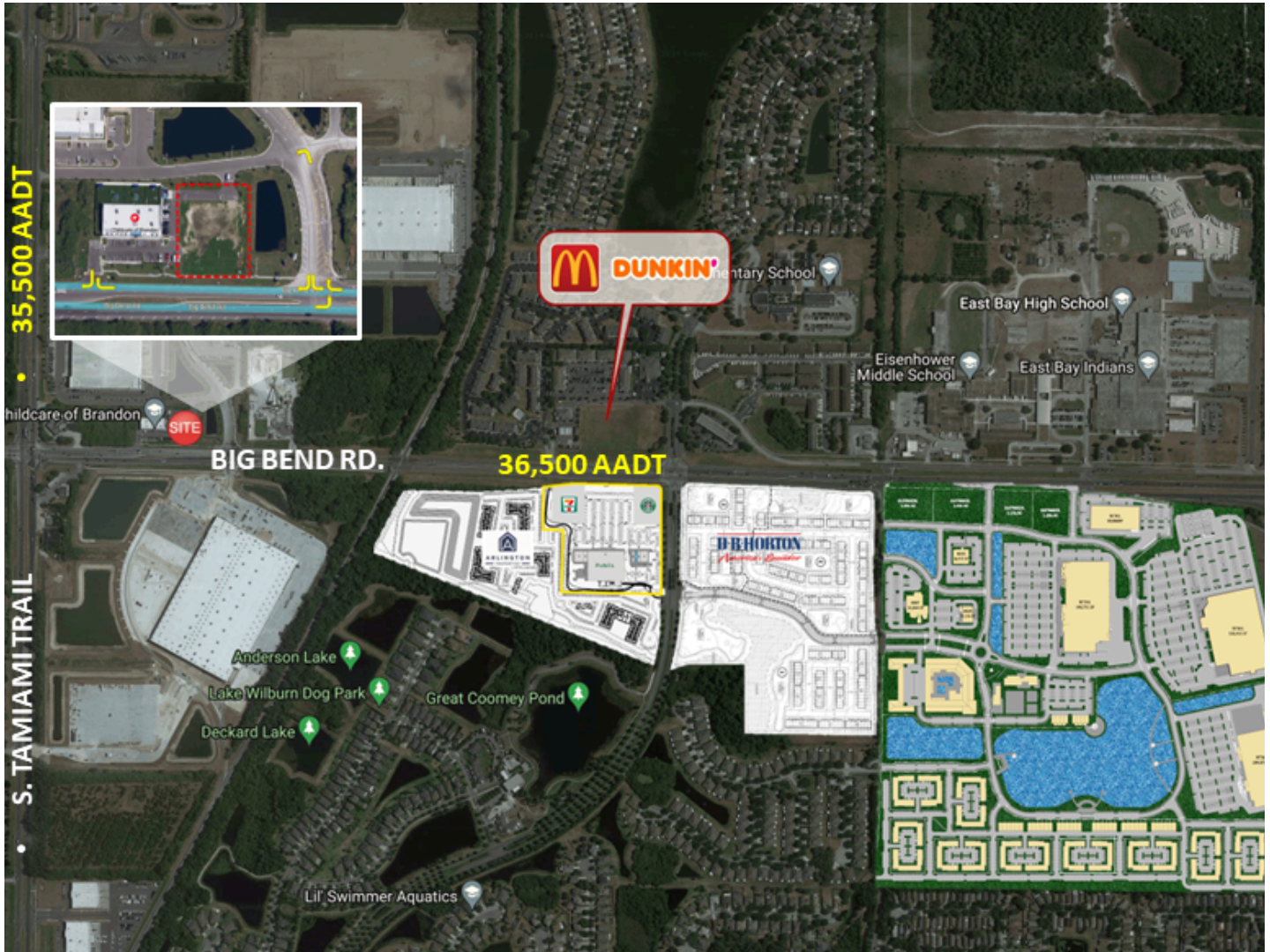


6050 BIG BEND ROAD

6050 Big Bend Road | Gibsonton, FL 33534

Latitude: 27.79305 Longitude: -82.38195

AVAILABLE



PROPERTY FEATURES

FOR MORE INFORMATION

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LAND
0.93 ± AC

- Zoning: PD
- Direct frontage on Big Bend Rd with easy access to I-75, US 41 and US 301
- Approx. 1 mile west of Corr Elementary, Eisenhower Middle & East Bay High

VPD
36,500 Cars Daily

- Nearly 8,000 new homes planned within 3 miles
- 293 townhomes and 343 apartments approved just to the east
- New Publix center under construction just to the east

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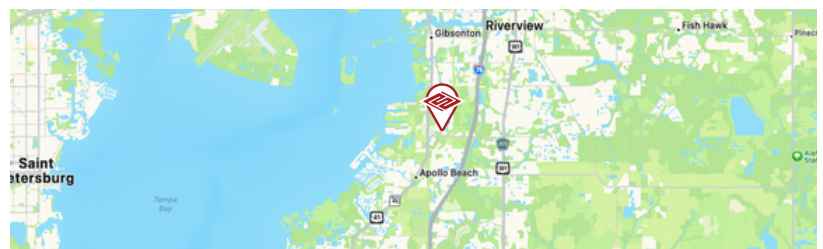
Latitude: 27.79305 Longitude: -82.38195

AVAILABLE



2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POP	4,660	43,540	136,445
EST. DAYTIME POP	3,608	32,901	102,203
AVG. HH INCOME	\$116,507	\$124,212	\$116,07
MEDIAN AGE	34.3	36.1	6 36.2



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POTENTIAL LAYOUT

