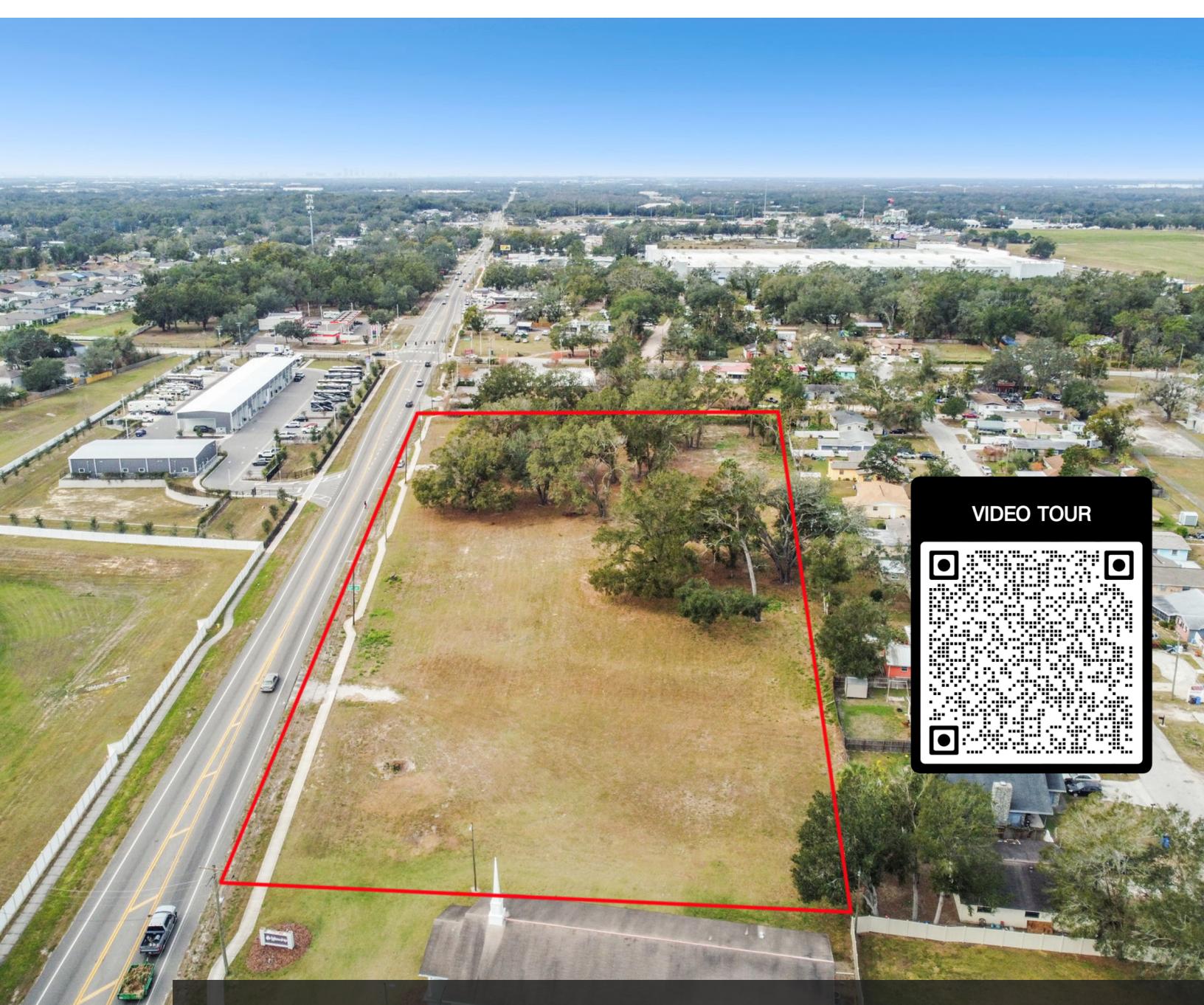


LAND FOR SALE

603-605 US-92

603 U.S. 92, SEFFNER, FL 33584



ASKING PRICE: \$1,700,000

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100

Tampa, FL 33624



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX LUCKE, CCIM

Commercial Director

O: (727) 410-2896

C: (727) 410-2896

alexlucke@kwcommercial.com

#SL3351552

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Disclaimer

603 U.S. 92



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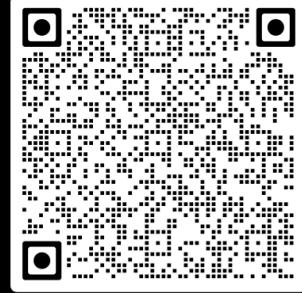
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

603 U.S. 92



VIDEO TOUR



OFFERING SUMMARY

SALE PRICE: \$1,700,000

LOT SIZE: +/- 4.52 Acres

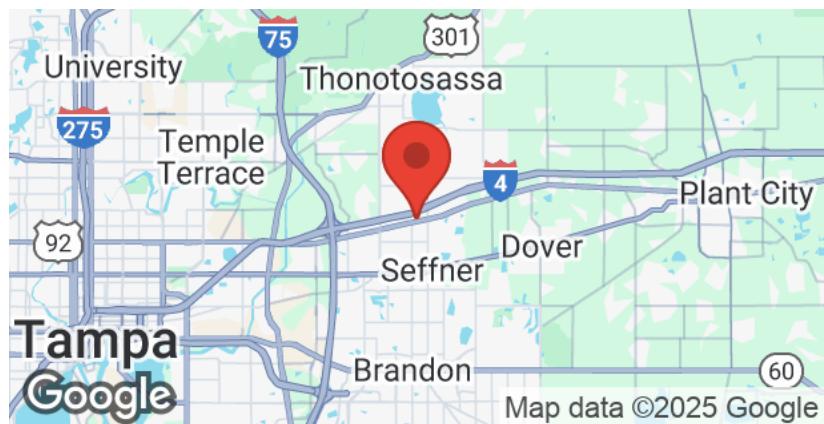
ZONING: CG

FRONTAGE: 717 Feet

TRAFFIC COUNT: 12,100 AADT

PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to represent for sale 603 & 605 US-92, Seffner, FL 33584 (the "Property"). The Property has over 717 feet of direct frontage on US-92 (Hillsborough Avenue) which is a main artery between Tampa, Plant City, & Lakeland. There are (2) connected parcels, 1.83 and 2.73 acres respectively, for a total of +/- 4.52 acres. The land is zoned CG (General Commercial), providing a wide variety of potential commercial uses. The Property is high & dry, has excellent visibility, and is easily accessible making it a perfect location for your business. Drive time features 3 minutes to the I-4 corridor, 17 minutes to downtown Tampa & Plant City, and 25 minutes to Lakeland. Surrounding neighbors include Family Dollar, RV Select Dealer, Lazydays RV of Tampa, Rooms To Go Outlet, and Amazon Delivery Station. Come join this vibrant community and expand your business today! For additional questions, please contact the listing broker to learn more.



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PROPERTY PHOTOS

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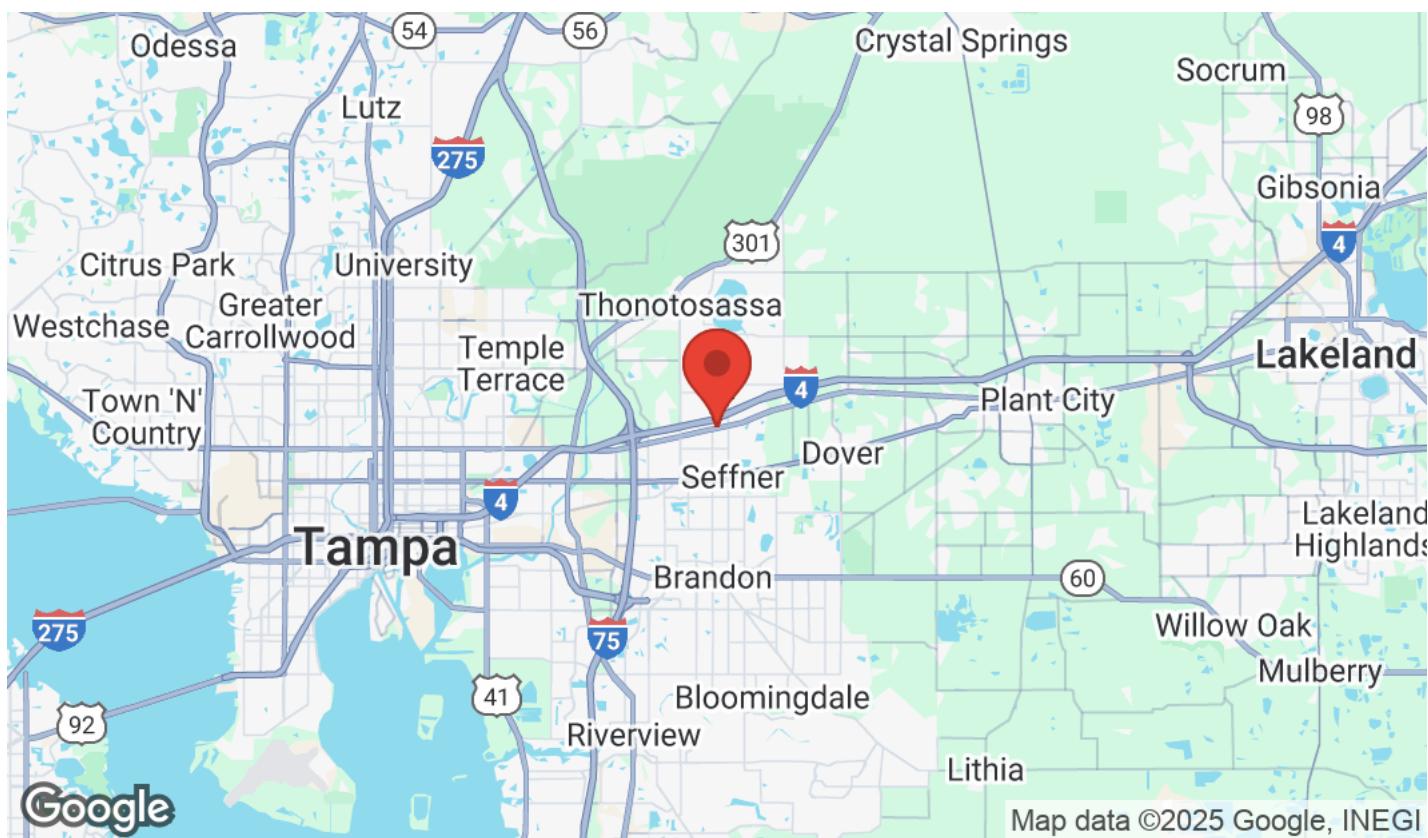
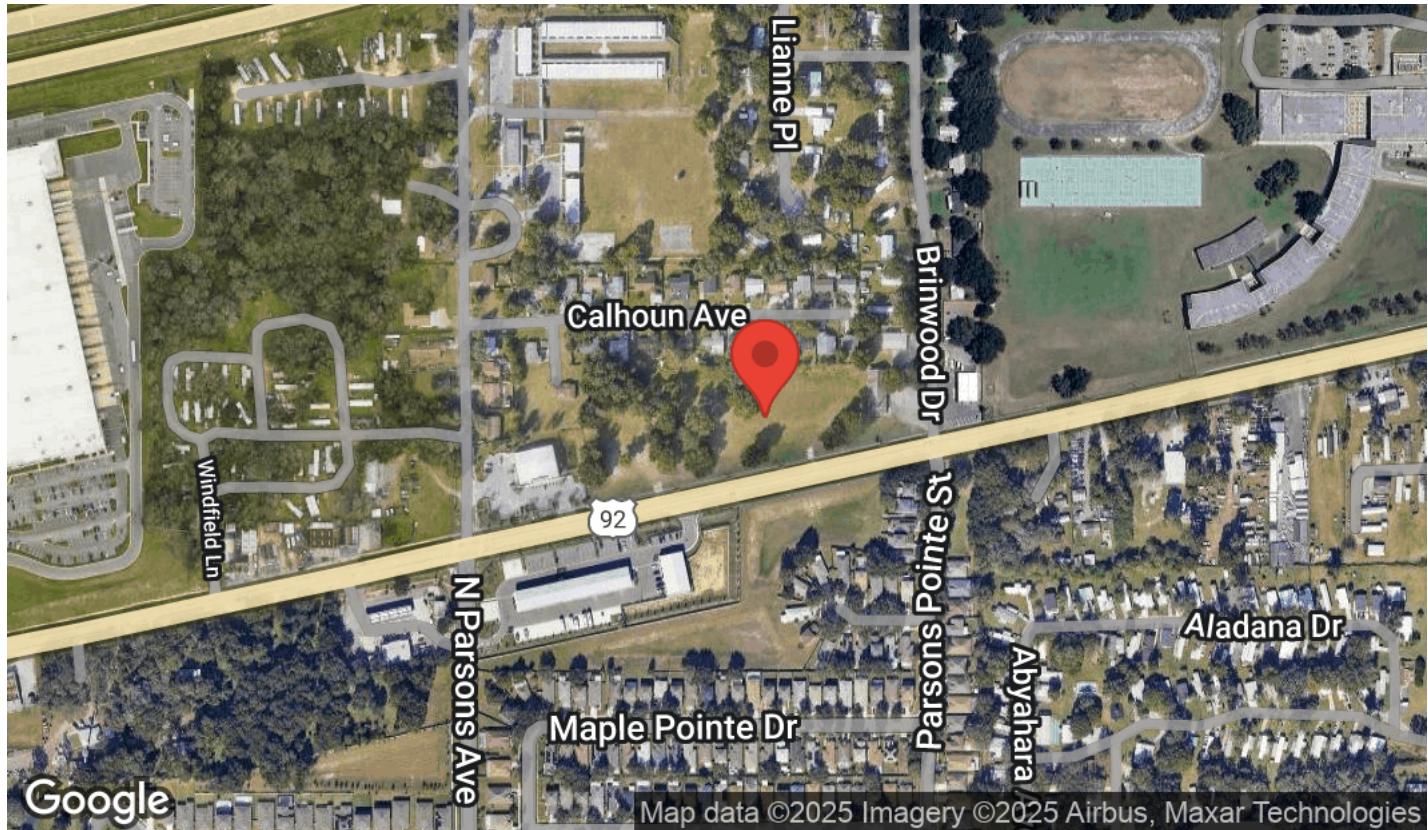
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LOCATION MAPS

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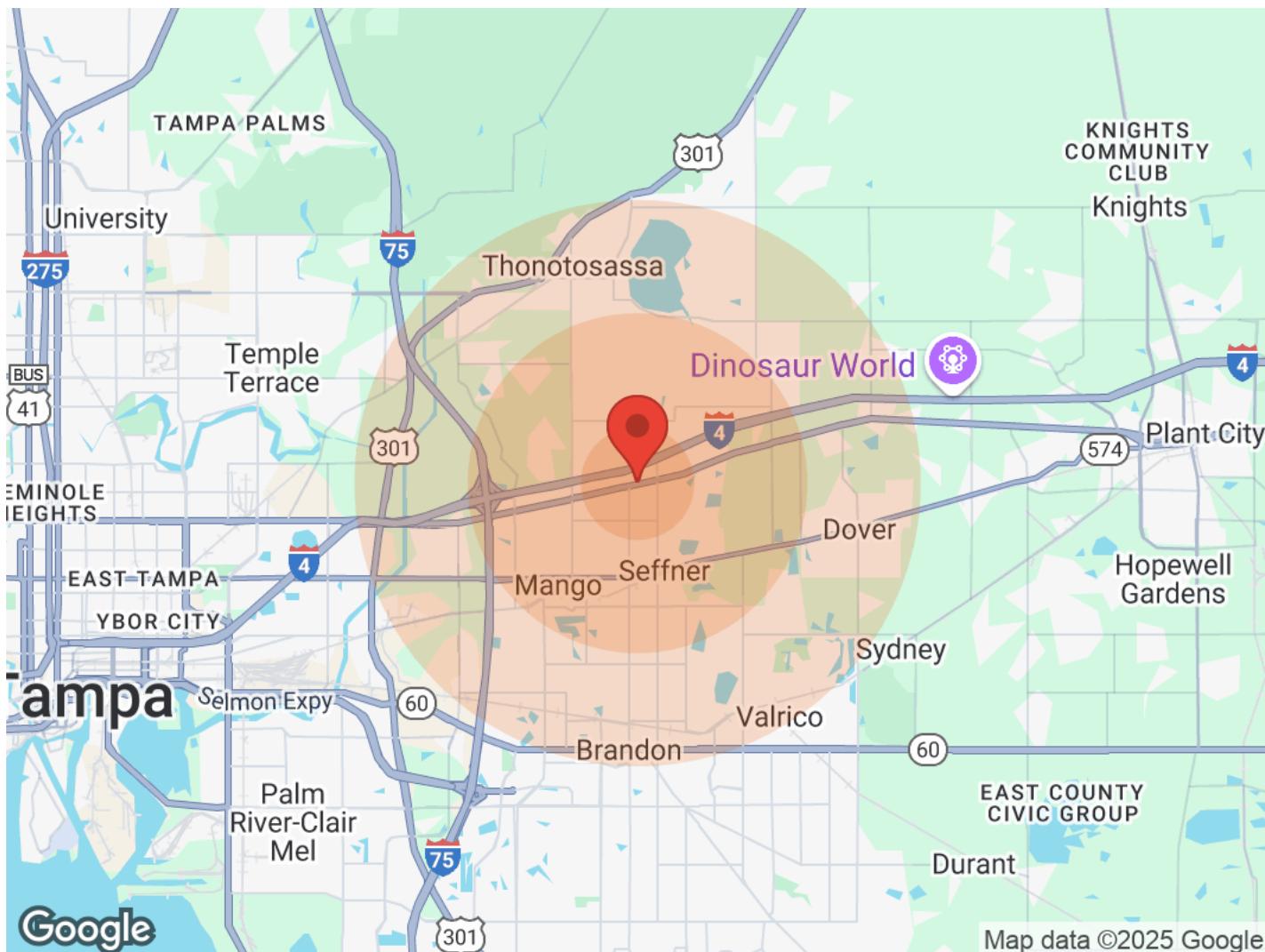
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DEMOCRAPHICS

603 U.S. 92



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,269	19,228	55,610	Median	\$55,424	\$48,243	\$48,454
Female	1,291	19,186	54,000	< \$15,000	114	1,089	4,020
Total Population	2,560	38,414	109,610	\$15,000-\$24,999	166	1,933	4,504
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	80	1,534	4,230
Ages 0-14	523	7,977	22,352	\$35,000-\$49,999	70	2,400	6,655
Ages 15-24	349	5,565	15,413	\$50,000-\$74,999	282	2,843	7,968
Ages 25-54	826	14,687	43,045	\$75,000-\$99,999	163	1,835	5,409
Ages 55-64	309	4,567	13,119	\$100,000-\$149,999	107	1,444	4,022
Ages 65+	553	5,618	15,681	\$150,000-\$199,999	N/A	385	887
Race	1 Mile	3 Miles	5 Miles	> \$200,000	N/A	184	714
White	1,964	29,933	82,087	Housing	1 Mile	3 Miles	5 Miles
Black	376	4,997	15,636	Total Units	1,086	15,191	42,794
Am In/AK Nat	8	61	124	Occupied	989	13,919	38,927
Hawaiian	N/A	2	22	Owner Occupied	676	10,106	26,347
Hispanic	440	7,463	25,445	Renter Occupied	313	3,813	12,580
Multi-Racial	338	5,496	18,608	Vacant	97	1,272	3,867

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Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. As a Commercial Director at KW Commercial, he provides his clients with tailored full-service real estate solutions that maximize value, delivered with a commitment to excellence.

Alex brokers transactions within the Industrial, Office, Retail, and Multifamily product types. In 2020, he received his CCIM designation which is held by less than 10% of commercial brokers nationwide. He's an ethical member of many local and national boards including FGCAR, GTAR, NAR, and CCIM. Throughout his career, he's proud to have serviced a variety of clients including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Plazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Caterings & Events, and numerous local small businesses.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. They both attended the University of Florida and enjoy watching football, playing golf, and traveling.