





# Aerial Looking East





# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 2.09± acres in Ruskin, FL on E College Ave at the intersection of 6th St SE within Hillsborough County. The property is situated conveniently just .5 miles east of US Hwy 41 (S Tamiami Trail) and 2.5 miles west of I-75, allowing great ease of access both north/south and east/west. The site is zoned RDC-12 (Residential) but can potentially be rezoned for a variety of general commercial uses.

## LOCATION DESCRIPTION

The property is located at the southwest corner of E College Ave and 6th St SE. Boasting 310± feet of frontage, the site has high visibility and traffic (19,500 AADT) from E College Ave. The site is just 2 miles west of the nearly constructed 75,000 square foot Moffitt Cancer Center at SouthShore, and sits just north of newly developed single family residential.

## MUNICIPALITY

Hillsborough County

## PROPERTY SIZE

2.09± Acres

## ZONING

RDC-12 (Residential Duplex Conventional 12 units/acre)

## FUTURE LAND USE

R-12 (Residential)

## PARCEL ID

U-08-32-19-1UU-000000-00052.0

## PRICE

\$675,000

## BROKER CONTACT INFO

**Chris Bowers ALC, CCIM**

Senior Advisor/Partner

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# Aerial Looking South





# Aerial Looking West



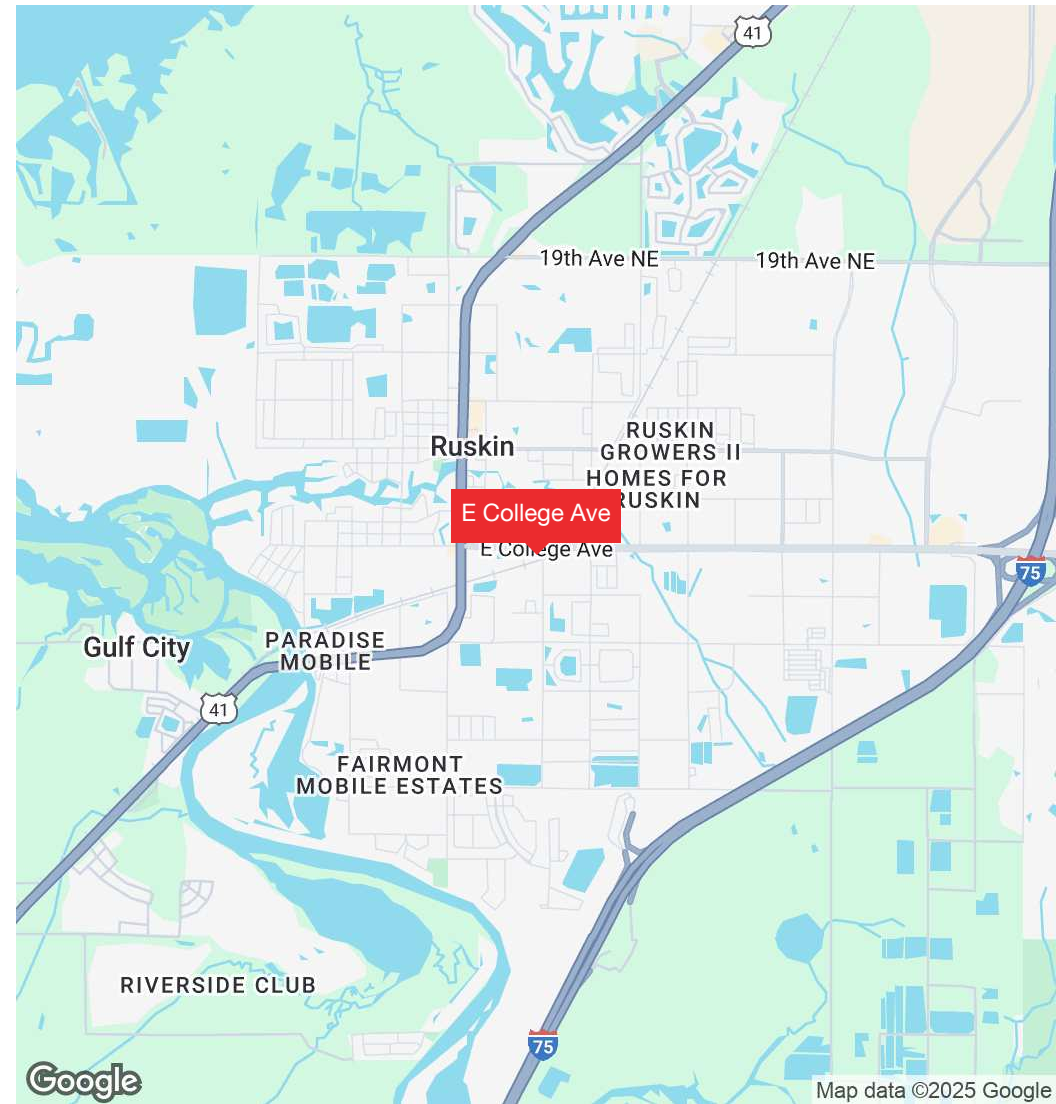
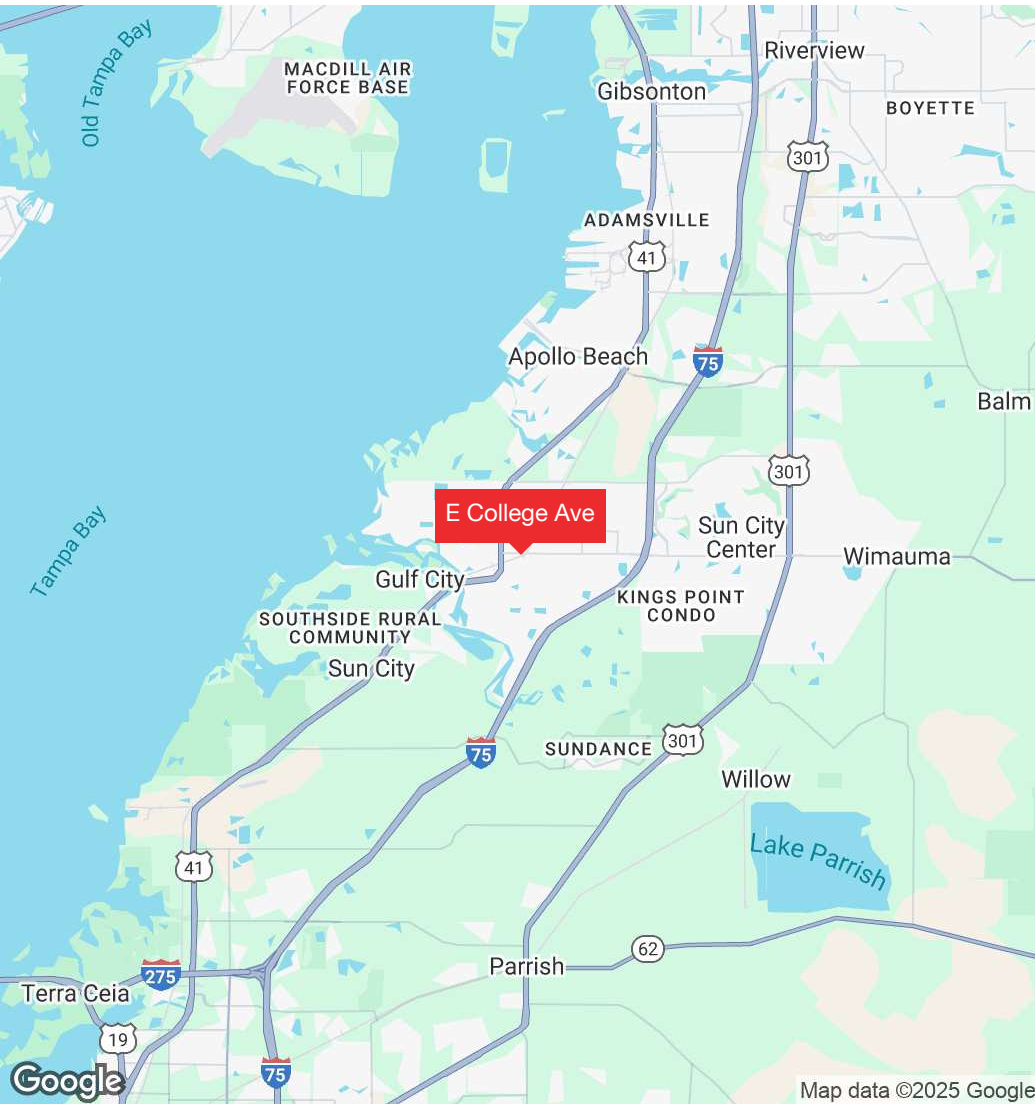


# Aerial Overview





# Location Map



**7** E COLLEGE AVE & 6TH ST SE // E COLLEGE AVE RUSKIN, FL 33570

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