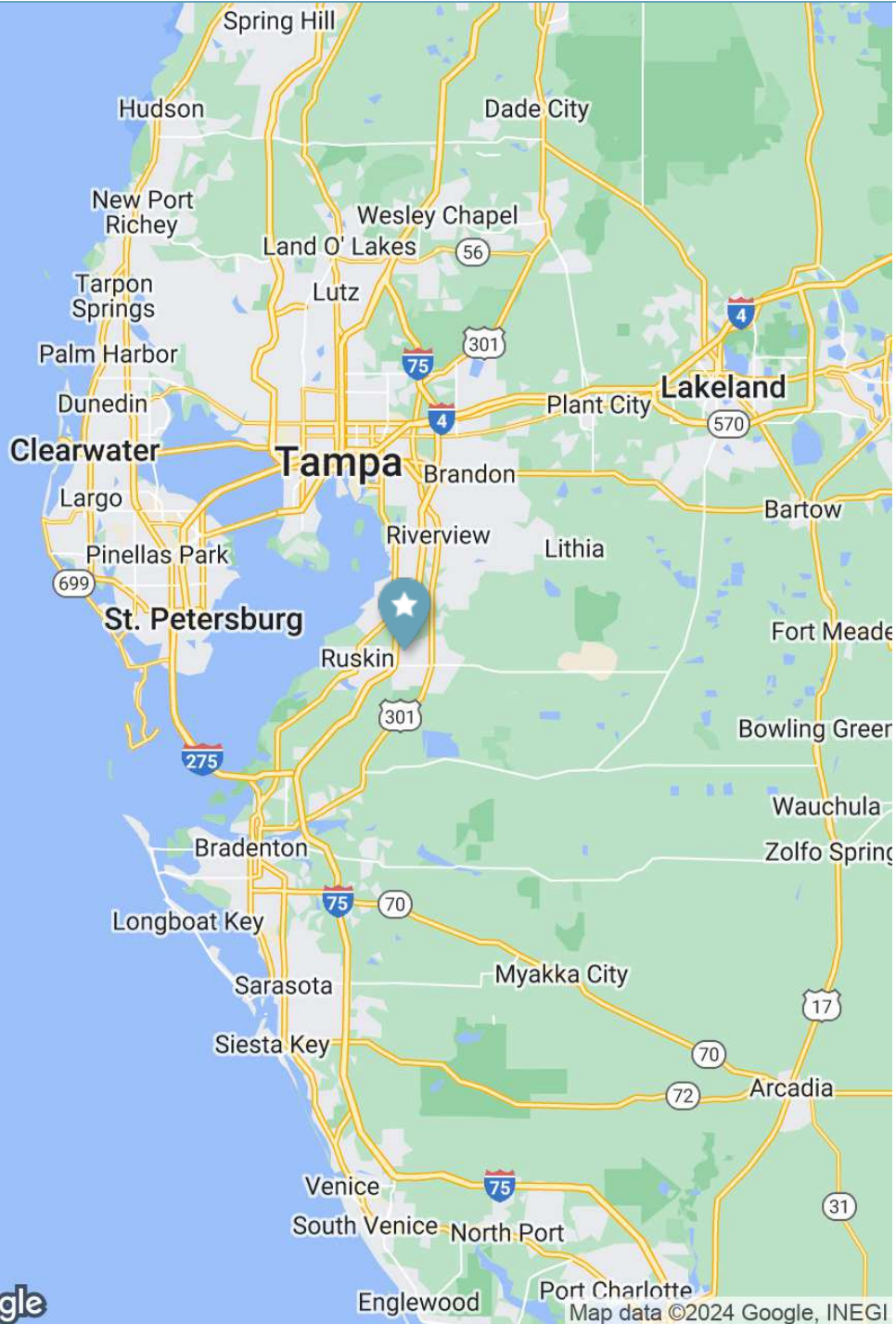
813.839.7300 x0393

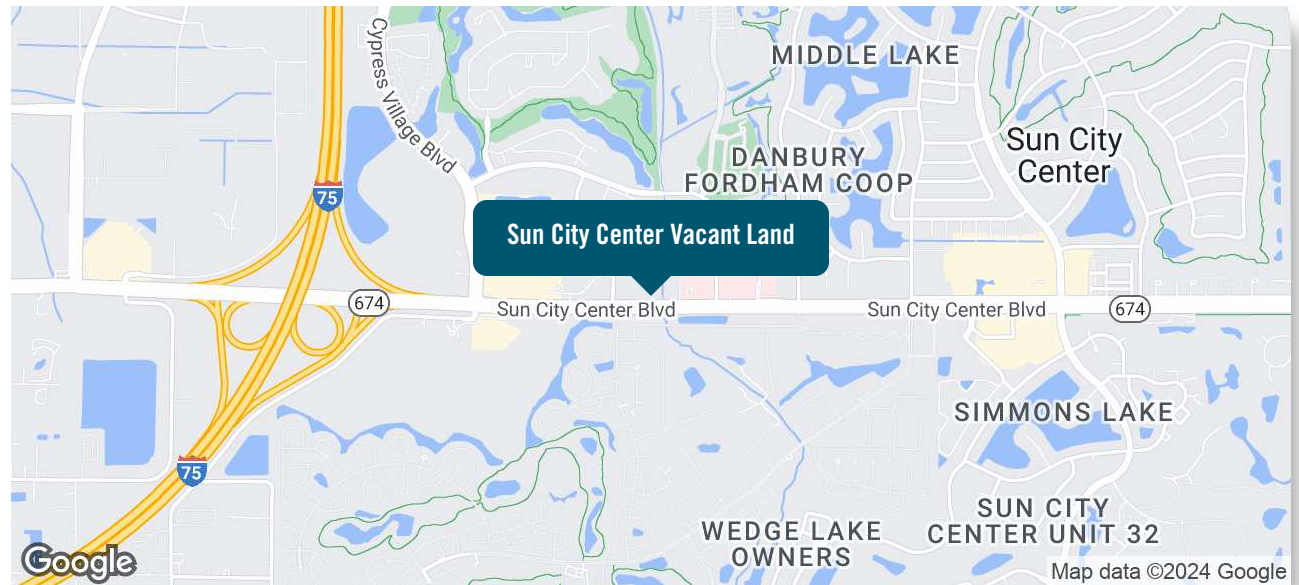
anthony.suarez@franklinst.com

INVESTMENT HIGHLIGHTS

- 0.33 Acres in Sun City Center For Sale or For Lease
- Zoned PD allowing for a variety of uses
- 43,500 VPD along Sun City Center Blvd (SR 674)
- Within a 10 minute drive, the estimate households is expected to increase 13.3% in 5 years
- The 3 mile average household income is \$94,493, the 5 mile is \$106,850
- CONTACT BROKER FOR PD ALLOWABLE USES

REGIONAL & LOCAL MAP





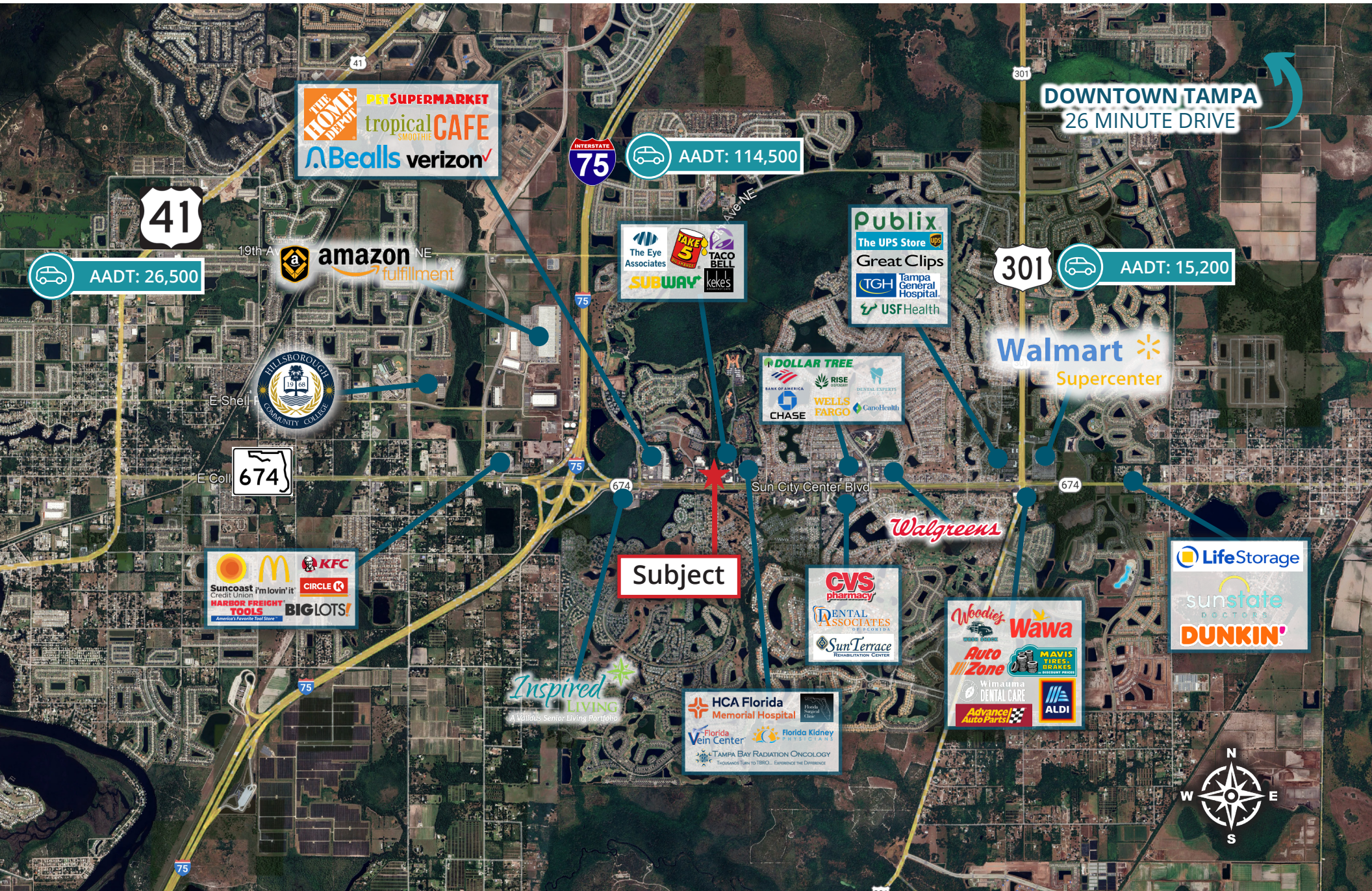
LOCATION OVERVIEW

The subject site is located in Sun City Center, an officially recognized Golf Cart Community, just outside of Tampa and within Hillsborough County. In 2024, Tampa topped the list for most desirable places in the US to live, which is no surprise given the substantial net migration Florida has experienced over the past 5 years. In 2023, Tampa ranked third in net migration nationwide, and was the fastest growing city in the sunshine state.

Sun City Center has become a community of interest for many empty nesters migrating to the Tampa area and is widely known as one of America's premium 55+ communities. SCC aims to serve its residents by promoting recreational, cultural, and educational activities while promoting the maximum use of volunteer services for municipal operations.

SCC also borders Apollo Beach, a high growth community that has experienced significant real estate development in recent years. SCC consists of an older, more affluent demographic and much of the commercial space along SR674 is occupied by medical users. The subject site is positioned along the north side of the SR674 corridor between I-75 and US 301. Within this corridor, the vacancy rate for commercial space (retail, office, medical) is 0.2%.

AERIAL MAP

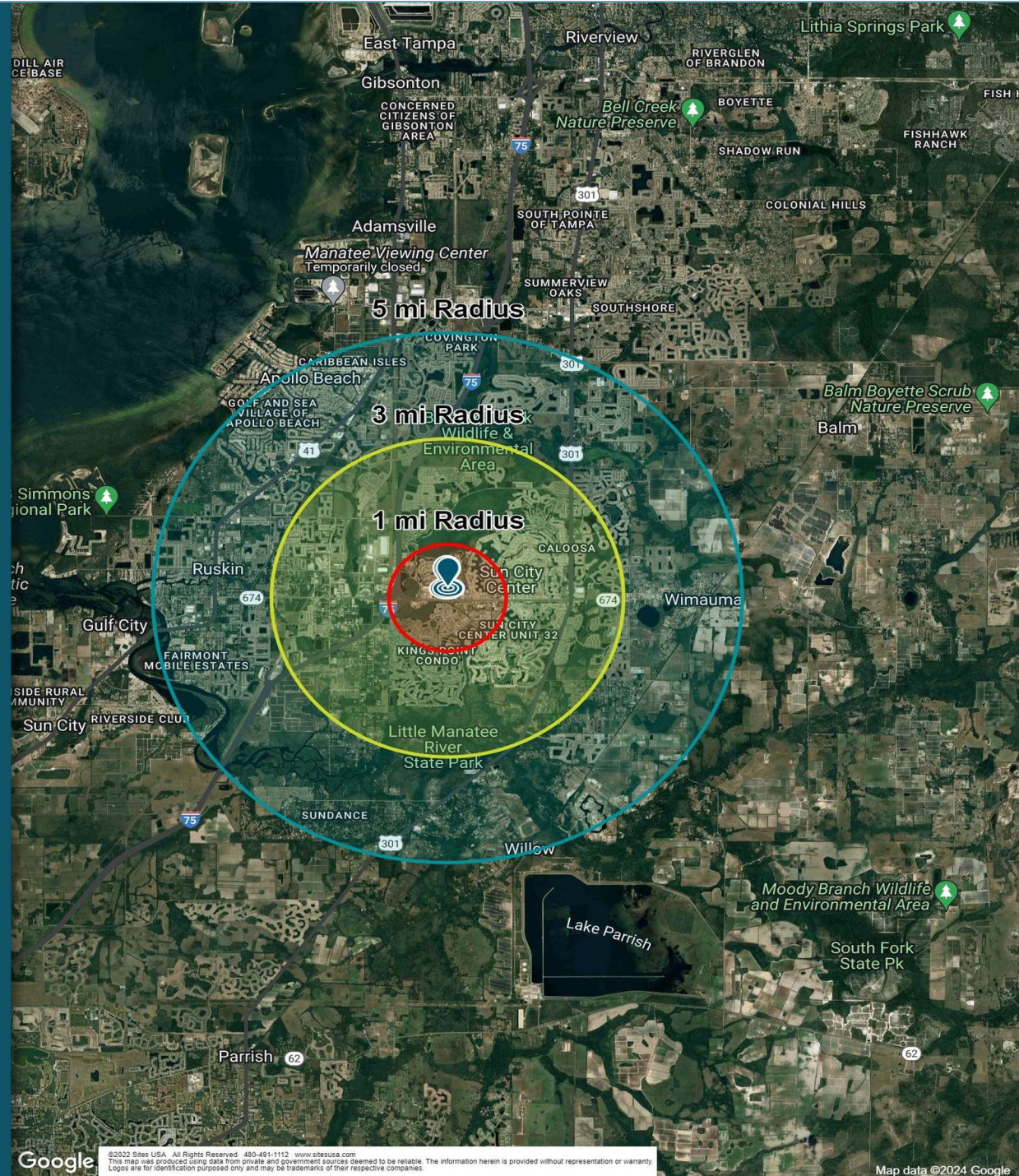


AREA DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	6,978	48,231	112,196
Median age	74	53	45
Median age (Male)	74	53	44
Median age (Female)	75	54	46
HOUSEHOLDS & INCOME			
Total households	3,742	20,835	42,651
# of persons per HH	1.9	2.3	2.6
Average HH income	\$68,173	\$94,493	\$106,850
Average house value	\$286,021	\$335,567	\$379,423

* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2024)	12,903	57,644	112,207
Projected Population (2029)	14,231	66,152	130,208
Census Population (2020)	11,715	51,431	98,290
HOUSEHOLDS			
Estimated Households (2024)	6,330	22,880	42,570
Projected Households (2029)	6,973	25,932	48,942
Census Households (2020)	5,522	19,805	36,236
HOUSEHOLD INCOMES			
Estimated Average Household Income (2024)	\$77,063	\$100,583	\$112,929
Estimated Median Household Income (2024)	\$56,809	\$74,754	\$85,637

