



For sale

\$550,000
PURCHASE PRICE

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0.98± Acres Commercial Development

10231 Memorial Hwy | Tampa FL 33615

Commercial Development Opportunity

- Hillsborough County
- 0.98 Acres
- Land-Use: Commercial
- Parcel ID: U-34-28-17-ZZZ-000000-399400

Strategically located in the heart of the thriving northwest Tampa submarket, this vacant 0.98± acre commercial parcel offers exceptional visibility and dual access from both Memorial Highway and Timberlane Drive. Surrounded by established and growing residential communities, this location has a built-in consumer demand and a strong demographic foundation for any commercial venture.

Ideally suited for a variety of commercial uses, such as medical offices, retail, professional services, or neighborhood-serving businesses.

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Location & Access

The area boasts a mix of established and emerging residential communities, ensuring a steady customer base:

Westbay Cove | A gated townhome community known for its modern amenities

Timberlane Woodlake Neighborhood | Features single-family homes and is within walking distance to Timberlane Park

Educational Institutions Nearby

Access to quality education is a cornerstone of the community:

Alonso High School - A Rated

Davidsen Middle School

Bay Crest Elementary School

Berkeley Preparatory School

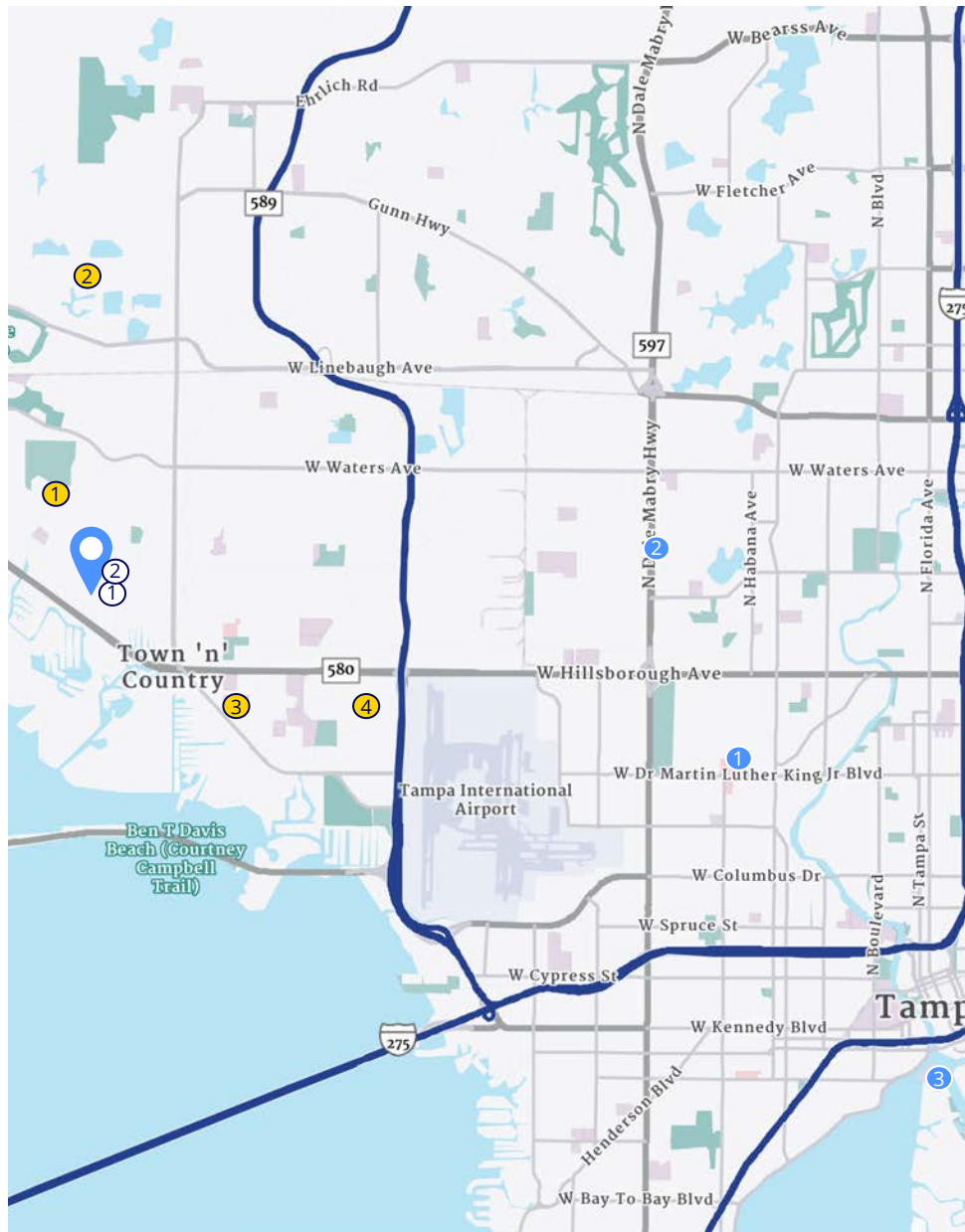
Proximity to Healthcare Facilities

The property is conveniently located near several reputable hospitals, providing essential services to the community:

St. Joseph's Hospital | Renowned for advanced medical technologies and comprehensive care across more than 70 specialties

AdventHealth Carrollwood | Offers personalized, whole-person care with advanced treatment options

Tampa General Hospital | Recognized for excellence in coronary intervention and cranial neurosurgery



Subject
Property

Legend and Amenities

① Westbay Cove

② Timberlane Woodlake
Neighborhood

① Alonso High School

② Davidsen Middle School

③ Bay Crest Elementary School

④ Berkeley Preparatory School

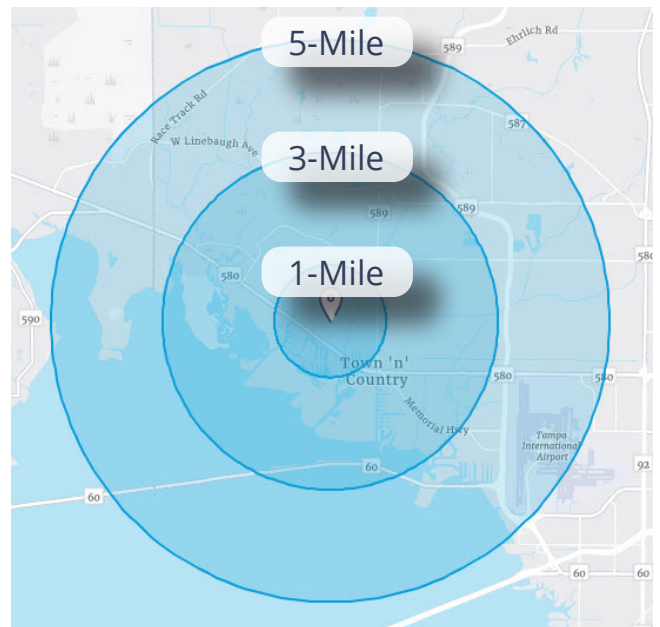
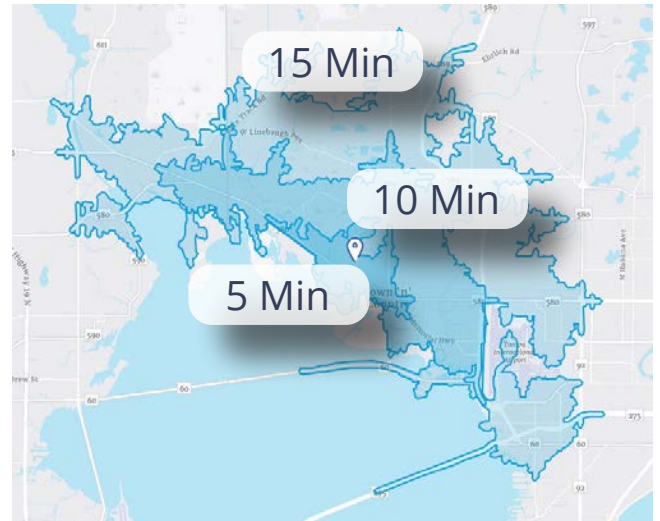
① St. Joseph's Hospital

② AdventHealth Carrollwood

③ Tampa General Hospital

Demographics

Demographics	5-Min	10-Min	15-Min
DRIVE TIME POPULATION			
2029 Projection	19,522	82,551	162,549
2024 Population	19,282	80,863	158,715
% Growth	1.24%	2.09%	2.42%
HOUSEHOLD INCOME			
Average	\$86,150	\$100,143	\$111,878
Median	\$63,805	\$70,730	\$77,811
DAYTIME WORKERS			
2024	6,271	35,751	191,603
TOTAL DAYTIME POPULATION			
2024	14,409	70,602	230,749
	1-Mile	3-Mile	5-Mile
RING POPULATION			
2029 Projection	19,549	88,327	153,829
2024 Estimate	19,297	87,325	151,103
% Growth	1.31%	1.15%	1.80%
HOUSEHOLDS			
2029 Projection	7,810	34,785	60,920
2024 Estimate	7,684	34,242	59,542
% Growth	1.64%	1.59%	2.31%



Source: HYDRA as of May 13, 2025



Surrounding Retail

Charley's PET SMART
SUPER CUTS
ABC
ZAXBY'S
GNC LIVE WELL
Burlington
Michaels
TARGET
Starbucks

Alonso High School

Davis Elementary School

MEMORIAL HWY

Walmart

Cody's
LA FITNESS
7-ELEVEN

HILLSBOROUGH AVE

DUNKIN'

W WATERS AVE

SHELDON RD

Wendy's

Waffle House

CVS pharmacy

HARBOR FREIGHT TOOLS

ups

ALDI

five BELOW

BURGER KING

Bravo

DOLLAR GENERAL

NAPA

Firestone

ACE Hardware

TJ-maxx

Auto Zone

CVS pharmacy

TAKE 5

McDonald's

china wok

ROSS DRESS FOR LESS

Starbucks

Pita's REPUBLIC

Mobile Express

verizon wireless

Culver's

FIREHOUSE SUBS

DUNKIN'

Walgreens

chili's

THE HOME DEPOT

H&R BLOCK

Publix

Wendy's

tropical CAFE

Morgan Woods Elementary

Shimberg Sports Complex

Town 'N Country Park

HILLSBOROUGH AVE

Berkeley Preparatory School

Sweetwater Park

BJ's

H&R BLOCK

O'Reilly AUTO PARTS

Aaron's

OLIVOS

TACO BELL

Walmart

SALLY BEAUTY

CLIE'S

BUDDY'S

metro

WALGREEN'S

PINCH-A-PENNY POOL-PATIO-SPA

CHIPOTLE MEXICAN GRILL

Chick-fil-A

SUBWAY

Panera

LOWE'S

PIZZA HUT

TARGET

Wawa

MISSION BBQ

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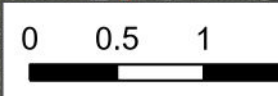
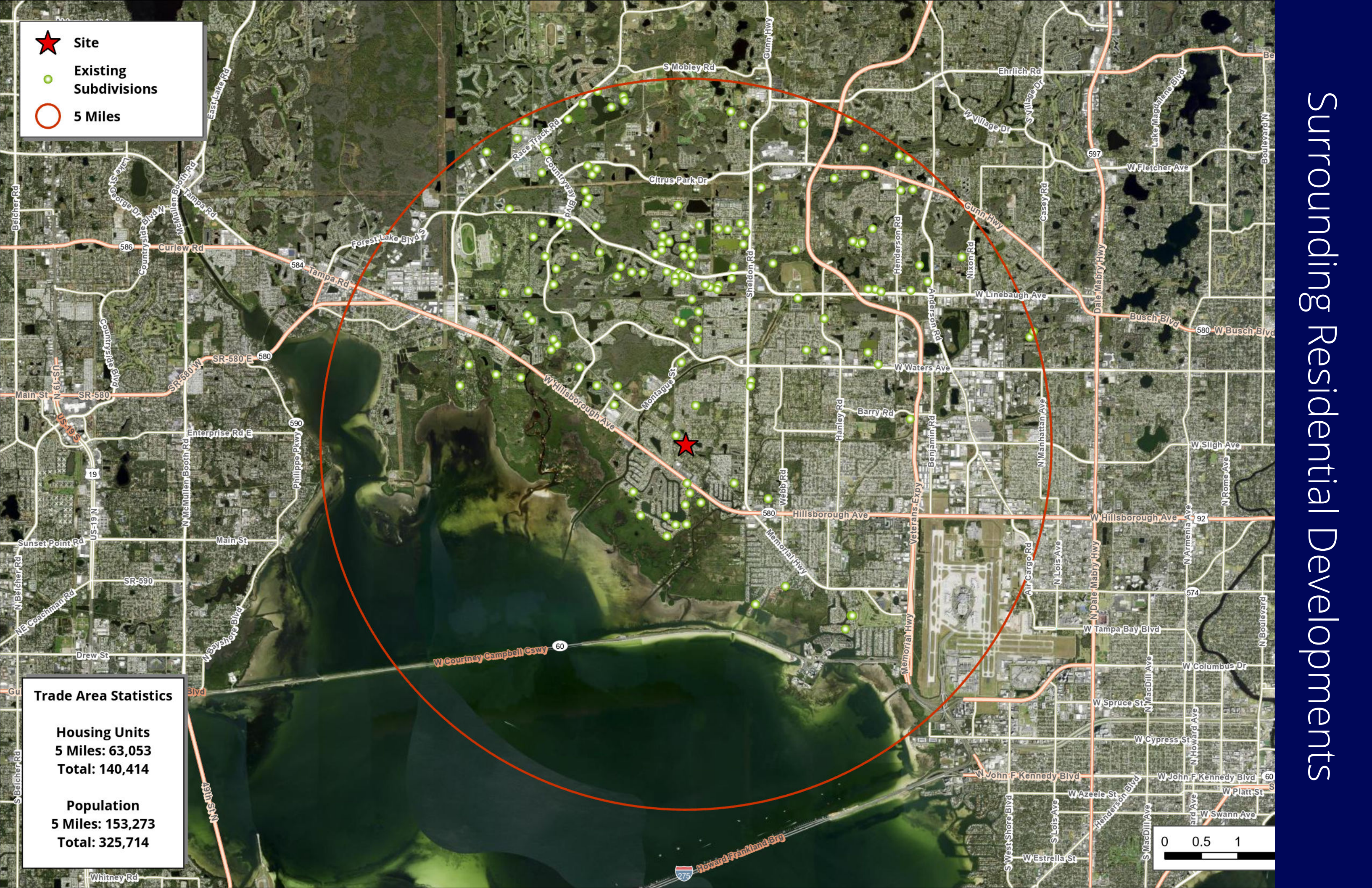
PIN CHASERS

Tampa International Airport
30K Passengers per Day

- ★ Site
- Existing Subdivisions
- 5 Miles

Trade Area Statistics

Housing Units
5 Miles: 63,053
Total: 140,414
Population
5 Miles: 153,273
Total: 325,714



Surrounding Residential Developments