



OFFERING MEMORANDUM

# APOLLO BEACH & US 41

S 41 HWY., APOLLO BEACH, FL 33572

**CHRIS BOWERS, CCIM**  
Senior Broker  
D. 813.287.8787 x8  
M. 813.468.9292  
chris@thedirt dog.com

**Eshenbaugh**  
LAND COMPANY

## PROPERTY DESCRIPTION

The property is a 1.62 acre retail development site located at the corner of Apollo Beach Blvd. & US-41 in Apollo Beach, FL. Zoned Planned Development (PD).

## LOCATION DESCRIPTION

Located at the SEC of US Hwy. 41 and Apollo Beach Blvd/Paseo Al Mar Blvd in Apollo Beach, FL. Approximately 297' of frontage along US Hwy. 41. Situated in the fast growing area of South Hillsborough County, the site is adjacent to the up and coming Waterset Community, a 1,518-acre mixed-use community currently under construction. Also nearby is Mirabay, a 750-acre community with 1,267 residential units.

## PROPERTY SIZE

1.62 Acres

## ZONING

PD (Planned Development) - Allows a variety of commercial uses.

## PARCEL ID

053967-0000

## PROPERTY OWNER

CP WAGS FLORIDA LLC

## PRICE

\$1,495,000

## BROKER CONTACT INFO

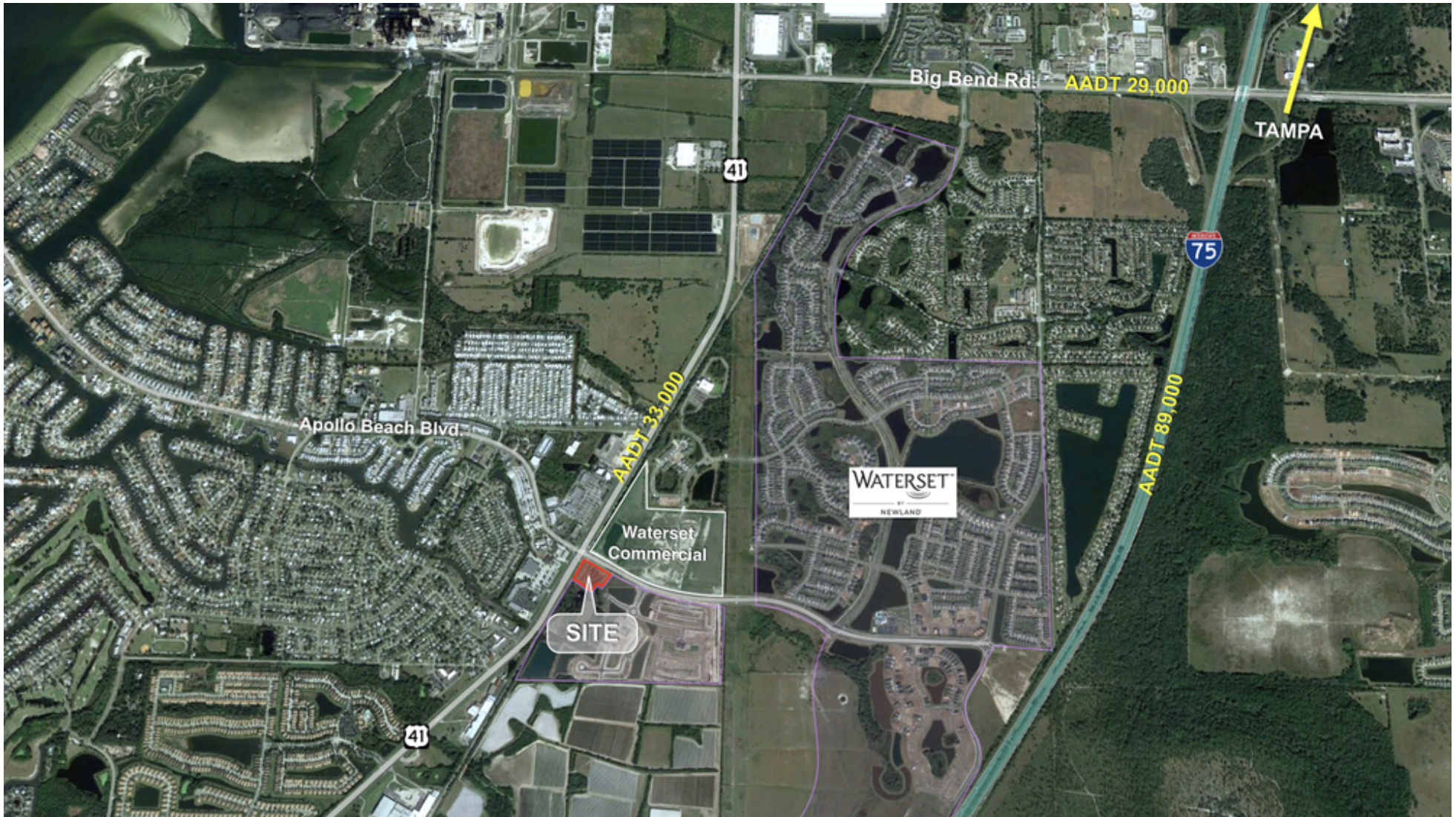
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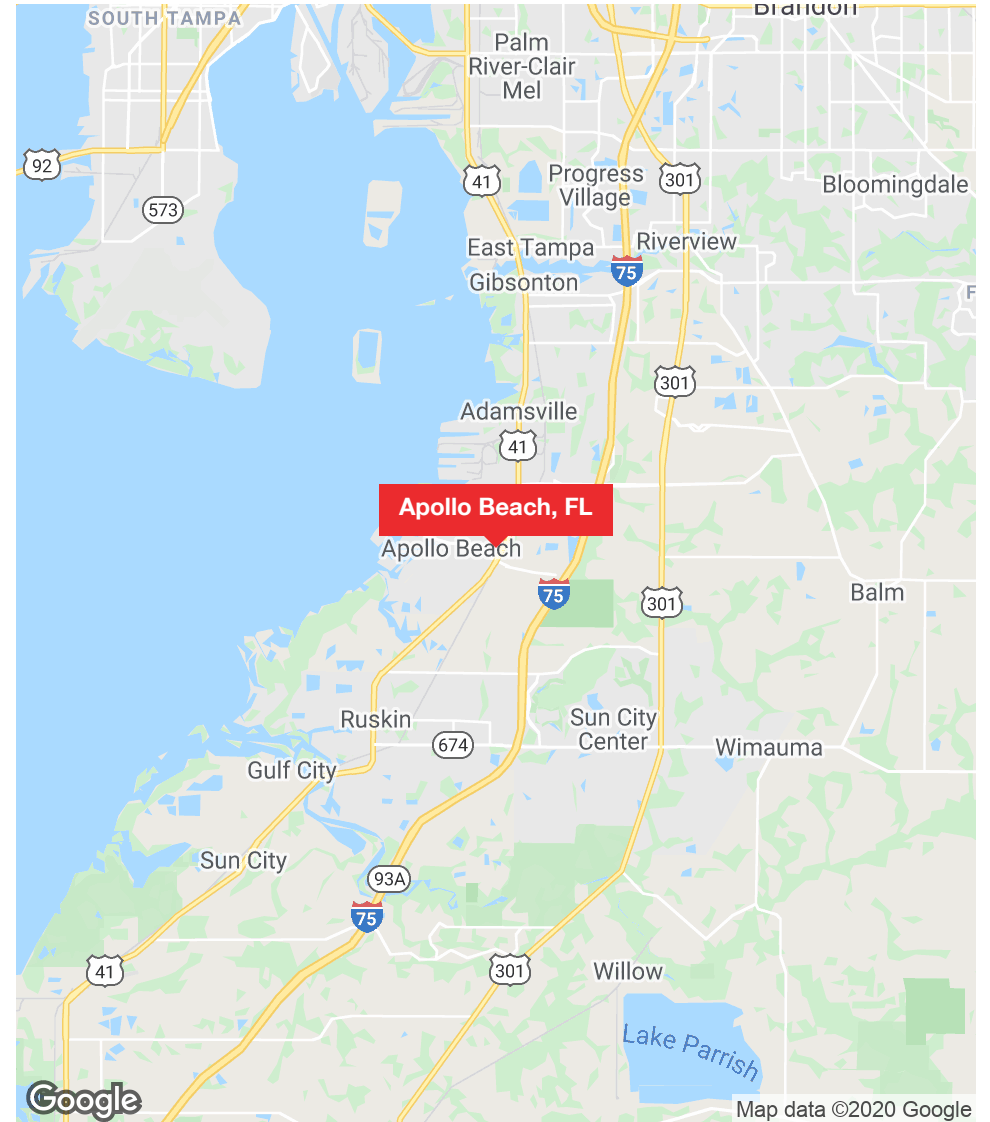












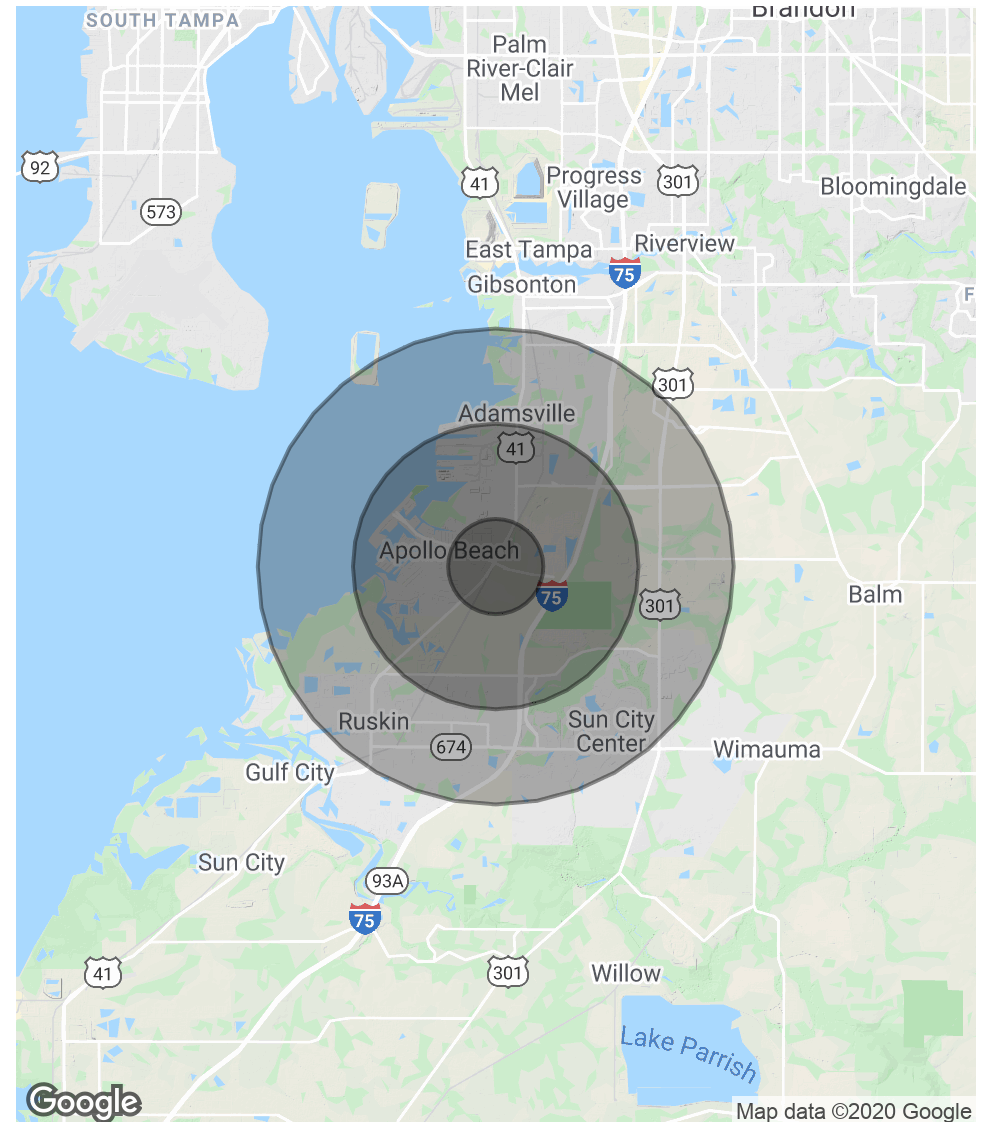
**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,282	19,428	53,331
Average age	37.3	39.8	44.8
Average age (Male)	34.2	38.8	44.1
Average age (Female)	43.4	41.9	46.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,230	7,382	22,430
# of persons per HH	2.7	2.6	2.4
Average HH income	\$68,225	\$90,118	\$67,221
Average house value	\$285,405	\$378,482	\$236,215

\* Demographic data derived from 2010 US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.