

**FOR SALE/
LEASE**

S



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

6.35 ACRES OF LAND AVAILABLE | FOR SALE OR LEASE

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T 813.255.2999 x1503

SABRE

FOR SALE OR LEASE

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
Population	8,296	56,734	110,024
Median HHI	\$96,500	\$104,251	\$113,955
Daytime Population	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

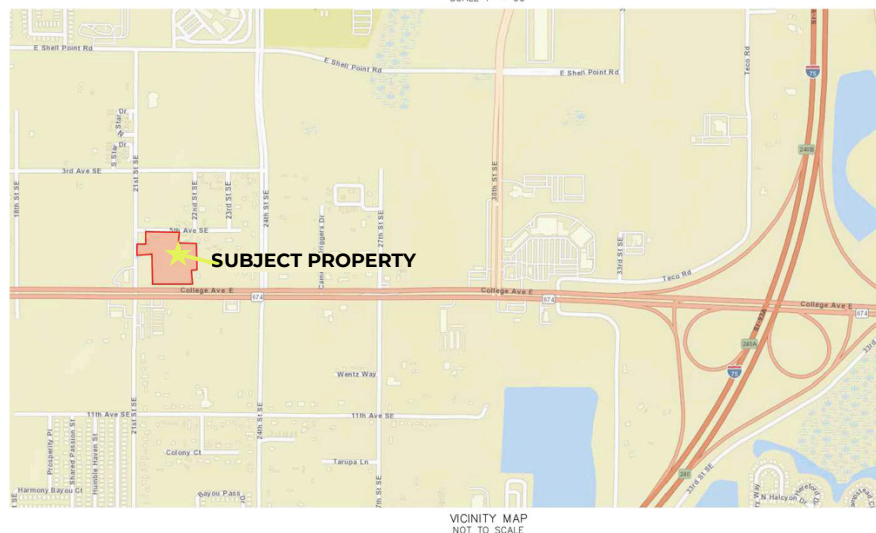
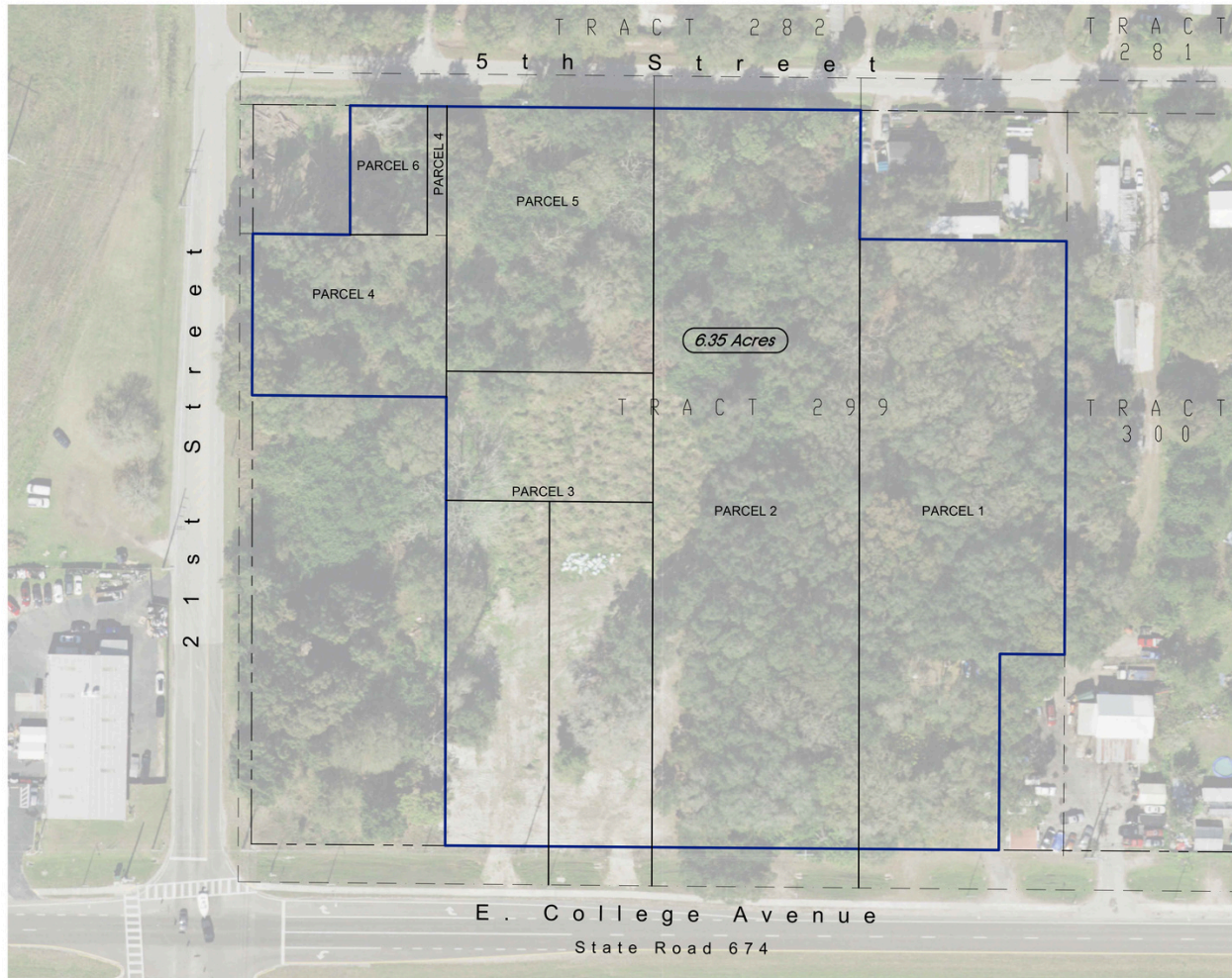
Ruskin is an unincorporated community in Hillsborough County, Florida, known for its waterfront location on Tampa Bay and the Little Manatee River, its rich agricultural history (particularly tomatoes), and a mix of suburban and rural characteristics. The area offers numerous parks, nature preserves, 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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LAND SURVEY



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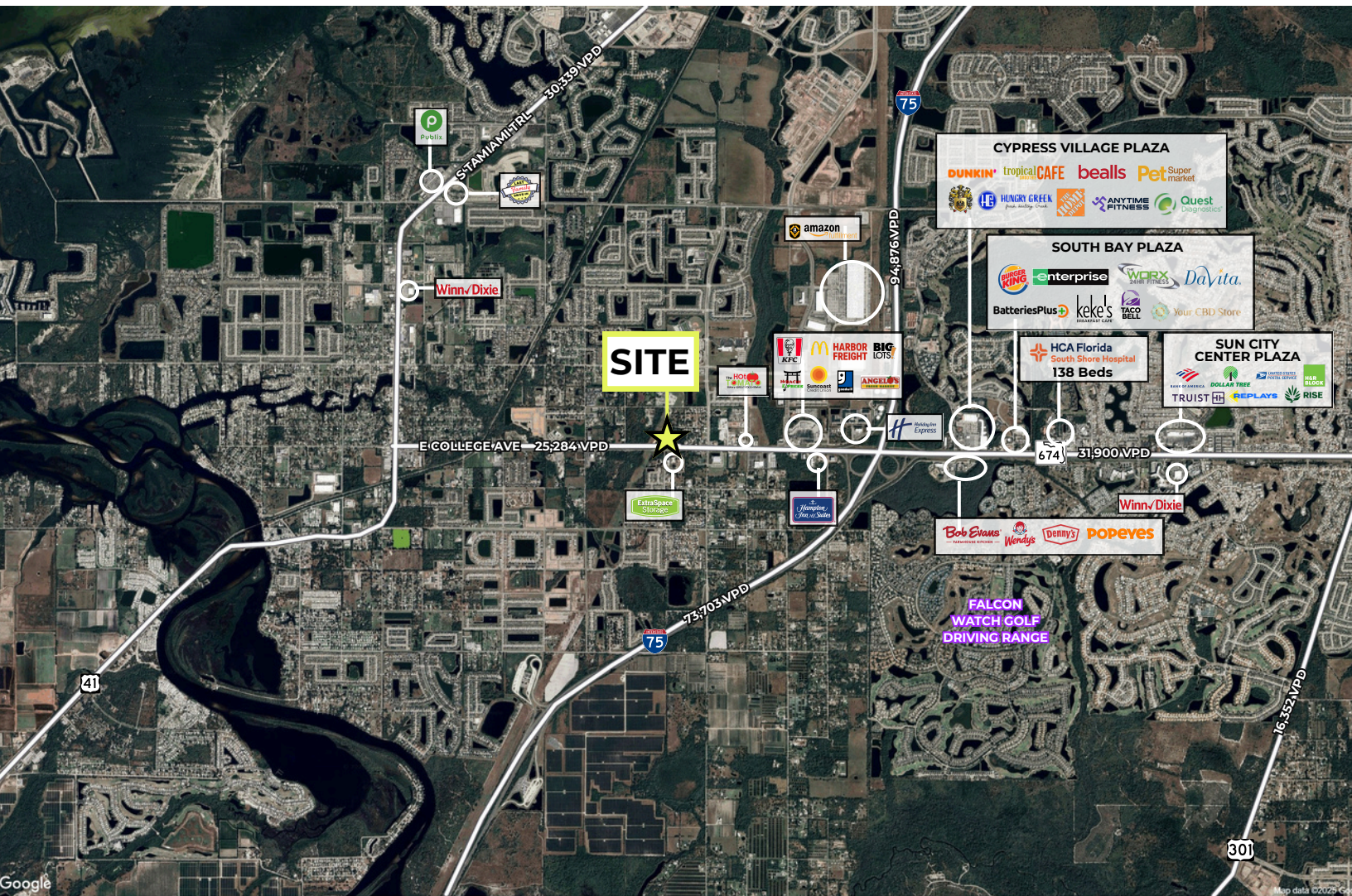
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AERIAL



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