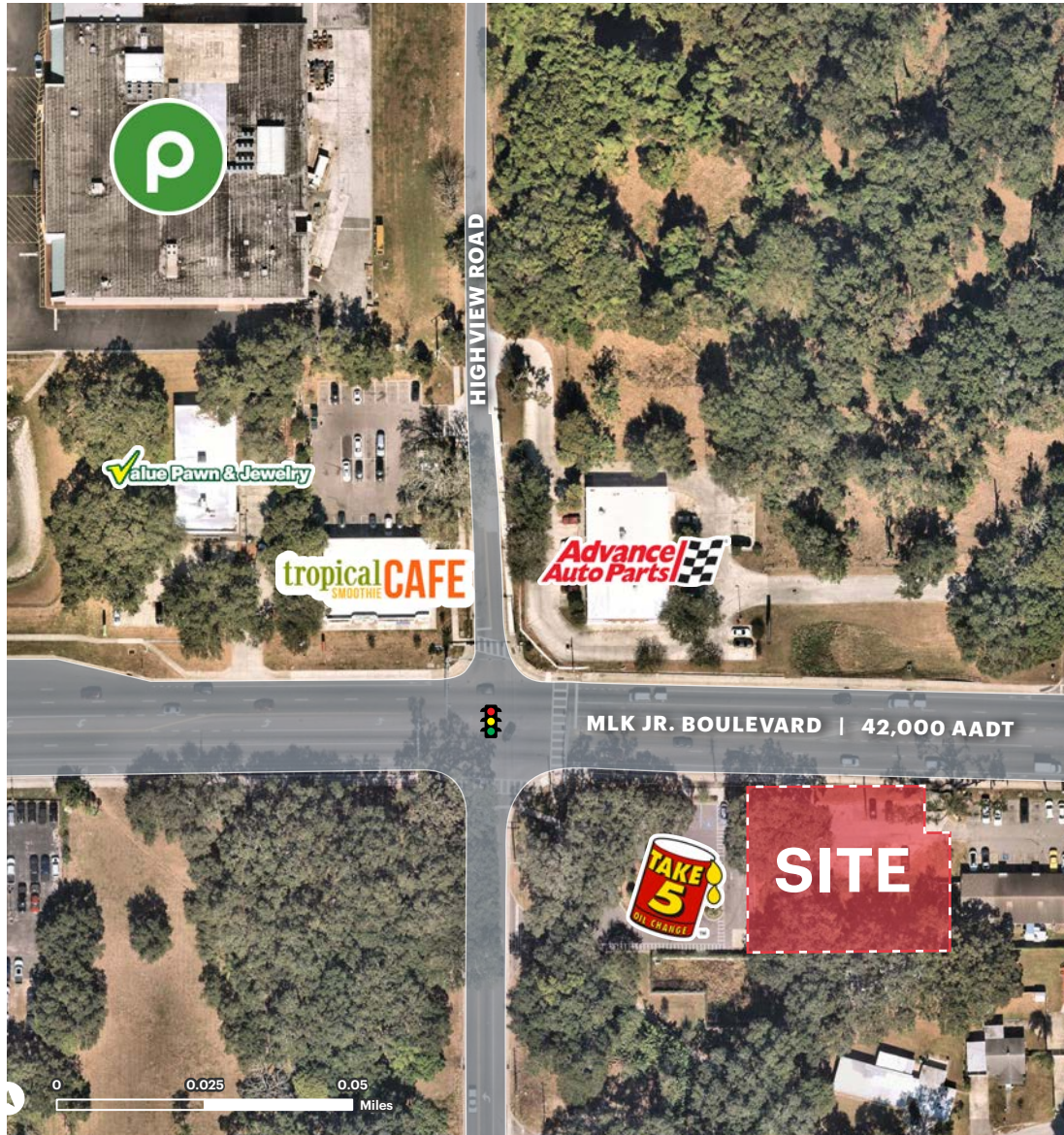


0.42 AC PAD FOR SALE OR GROUND LEASE

11909 E DR MLK JR. BLVD.

Frontage on E Dr. Martin Luther King Jr. Blvd.

SEFFNER | FLORIDA



OFFER PRICE \$650,000
CONTACT LEASING BROKER FOR LEASE RATE

SPACE DETAILS

LAND

- Size: ± 0.42 AC; ±137' Frontage on E. MLK Jr. Blvd.
- All utilities and offsite stormwater easement run to property
- Cross access with Take 5 gives access to signalized intersection

ZONING

- Zoning: CN (Commercial Neighborhood)
- Allowable uses include: retail, QSR, restaurant/bar, medical clinic, family day care, professional offices

LOCATION

- Signalized intersection
- Across the street from a Publix and Walmart Anchored Plaza
- Multifamily & EOS gym are in the permitting process across the street
- Minutes from I-75 and I-4 access

NEIGHBORS

- Take 5 Oil Change, Advanced Auto Parts, Urgent+Care, Tropical Smoothie Cafe, Publix

DEMOGRAPHICS

POPULATION

1 Mile	10,587
3 Miles	73,885
5 Miles	152,852

DAYTIME POPULATION

1 Mile	9,656
3 Miles	70,419
5 Miles	184,465

TOTAL HOUSEHOLDS

1 Mile	3,815
3 Miles	26,562
5 Miles	56,599

AVERAGE HH INCOME

1 Mile	\$76,141
3 Miles	\$86,293
5 Miles	\$87,563

TOTAL BUSINESSES

1 Mile	313
3 Miles	2,131
5 Miles	6,984

TOTAL EMPLOYEES

1 Mile	8,857
3 Miles	66,007
5 Miles	165,520

CONTACT EXCLUSIVE AGENTS

SALE: **ARI RAVI** aravi@ripcofl.com • 727.452.6864

LEASE: **CORINNA GATTASSO** cg@ripcofl.com • 813.607.5291

RETAIL CORRIDOR



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HIGHLIGHTS



PRIME DEVELOPMENT OPPORTUNITY

- Suitable for a multitude of commercial end users with shared points of ingress/egress allowing for ease of access.
- Site has all utilities running to the property and an offsite stormwater easement in place with Take 5, making the entire site useable with reduced construction costs.
- Commercial Neighborhood (CN) Zoning allows for retail, restaurants, banks, brew pubs, mail and package stores, diagnostic centers, medical offices, professional offices, personal services, vocational schools and more.
- Significant residential development in the area including KB Homes Mirror Lake development and Mango Terrace Apartments, a newly constructed 120-unit apartment complex.



LOCATION

- Excellent visibility with 137' of frontage on MLK, Jr. Blvd., one of the primary thoroughfares in Seffner, FL.
- Cross access with Take 5 providing access to the traffic light.
- Located across the street from a 178,441 SF retail center with national anchor tenants Publix and Walmart.
- Multifamily and an EOS gym are currently permitting for construction across the street from the site.
- Positioned minutes away from the intersection of Florida's major Interstate system; I-4 and I-75.



DEMOGRAPHICS

- 73,855 Residents within 3 miles
- \$86,293 Average Household Income within 3 miles
- 42,000 vehicles pass this location daily (AADT)

PROPERTY OVERVIEW

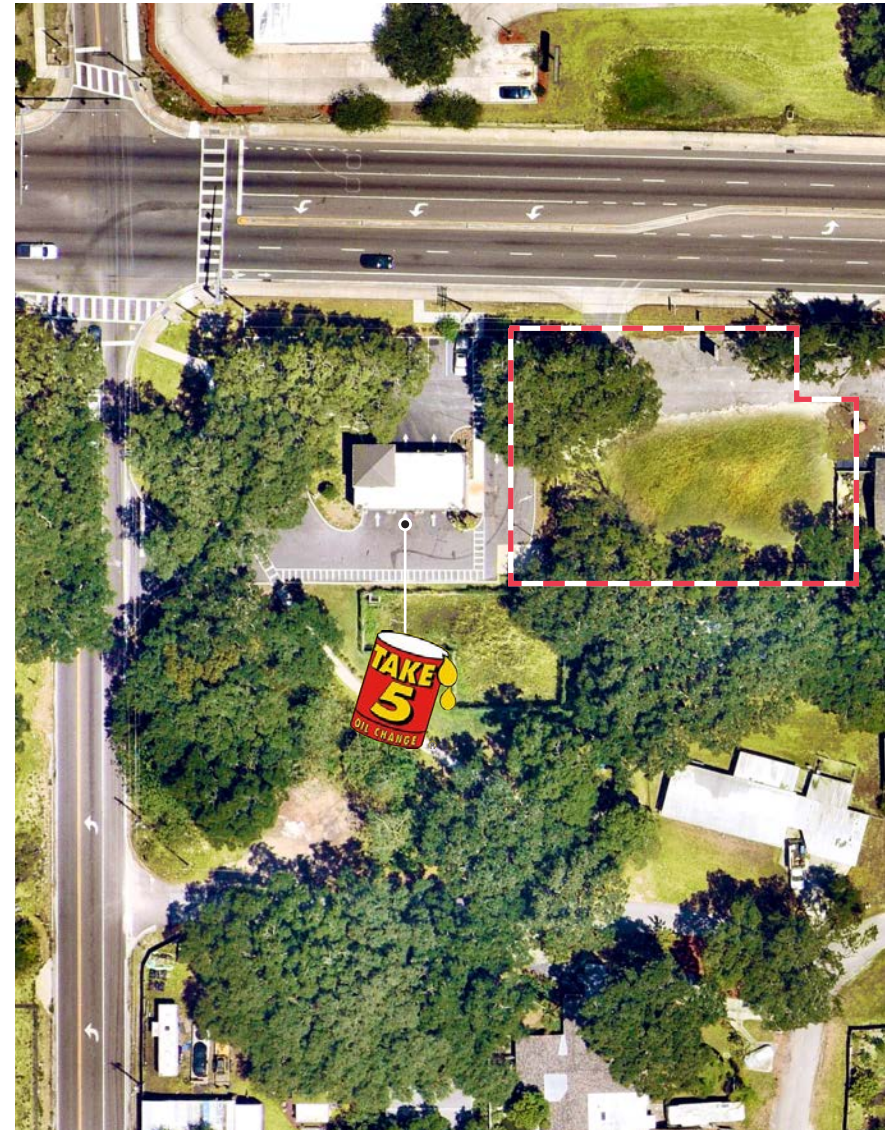
11909 E. MARTIN LUTHER KING JR. BLVD.

PROPERTY SUMMARY

Property Address	11909 E. Martin Luther King Jr. Blvd.
City, ST Zip Code	Seffner, FL 33584
County	Hillsborough
Parcel ID	U-10-29-20-29L-000001-00001.0
Gross Land Area	± 0.42 Acres
Frontage	± 137' on E. MLK Jr. Blvd. (1 Curb Cuts)

ZONING INFORMATION

Zoning	CN
Flood Zone X	X - an area outside of the Special Flood Hazard Area



PROPERTY AERIAL



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SUBMARKET OVERVIEW - SEFFNER



Seffner CommUNITY Park

SEFFNER, Florida, is a small suburban community located in Hillsborough County, Florida. With just over 8,400 residents, Seffner is situated 15 miles due east of Tampa, making it part of the broader Tampa Bay metropolitan area and a convenient location for commuters who work or want to access the cultural, travel, and entertainment offerings of the city.

Seffner is perhaps best known for its scenic parks and recreation centers. There are several public parks in Seffner: Seffner-Mango Park, Evans Recreation Center, E.L. Bing Park, Higginbotham Park, Mango Dog Park, and Lakewood Park. The Life Fellowship Bird Sanctuary located in Seffner is noted for its success in breeding rock iguanas in captivity. The Seffner CommUNITY Park and Gardens along Kingsway Road is a 17-acre park with a 1.5 mile path, shelters, and a community garden where area residents can plant and tend flowers and vegetables. The Seffner-Mango Branch Library, 419 N. Kingsway Road, abuts the park, along with a mobile home park and the site of a future subdivision.

Historically speaking, Seffner and neighboring Mango and Dover served as the three primary towns along the South Florida Railroad right-of-way between Tampa and Plant City. These towns owe their existence and prosperity to the railroad, each becoming an important shipping center. Though still characterized by towering live oak trees, strawberry farms and lakes, Seffner has been growing rapidly in recent years, with housing subdivisions being added to the once rural landscape.

RETAIL AREA MAP



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MARKET OVERVIEW - TAMPA BAY

DEMOGRAPHICS

2023 MSA POPULATION	2028 PROJECTED POPULATION	PROJECTED GROWTH
3.26M	3.4M	4.29%
MEDIUM HH INCOME	MEDIUM HOME VALUE	% OWN VS. RENT
\$64,687	\$413,108	67%
WORKFORCE	# OF HOUSEHOLDS	COLLEGE GRADUATES
1.61M	1.3M	39%



LARGEST EMPLOYERS

EMPLOYEES	INDUSTRY
34,100	Government
30,844	Military
27,739	Healthcare
27,000	Grocery
24,866	Education
16,865	Healthcare
16,000	Retail
15,678	Education
14,000	Internet/Cable
13,384	Education
12,725	Education

STATE OF FLORIDA

MACDILL AIR FORCE BASE

BAYCARE HEALTH SYSTEM

PUBLIX SUPERMARKETS

HILLSBOROUGH COUNTY SCHOOLS

HCA WEST FLORIDA DIVISION

WALMART

UNIVERSITY OF SOUTH FLORIDA

VERIZON COMMUNICATIONS

PINELLAS COUNTY PUBLIC SCHOOLS

PASCO COUNTY PUBLIC SCHOOLS

MAJOR INDUSTRIES

The Tampa Bay economy includes a diverse economic base, including finance, technology, tourism, and construction, not to mention Tampa is home to Florida's largest seaport. The combination of Port Tampa Bay, Tampa International Airport, and significant highways has firmly placed Tampa as the market of choice for substantial distributors such as Amazon and Coca-Cola. The Port Tampa Bay and Tampa International Airport combined contribute \$22.5 billion annually to the local economy.

- Avionics and Defense
- Business and Information Services
- Financial Services
- Manufacturing
- Marine Sciences
- Port/Maritime
- Tourism (60+ million visitors)

AIRPORTS



TAMPA INTERNATIONAL AIRPORT
Passengers: 22.2 million passengers per year



ST. PETE/CLEARWATER AIRPORT
Passengers: 2.4 million passengers per year

MAJOR ROAD WAYS

