



11116 US Hwy 41 S, Gibsonton, FL 33534

**\$10.80 - \$18/SF/YR**

**\$0.90 - \$1.50/SF/MO**

**Twin Oaks Plaza Space**

16,599 square foot space available for lease



Elizabeth James  
651.249.6604

Listing Added: 02/09/2024

Listing Updated: 07/23/2024



Building Details

Property Type	Retail, Restaurant, Special Purpose	Subtype	restaurant, retail store, storage
Tenancy	Multiple	Total Building SQFT	68,000
Vacant SQFT	16,599	Land Acres	5
Total Parking Spaces	200		

Building Description

# Launch Your Business into High Gear with over 16,000 Sq Ft of Prime Retail Space!

Secure nearly 16,599 square feet of prime retail space in a thriving shopping center of Twin Oaks Plaza located on **US Highway 41 South** in Gibsonton, FL. Experience **exceptional visibility** with **43,200 daily vehicle trips passing by**, guaranteeing your brand maximum exposure.

**Explosive Growth Potential:** Tap into the booming communities of **Apollo Beach and Riverview**, experiencing rapid population growth and rising income levels. This dynamic market presents an **unparalleled opportunity** to establish your business in a flourishing environment.

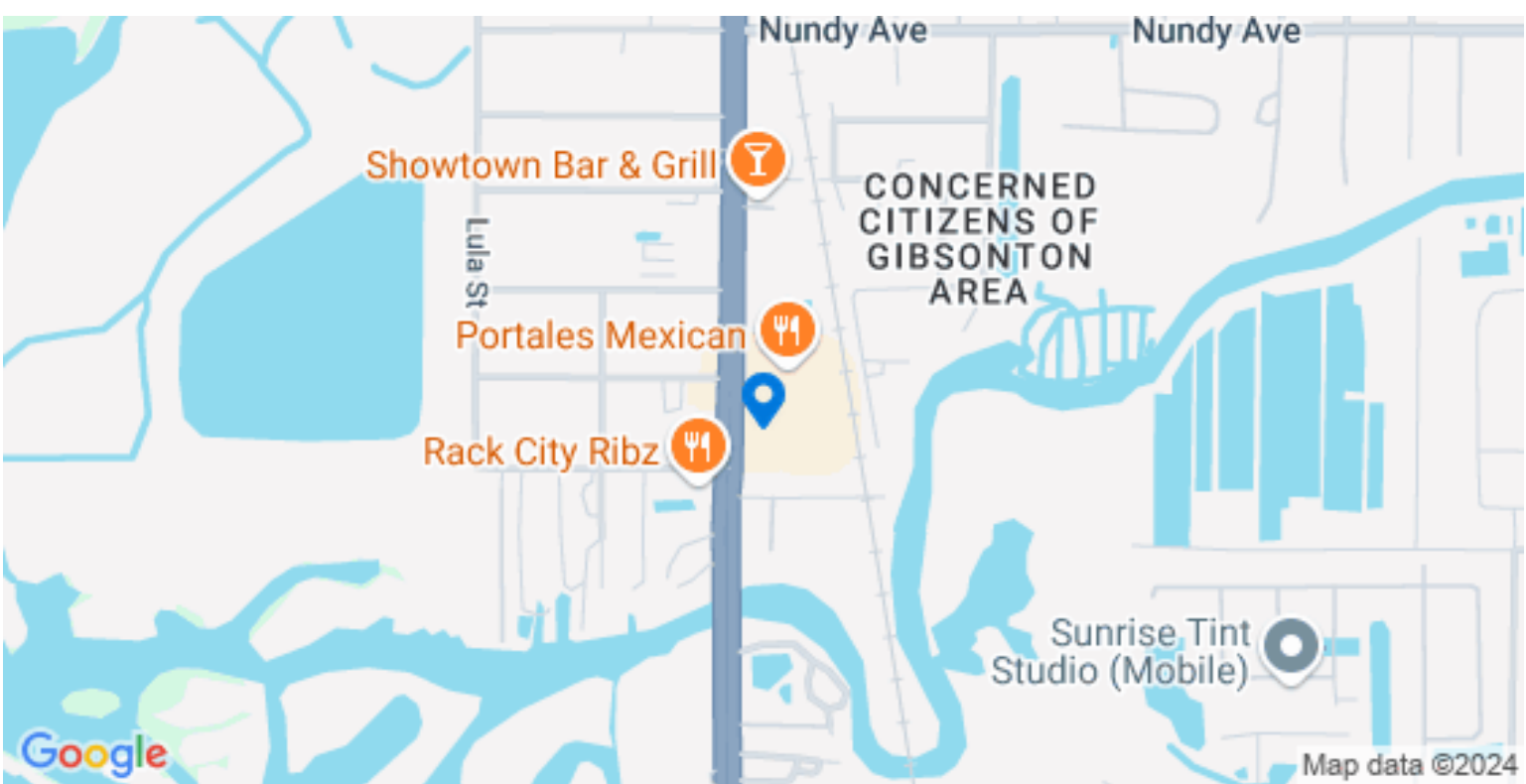
**Ample Space, Endless Possibilities:** Whether you envision a flagship store, entertainment venue, fitness center, or anything in between, this versatile space can accommodate your dreams. With **over 200 dedicated parking spaces**, convenience is assured for your customers.

Minimum rent will be \$15,000 per month. Lease will be a modified gross lease to include base monthly rent plus CAM \$3.33/sqft/year plus tax . **Space can be divided to accommodates your specific needs with adjustable rent based on the chosen square footage."**

**Contact:** [Luke at 651-249-3886] to schedule a showing or virtual showing.

Limited availability, act fast

Building Location (1 Location)



Available Space 1 Details

Spacious almost 17,000 square foot 2 story space available for lease in Twin Oaks Plaza. High traffic location with excellent visibility and frontage on 41 South. Located on the border of Riverview and Apollo Beach. Over 200 parking spaces. Space has 2 working bathrooms already built. Currently accepting offers and will take the highest bid by Feb



26, 2024.. Owner willing to split space as well. Contact Luke 651-249-3886 for more info.

Listing Type	Direct	RSF Range	2000 - 16000 SF
USF	16,000 SF	Space Available	2/12/24
Parking	200	Lease Type	Modified Gross
Lease term	Negotiable	Total CAM (Per SF/MO)	\$0.21
Expense Rate (Per SF/MO)	\$0.05	Total Monthly Rent	\$15,000
Rate	\$0.9 - \$1.5 / SF / MO	Days on Market	233 days

#### Available Space 1 Floorplan



Property Photos (7 photos)

