



Office: \$25.00/SF  
IOS: \$3.00/SF



Industrial  
Property



798 SF Office  
6,708 SF IOS

1517 S US Hwy 41, Ruskin, FL 33570

# Office & Outdoor Storage For Lease

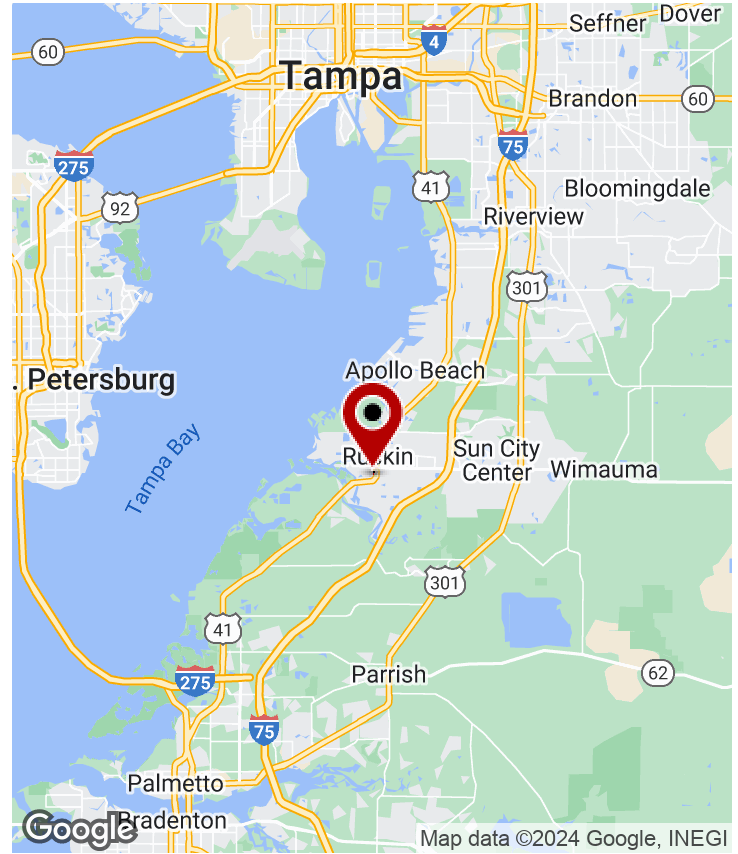
Presented by

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## OFFERING SUMMARY

Zoning:	CI
Market:	Tampa/St Petersburg
Submarket:	SE Hillsborough

## OFFICE/SHOWROOM

Available SF:	798 SF
Asking Base Rate:	\$25.00/SF (NNN)
Year Built/Renov:	1947/2023

## OUTDOOR STORAGE

Available SF:	Approx. 6,708 SF
Asking Rate:	\$3.00/SF

## PROPERTY OVERVIEW

Leasing opportunity located on 1.33 acres in Ruskin, FL - Hillsborough County. Great commercial location with frontage on Hwy 41 and easy access to I-75. Located 4.4 miles west of the 1.1M SF Amazon Fulfillment Center. Zoned Commercial Intensive and can accommodate all commercial vehicle types.

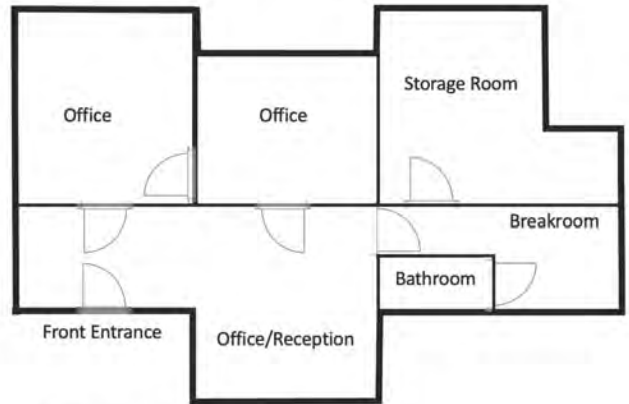
### AVAILABLE

- 798 SF Office Building
  - Freestanding
  - 2023 Full Renovations
  - Ideal for Office, Showroom, Retail
- Approx. 6,708 SF (0.15 AC) Outdoor Storage

## PROPERTY HIGHLIGHTS

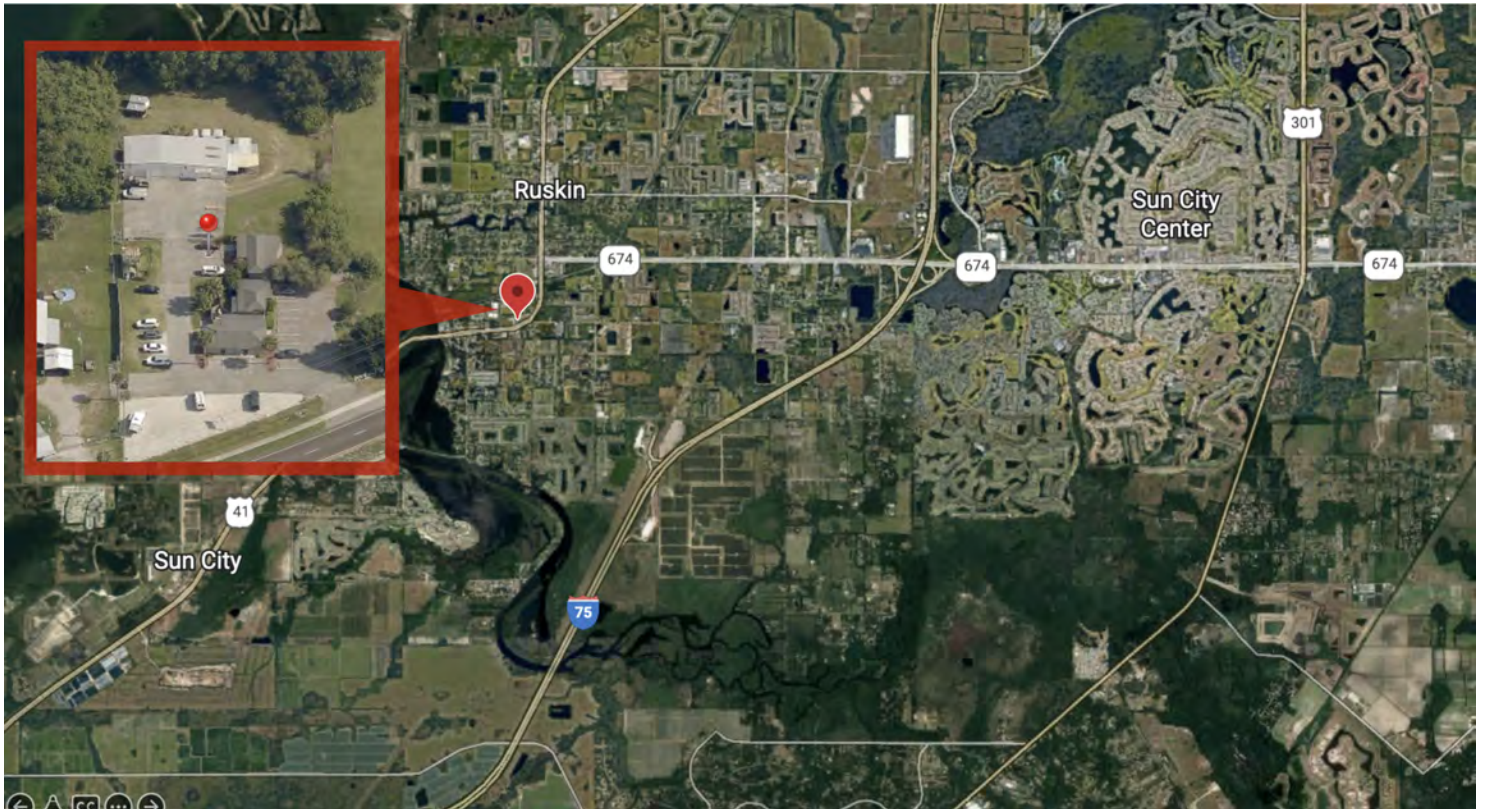
- Easy Access to I-75
- Fenced & Gated Property
- Zoning: CI (Commercial Intensive)
- Parking: Accommodates All Commercial Vehicle Types

# OFFICE BLDG. 3

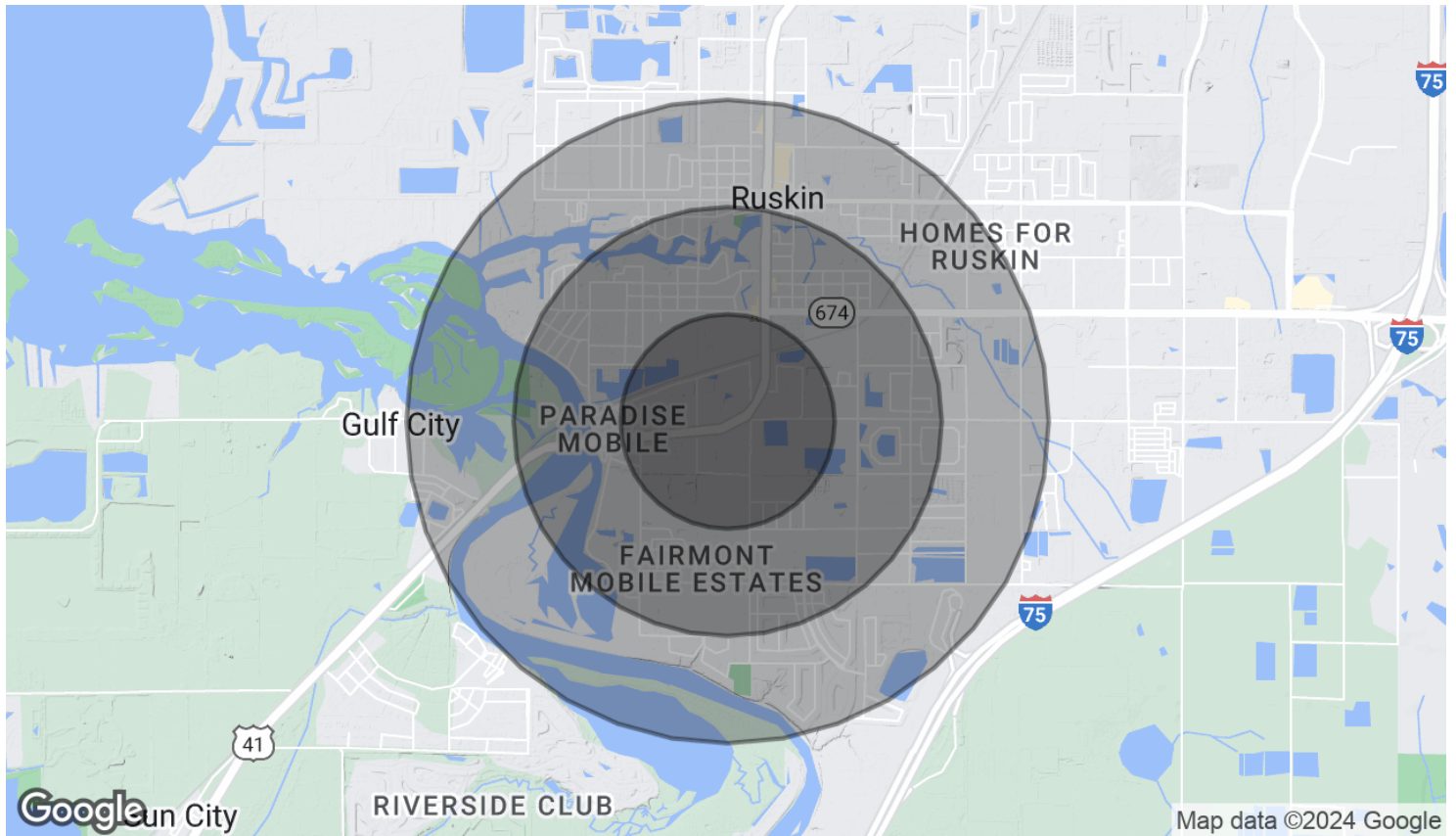


Each Office Independently Owned and Operated

# AERIAL MAP



Each Office Independently Owned and Operated



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	948	4,896	11,139
Average Age	35.5	37.5	36.4
Average Age (Male)	33.0	35.2	34.6
Average Age (Female)	35.5	38.9	37.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	403	1,872	3,942
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$47,706	\$59,783	\$65,052
Average House Value	\$129,330	\$180,373	\$190,966

\* Demographic data derived from 2020 ACS - US Census