

TAMPA GATEWAY BTS/ GROUND LEASE

11760 TAMPA GATEWAY BLVD | SEFFNER, FL 33584

PROPERTY DETAILS

Free-Standing Building/ Drive-Through Restaurant

Lot size: 1.26 acres

FDOT Traffic Count (2015):

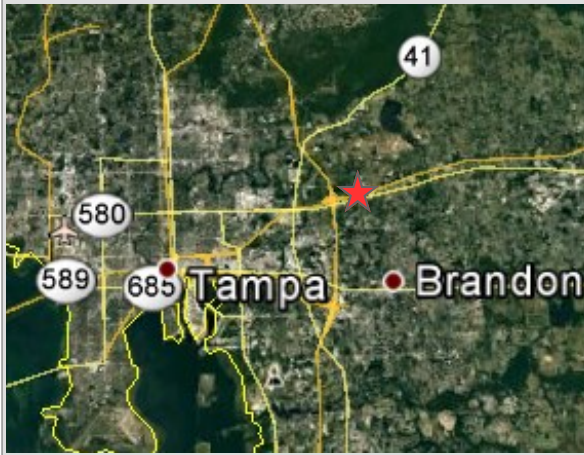
Mango Rd 9,700 +/- VPD

I-4 137,000 +/- VPD

DEMOGRAPHICS

	3 miles	5 miles
Tampa/Seffner		
Population	36,199	105,717
Avg. Household Income	\$63,510	\$61,254
Total Households	12,768	37,251

LOCATION



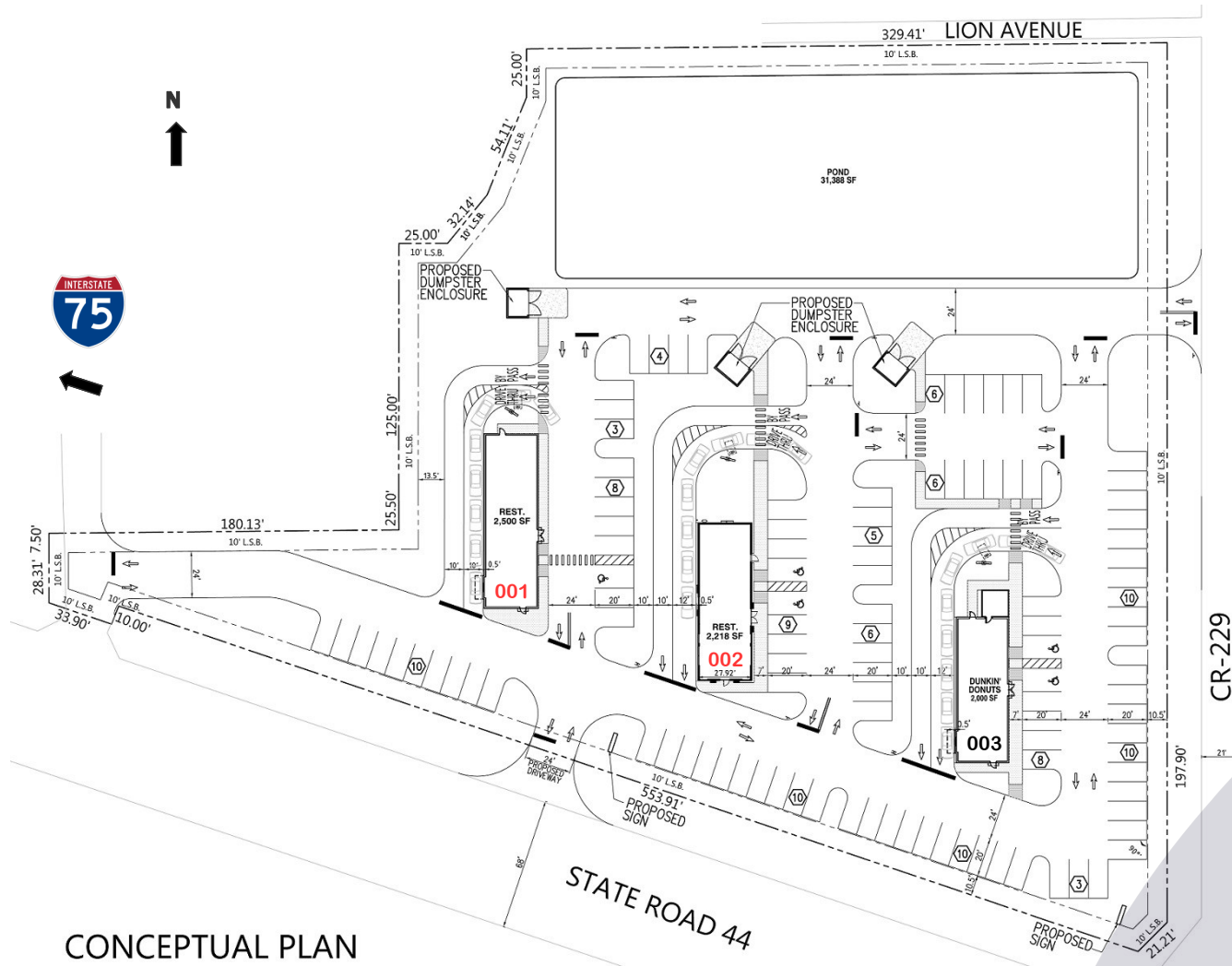
SUMMARY

Ground Lease or Build-To-Suit opportunity in Seffner on Exit 10 near Tampa. Excellent visibility and great access to I-4 with over 137,000 vehicles per day. Join Dunkin' Donuts' with one retail pad available. Drive-thru capability. Surrounding retail includes Hampton Inn & Suites, Bob Evans, Gator Ford, & Country Inn & Suites.

JESSICA ETCHIESON | 407 701 5791 | JESSICA@GARITOCO.COM

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CONCEPTUAL PLAN

Restaurant Pads Available		
001	Available	2,500 SF
002	Available	2,218 SF
003	Dunkin' Donuts	2,000 SF

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