



Carrollwood Commercial Land

3603 W Bearss Ave Tampa FL 33618 | 6.13 Acres | \$6,900,000

Presented by Star Bay Realty Corp

Executive Summary

- Sale Price: \$6,900,000
- Lot Size: 6.13 Acres (261,360 Square Feet)
- Zoning: PUD (Planned Unit Development)
- Location: Carrollwood/Northdale, Tampa, FL
- Sale or Ground Lease Options Available

Investment Highlights

1. Strategic Tampa Location
2. Excellent Visibility & Frontage
3. Zoning Flexibility for Multiple Uses
4. High-Traffic Corridor with Strong Demographics
5. Sale or Ground Lease Options

Property Highlights

- ±6.13 Acres, MOL
- PUD Zoning Allows Multiple Uses
- ±340 ft Frontage on Bearss Ave
- Existing 2,000 SF Metal Building
- Fully Paved with Retention Area

Location Overview

- Prime location in Carrollwood/Northdale commercial district
- Adjacent to Walmart and retail corridor
- 8 miles to Downtown Tampa
- 12 miles to Tampa International Airport

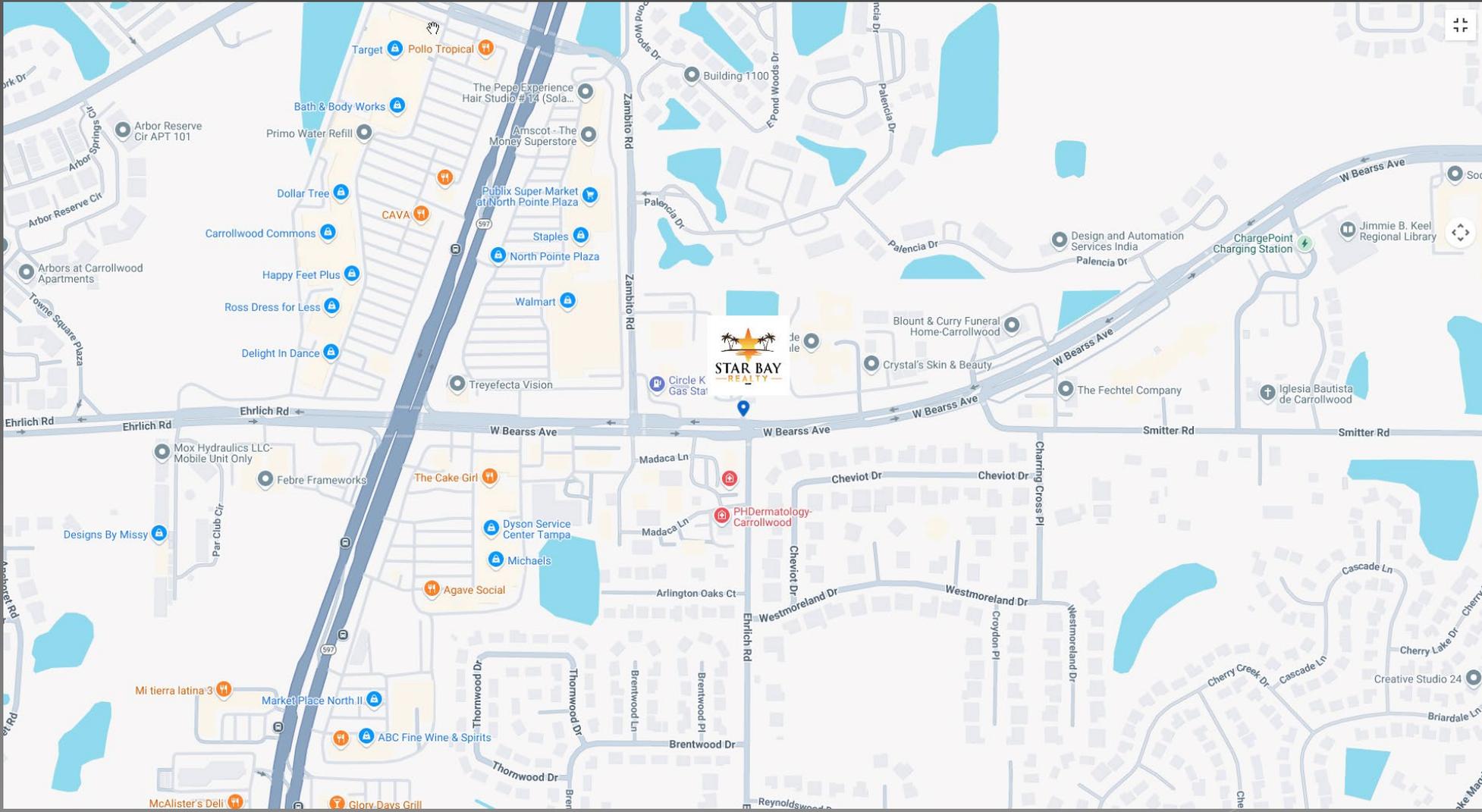
Market Demographics (1, 3, 5 Miles)

- Population: 10K | 110K | 240K
- Avg Household Income: \$85K | \$79K | \$60K
- Median Age: 38 - 44

Traffic Counts

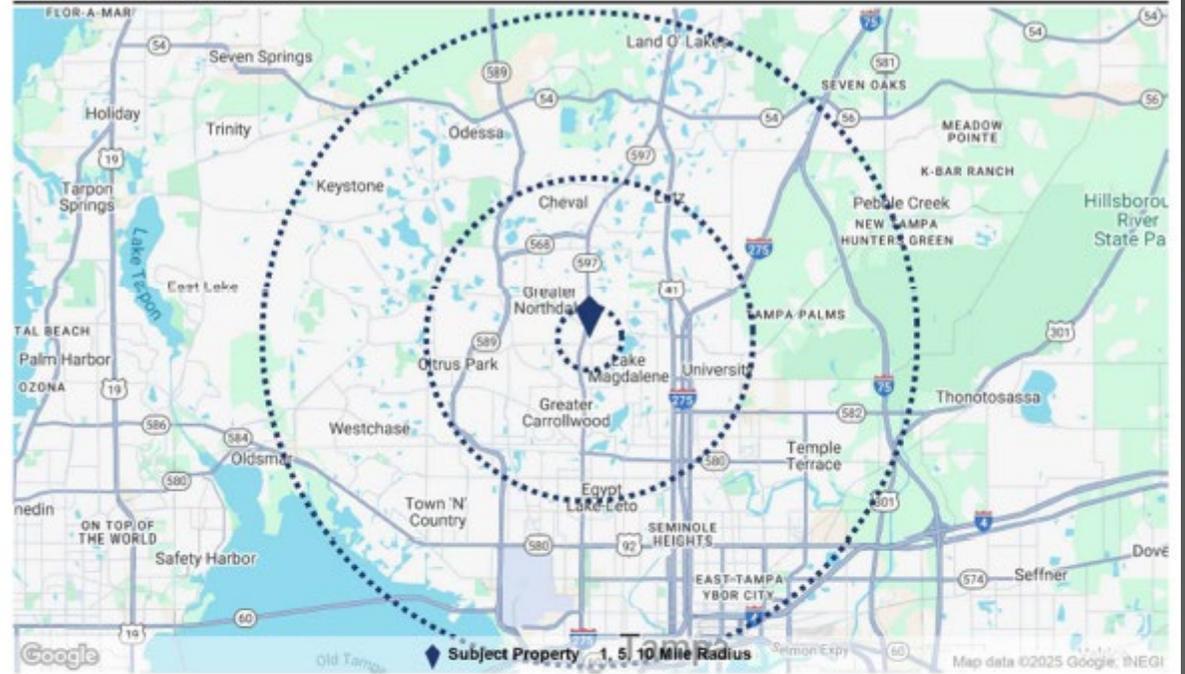
- Bearss Ave: ±45,000 VPD
- Nearby Dale Mabry Hwy: ±64,000 VPD

Location Maps



Demographics Chart

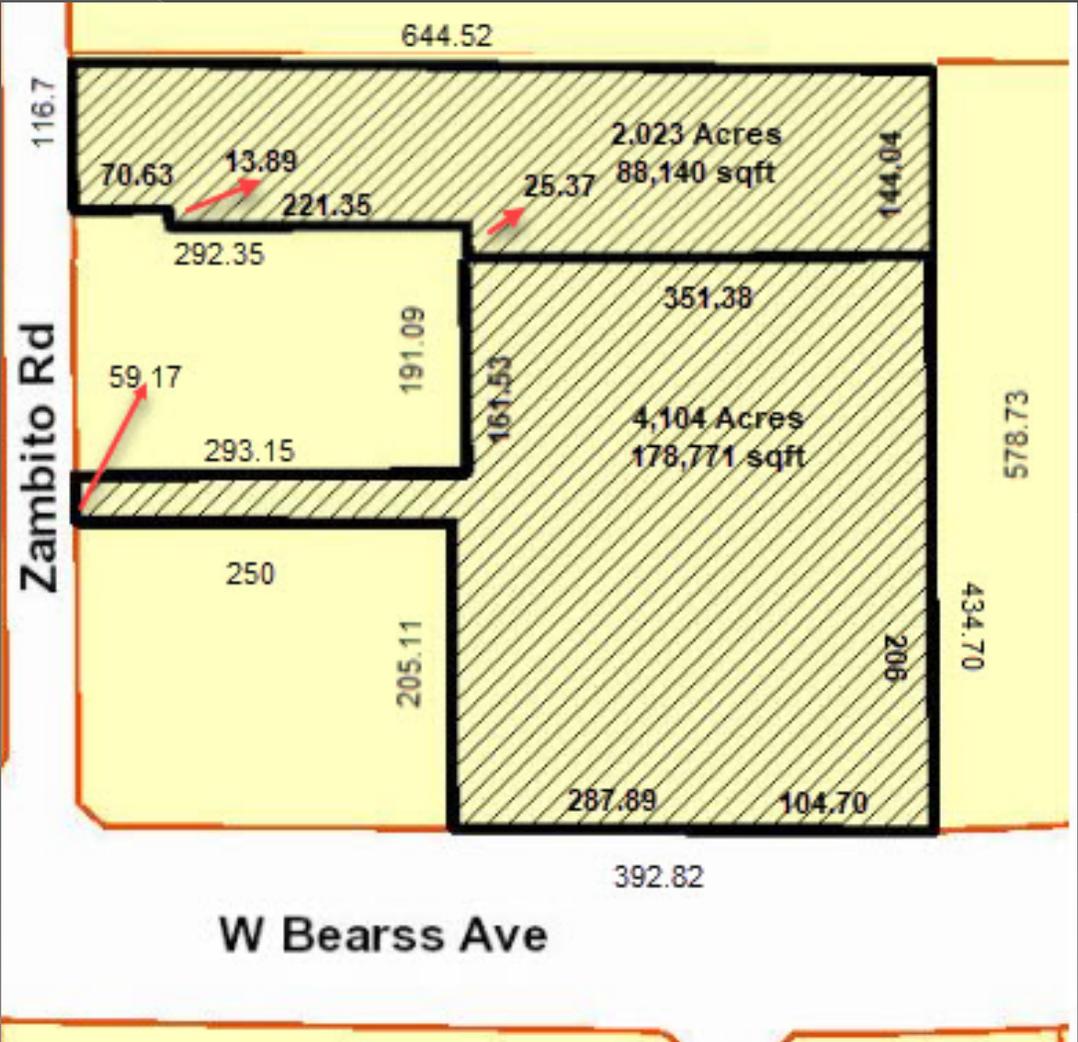
DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	5 Mile	10 Mile
2024 Population	9,818	239,650	771,278
2029 Population	10,650	261,379	850,858
Pop Growth 2024-2029	8.5%	9.1%	10.3%
2024 Average Age	44	40	39
Households			
2024 Households	3,955	95,793	306,336
2029 Households	4,297	104,727	338,455
Household Growth 2024-2029	8.7%	9.3%	10.5%
Median Household Income	\$85,098	\$59,953	\$62,395
Average Household Size	2.4	2.4	2.4
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$354,591	\$324,249	\$321,161
Median Year Built	1983	1984	1986

Additional Photos



Additional Photos



Listing Contacts



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