

# FOR SALE/ LEASE

IS



**2100 E College Ave,  
Ruskin, Florida**

**6.35 ACRES OF LAND AVAILABLE | FOR SALE OR LEASE**

**Stu Fagen**  
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2100 E College Ave  
Ruskin, Florida



**APPROVED AND PERMITTED PUBLIC STORAGE SITE - OTHER USES WILL BE  
CONSIDERED AVAILABLE | FOR SALE OR LEASE**

**ADDRESS:** 2100 E College Ave, Ruskin, FL

**SPACE AVAILABLE:** 6.35 Acres Vacant Land

**ASKING PRICE:** Upon Request

**ASKING RENT:** Upon Request

**AREA GENERATORS:** Hillsborough Community College, Amazon, HCA Florida South Shore Hospital, Cypress Creek Golf

Demographics	1 mile	3 miles	5 miles
<b>Population</b>	8,296	56,734	110,024
<b>Median HHI</b>	\$96,500	\$104,251	\$113,955
<b>Daytime Population</b>	759	8,296	16,608

- Fully permitted public storage site
- Located between Bradenton and Tampa
- Will consider other uses

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## TRADE AREA DESCRIPTION

Ruskin is an unincorporated community in Hillsborough County, Florida, known for its waterfront location on Tampa Bay and the Little Manatee River, its rich agricultural history (particularly tomatoes), and a mix of suburban and rural characteristics. The area offers numerous parks, nature preserves, and recreational activities like boating and fishing, alongside cultural and educational amenities like the Firehouse Cultural Center and a Hillsborough Community College campus.



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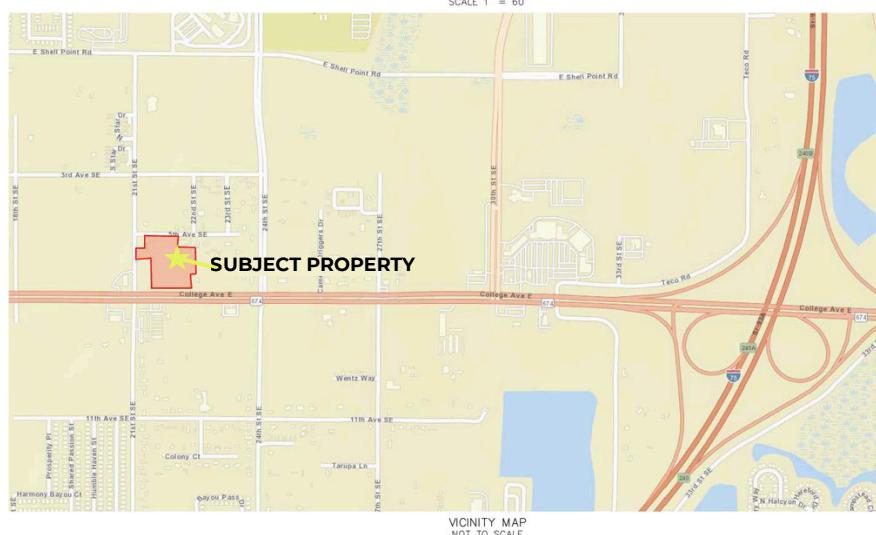
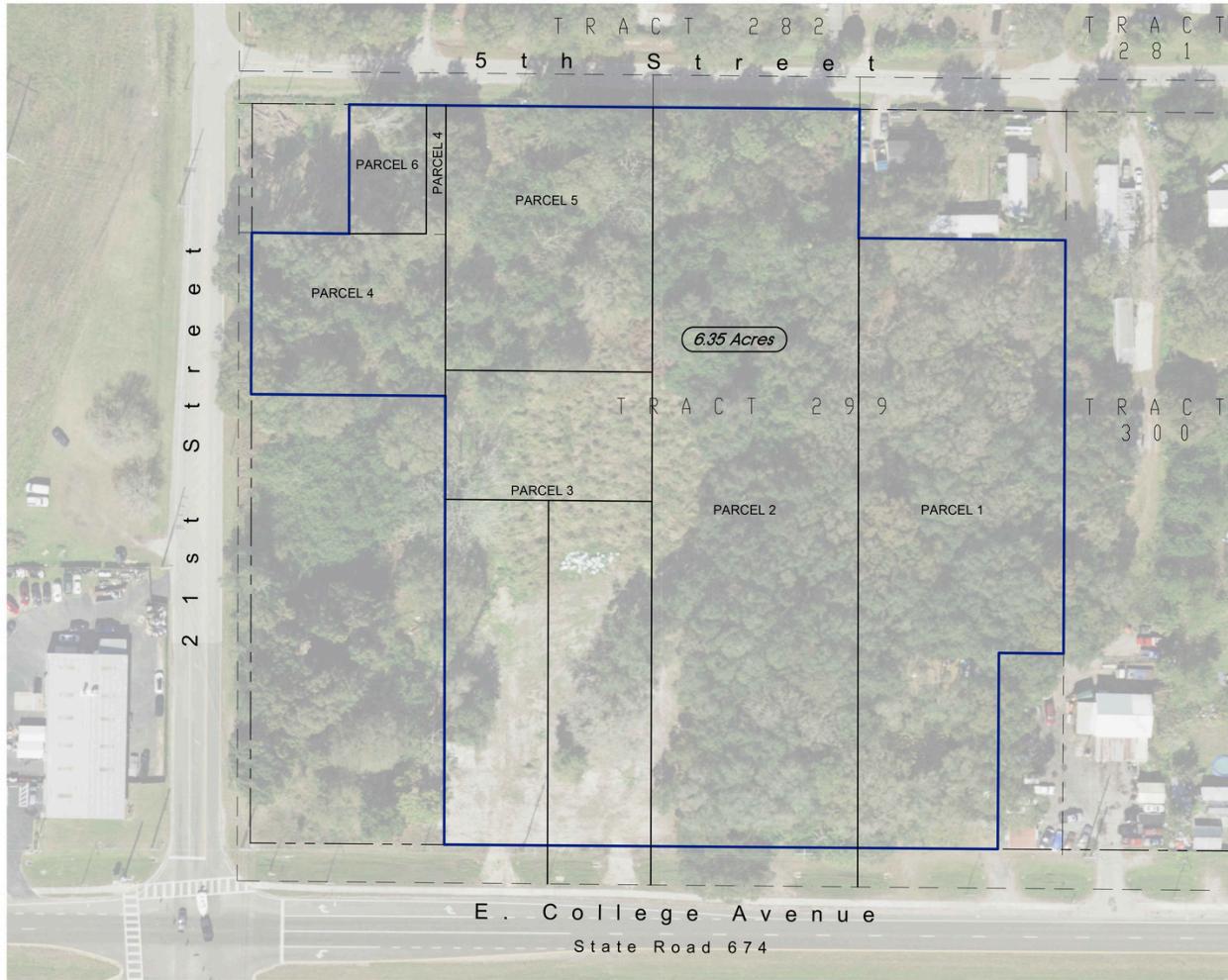
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## LAND SURVEY



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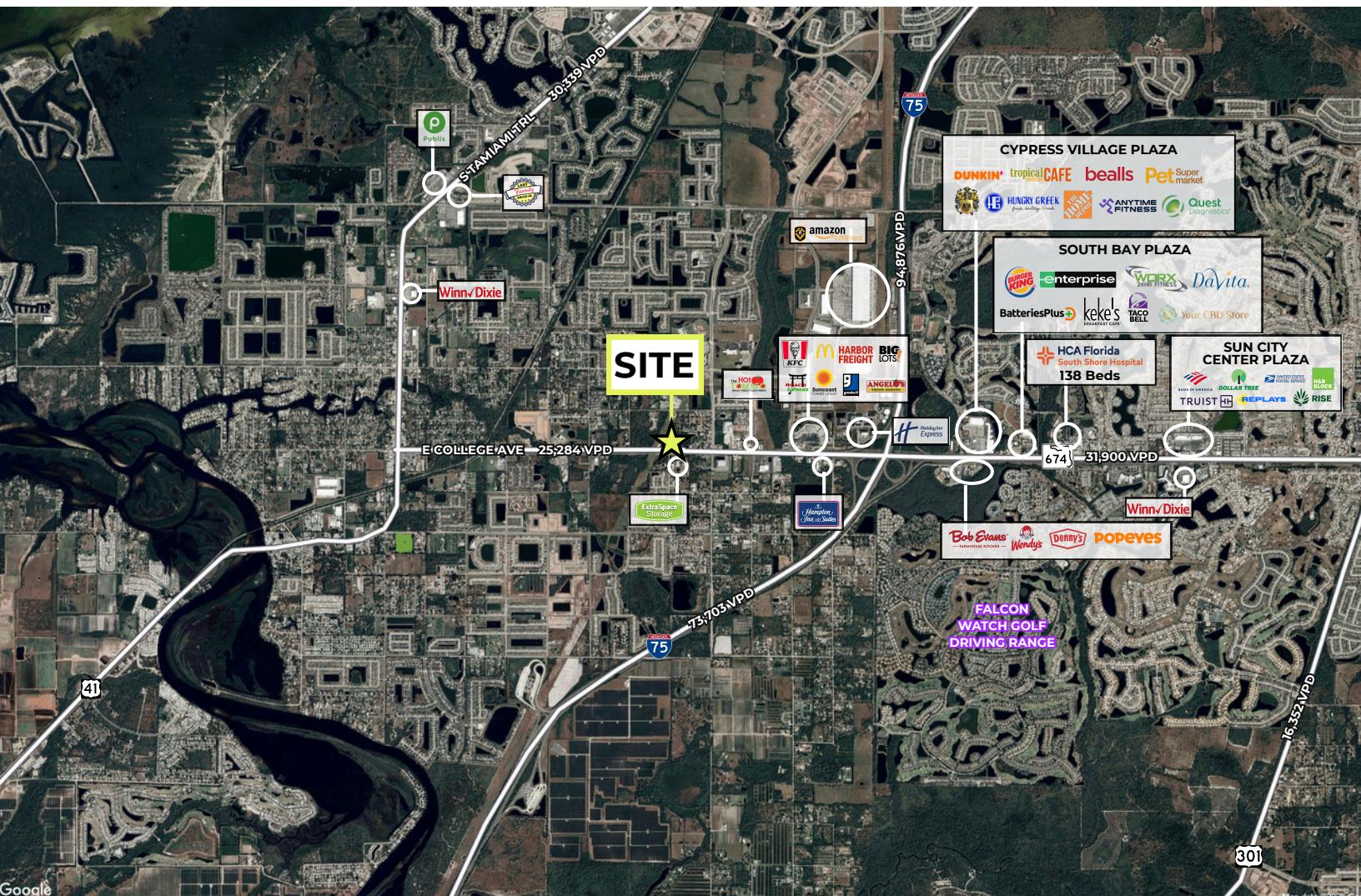
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AERIAL



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