



GULF ATLANTIC
REAL ESTATE

RETAIL PROPERTY FOR SALE



430 W. DR. MLK JR BLVD SEFFNER.

Seffner, FL 33584

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gulf Atlantic Real Estate in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY DESCRIPTION

We are excited to offer a 1.5-acre commercial property zoned for Commercial General use.

Currently utilized as a mixed-use retail site, this property presents a versatile opportunity for investors or business owners.

The site includes three distinct buildings:

Building 1: A storefront/office space.

Building 2: A spacious warehouse.

Building 3: A versatile warehouse/retail/office space.

The property will be delivered vacant, providing the perfect blank canvas for a new owner to tailor the space to their specific needs. Don't miss this prime opportunity to create a customized space in a highly adaptable location.

PROPERTY HIGHLIGHTS

- Prime business location with excellent visibility on Dr. Martin Luther King Jr. Blvd in Seffner, FL.
- This fully fenced property offers a versatile combination of office, retail, and warehouse space, all in one convenient location.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	1.5 Acres
Building Size:	18,463 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,385	24,906	53,136
Total Population	9,543	68,376	145,877
Average HH Income	\$89,050	\$93,311	\$92,844



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LOCATION DESCRIPTION

430 West Dr. Martin Luther King Jr. Boulevard is located in Seffner, Florida, a suburb approximately 13 miles east of downtown Tampa. This location is conveniently situated near major transportation routes, making it ideal for servicing the Brandon and Plant City markets.

Proximity to Interstate 4 (I-4):

Seffner is bordered to the north by I-4, a major east-west interstate highway that connects Tampa to Orlando. The close proximity to I-4 provides easy access to both Brandon and Plant City:

Brandon: Located about 11 miles southwest of Seffner, Brandon is accessible via local roads and I-75. The drive typically takes approximately 15-20 minutes, depending on traffic conditions.

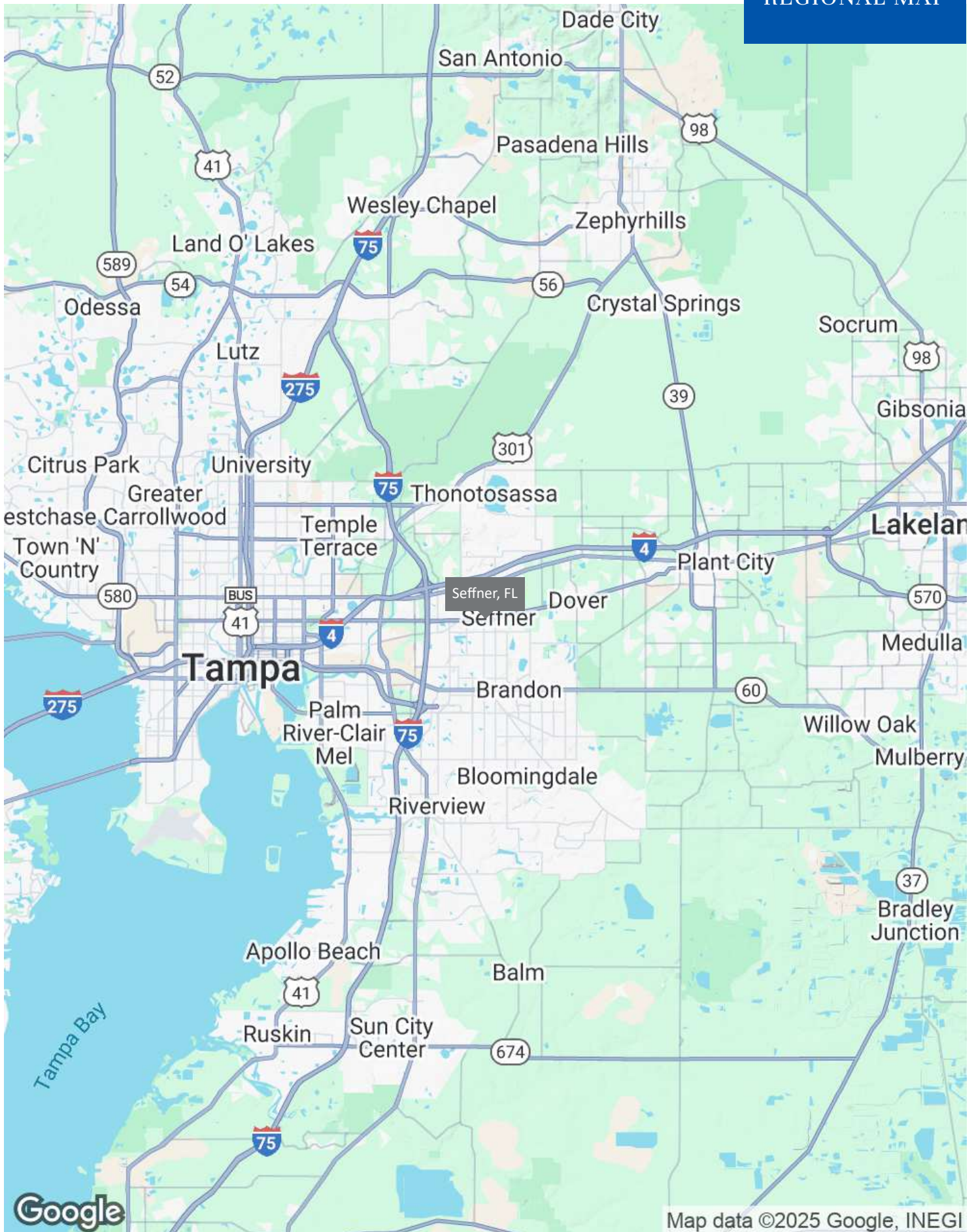
Plant City: Situated approximately 10 miles east of Seffner, Plant City is directly accessible via I-4. The commute usually takes around 15-20 minutes.



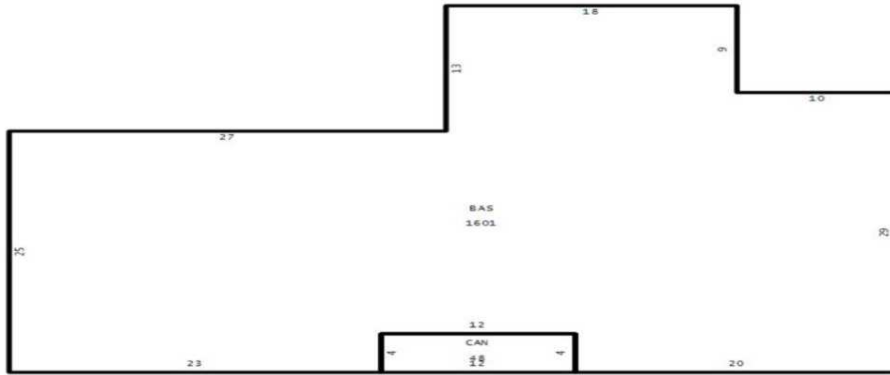
PROPERTY HIGHLIGHTS

- Prime location with excellent visibility on the highly trafficked Dr. Martin Luther King Jr. Blvd in Seffner, FL, providing maximum exposure for your business.
- This fully fenced property offers a versatile combination of office, retail, and warehouse space, making it an all-in-one solution for a variety of business needs.
- Perfectly situated to serve the growing Brandon and Plant City markets, this property has the potential to attract a diverse customer base.
- The building is particularly well-suited for service providers with a retail component, offering the flexibility to accommodate various business models while ensuring easy accessibility for customers and staff.

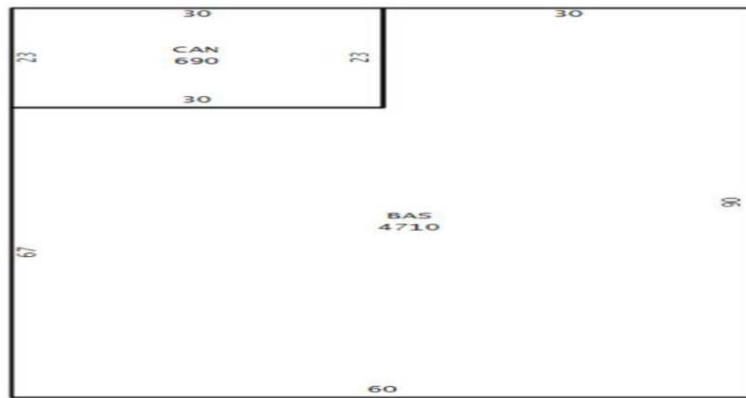




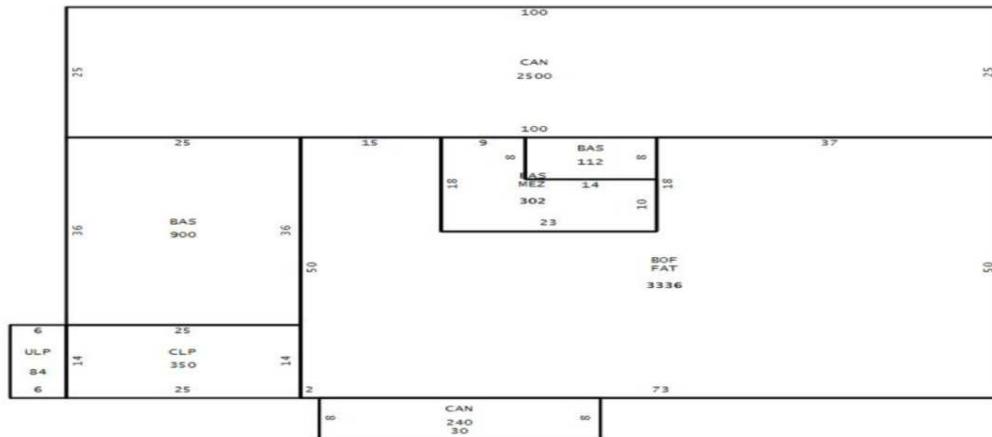
Retail. Leased, Building size 1,649 SF

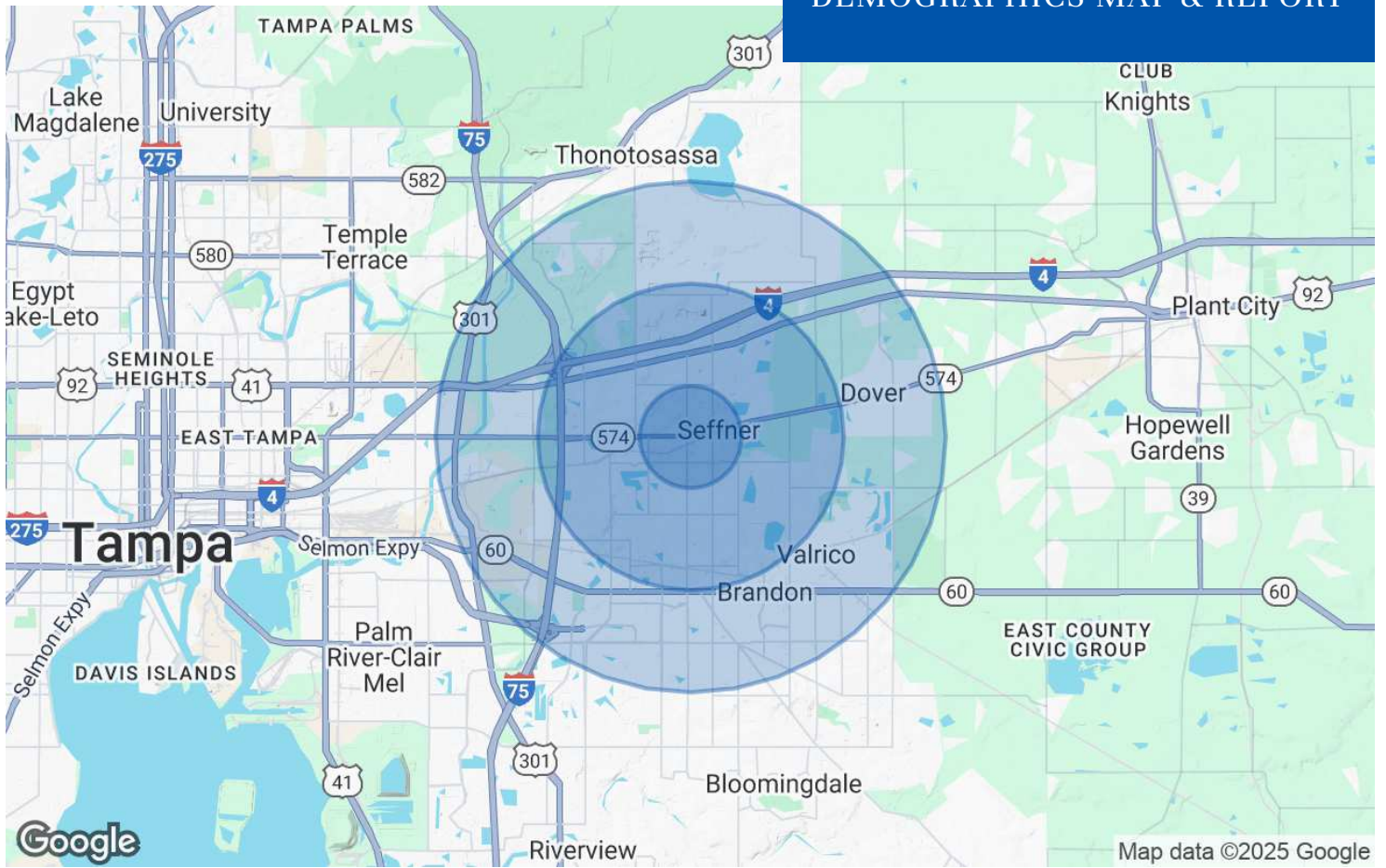


Warehouse. 3 Grade Level 12x10 Roll up doors, Building size 5,400 SF



Warehouse / Retail Showroom/ Office. 1 Van High Dock 12x10, Building Size 11,462 SF





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,543	68,376	145,877
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,385	24,906	53,136
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$89,050	\$93,311	\$92,844
Average House Value	\$298,139	\$326,701	\$329,654

Demographics data derived from AlphaMap

**AUSTIN PENNINGTON**

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Austin Pennington is the President and Broker of Gulf Atlantic Real Estate. A Florida native, Austin brings over 15 years of experience in real estate, insurance, and finance to his role. His expertise extends across various property classes, including Retail, Industrial, Multifamily, Mobile Home Parks, RV Communities, Hospitality properties, Office space, Storage, Land, and other unique real estate assets.

Austin is renowned for his reliability and commitment to excellence, focusing on expanding Gulf Atlantic Real Estate by building strong relationships with real estate owners and professionals. His extensive skill set enables him to effectively manage and sell commercial properties throughout Florida and the Southeast, making him a key player in the region's real estate landscape.

MEMBERSHIPS

National Association of Realtors | NAIOP Commercial Real Estate Development Association | The CCIM Institute Florida Chapter | ULI Urban Land Institute | REIC Real Estate Investment Council

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