

LAND FOR SALE

603-605 US-92

603 U.S. 92, SEFFNER, FL 33584



4.52 ACRES | FOR SALE | ZONED CG

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX LUCKE, CCIM

Commercial Director

O: (813) 264-7754

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alexlucke@kwcommercial.com

#SL3351552

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DISCLAIMER

603 U.S. 92



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EXECUTIVE SUMMARY

603 U.S. 92

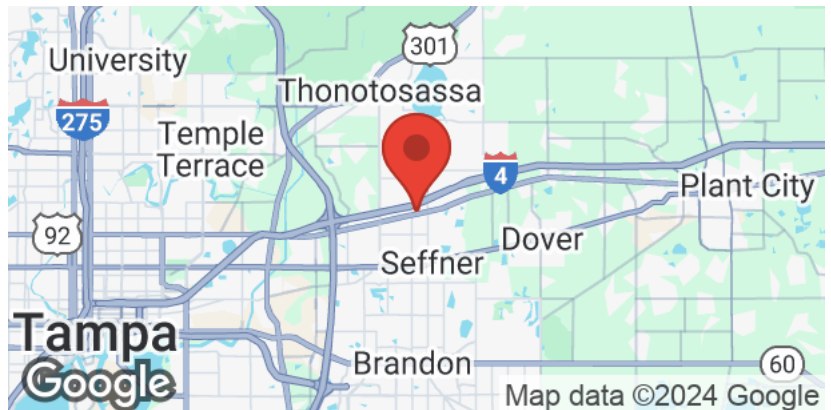


OFFERING SUMMARY

| | |
|-----------------------|----------------|
| SALE PRICE: | Call Broker |
| LOT SIZE: | +/- 4.52 Acres |
| DIVISIBLE: | Call Broker |
| ZONING: | CG |
| FRONTAGE: | 717 Feet |
| TRAFFIC COUNT: | 12,100 AADT |

PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to represent for sale 603 & 605 US-92, Seffner, FL 33584 (the "Property"). The Property has over 717 feet of direct frontage on US-92 (Hillsborough Avenue) which is a main artery between Tampa, Plant City, & Lakeland. There are (2) connected parcels, 1.83 and 2.73 acres respectively, for a total of +/- 4.52 acres. The land is zoned CG (General Commercial), providing a wide variety of potential commercial uses. The Property is high & dry, has excellent visibility, and is easily accessible making it a perfect location for your business. Drive time features 3 minutes to the I-4 corridor, 17 minutes to downtown Tampa & Plant City, and 25 minutes to Lakeland. Surrounding neighbors include Family Dollar, RV Select Dealer, Lazydays RV of Tampa, Rooms To Go Outlet, and Amazon Delivery Station. Come join this vibrant community and expand your business today! For additional questions, please contact the listing broker to learn more.



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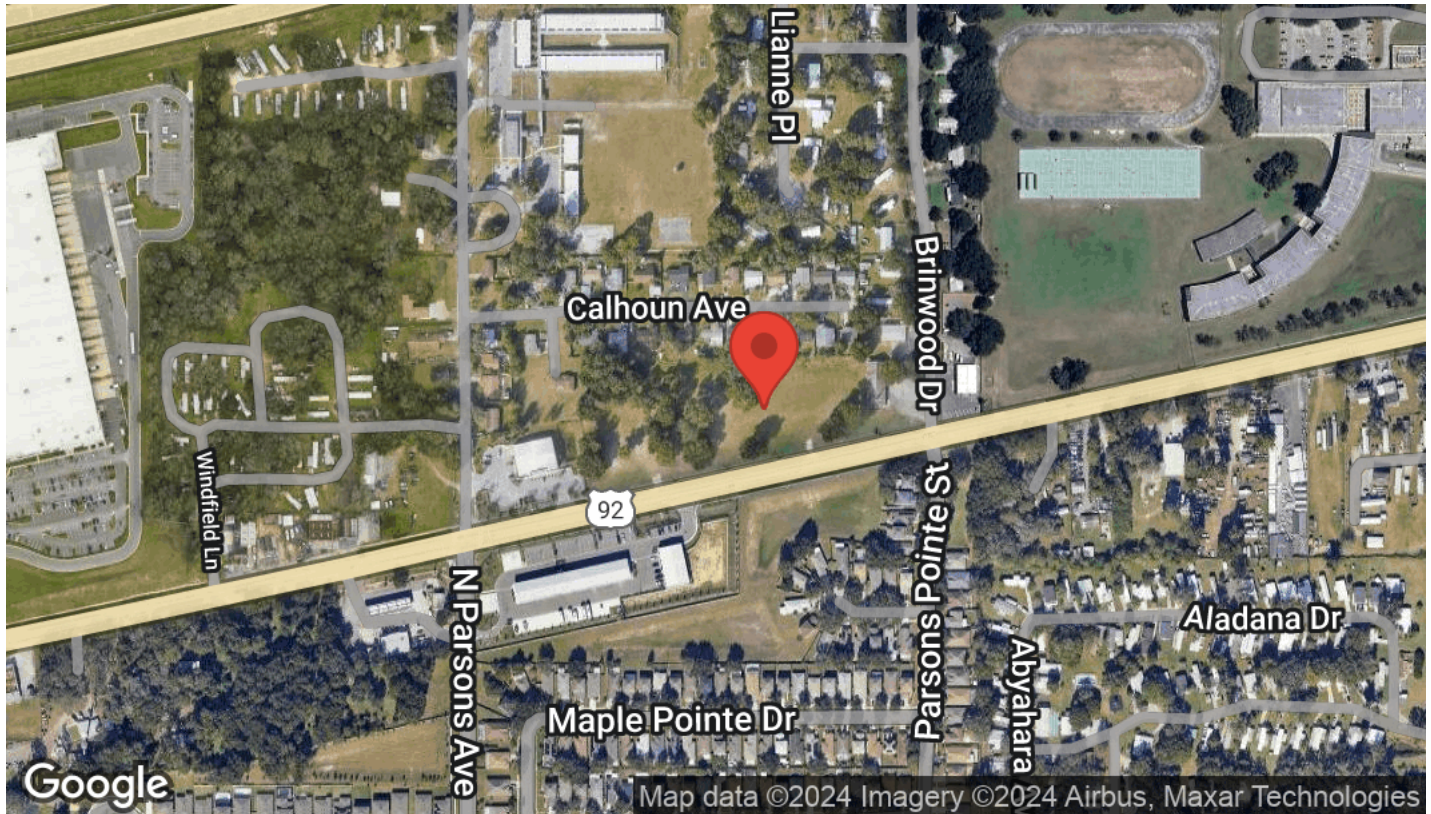
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LOCATION MAPS

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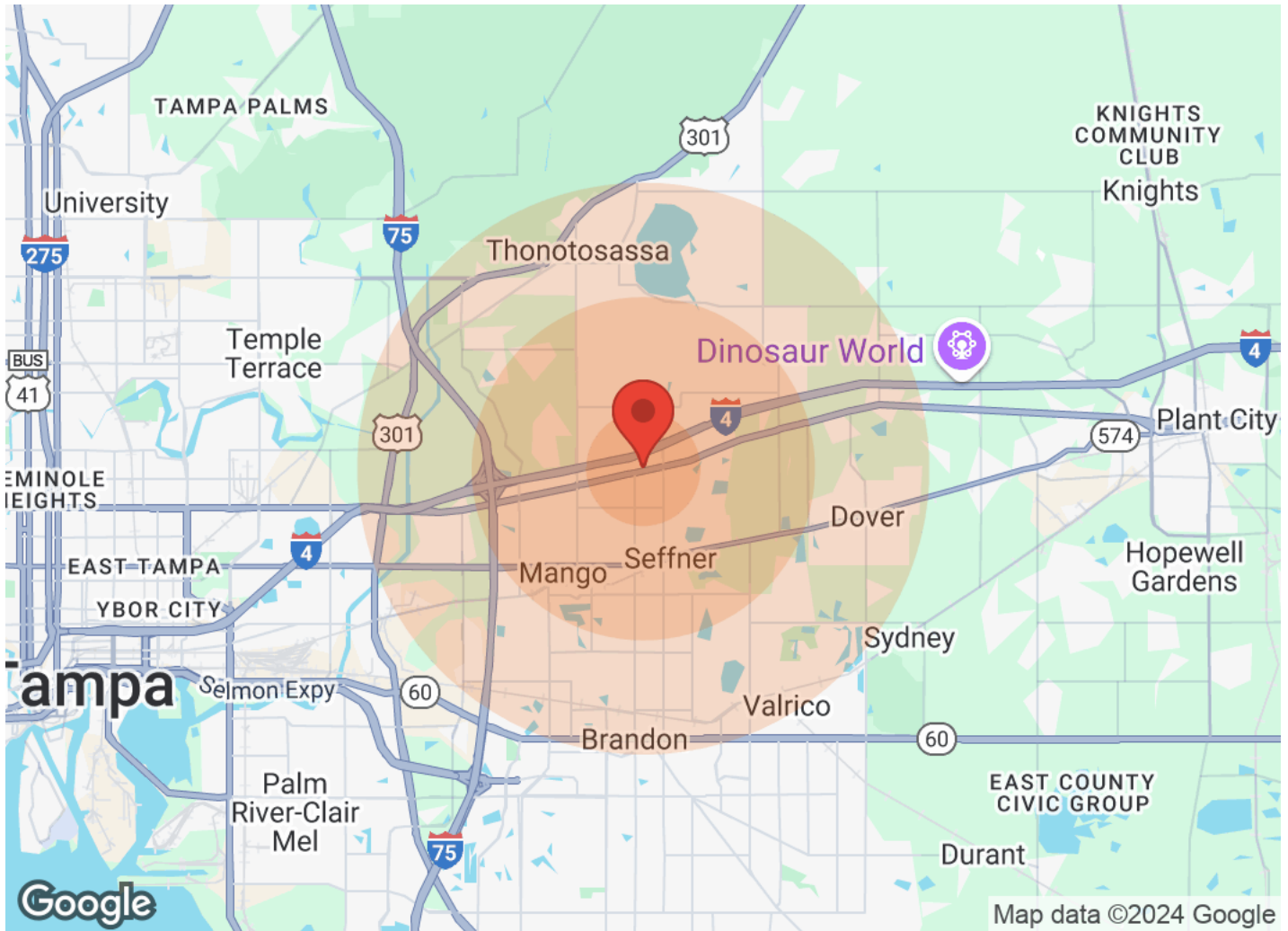
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DEMOGRAPHICS

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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,269 | 19,228 | 55,610 |
| Female | 1,291 | 19,186 | 54,000 |
| Total Population | 2,560 | 38,414 | 109,610 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 523 | 7,977 | 22,352 |
| Ages 15-24 | 349 | 5,565 | 15,413 |
| Ages 25-54 | 826 | 14,687 | 43,045 |
| Ages 55-64 | 309 | 4,567 | 13,119 |
| Ages 65+ | 553 | 5,618 | 15,681 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 1,964 | 29,933 | 82,087 |
| Black | 376 | 4,997 | 15,636 |
| Am In/AK Nat | 8 | 61 | 124 |
| Hawaiian | N/A | 2 | 22 |
| Hispanic | 440 | 7,463 | 25,445 |
| Multi-Racial | 338 | 5,496 | 18,608 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$55,424 | \$48,243 | \$48,454 |
| < \$15,000 | 114 | 1,089 | 4,020 |
| \$15,000-\$24,999 | 166 | 1,933 | 4,504 |
| \$25,000-\$34,999 | 80 | 1,534 | 4,230 |
| \$35,000-\$49,999 | 70 | 2,400 | 6,655 |
| \$50,000-\$74,999 | 282 | 2,843 | 7,968 |
| \$75,000-\$99,999 | 163 | 1,835 | 5,409 |
| \$100,000-\$149,999 | 107 | 1,444 | 4,022 |
| \$150,000-\$199,999 | N/A | 385 | 887 |
| > \$200,000 | N/A | 184 | 714 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 1,086 | 15,191 | 42,794 |
| Occupied | 989 | 13,919 | 38,927 |
| Owner Occupied | 676 | 10,106 | 26,347 |
| Renter Occupied | 313 | 3,813 | 12,580 |
| Vacant | 97 | 1,272 | 3,867 |

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PROFESSIONAL BIO

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Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. As a Commercial Director at KW Commercial, he provides his clients with tailored full-service real estate solutions that maximize value, delivered with a commitment to excellence.

Alex brokers transactions within the Industrial, Office, Retail, and Multifamily product types. In 2020, he received his CCIM designation which is held by less than 10% of commercial brokers nationwide. He's an ethical member of many local and national boards including FGCAR, GTAR, NAR, and CCIM. Throughout his career, he's proud to have serviced a variety of clients including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Caterings & Events, and numerous local small businesses.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. They both attended the University of Florida and enjoy watching football, playing golf, and traveling.