



# SINGLE FAMILY 3X2 & 7,000-SF GARAGE

5305 Rawls Rd, Tampa, FL 33625

*OFFERING MEMORANDUM*

**Marcus & Millichap**  
PATEL YOZWIAK GROUP



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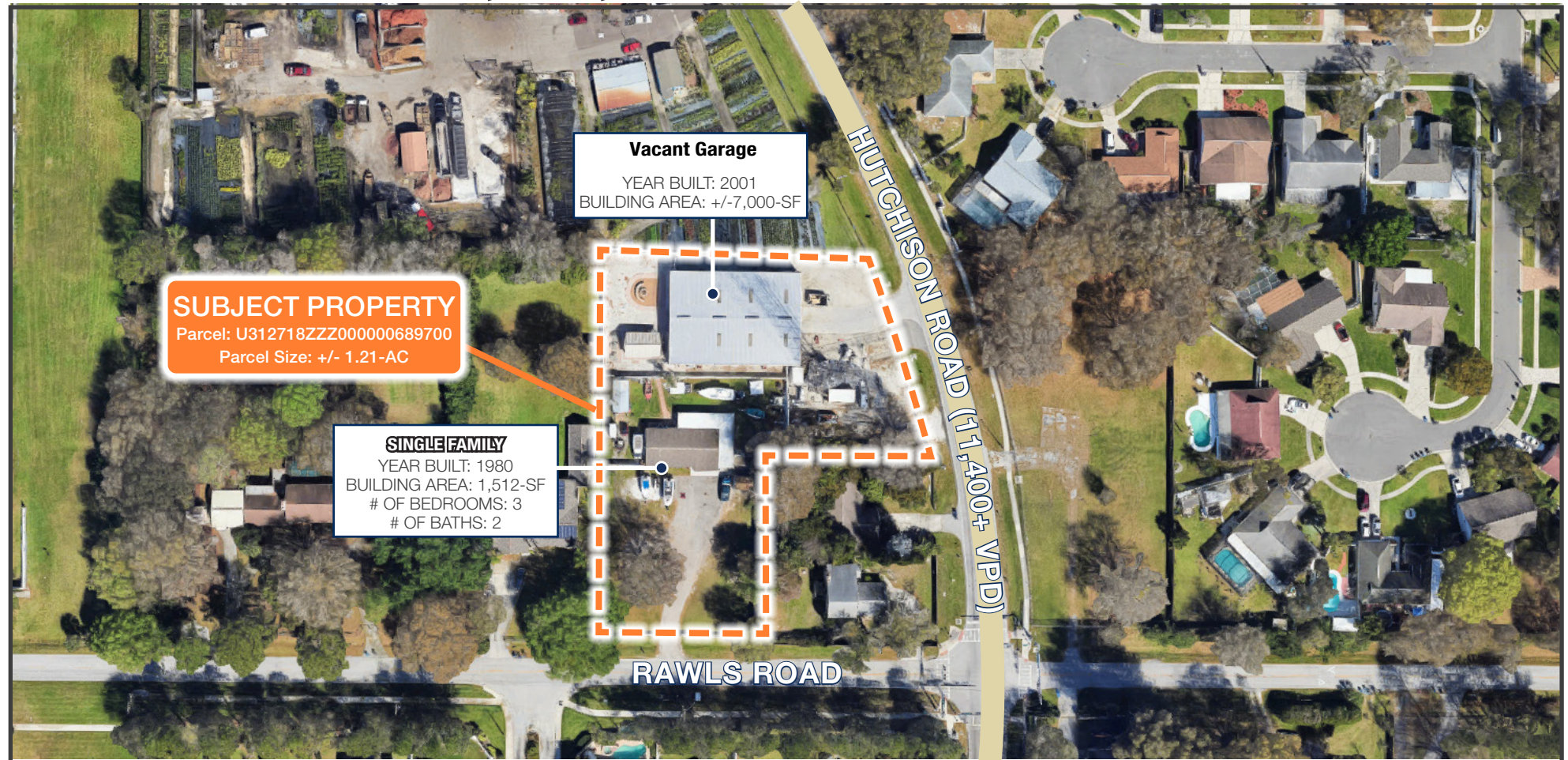


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## INVESTMENT SUMMARY

# ASKING PRICE: \$1,295,000



**ZONING ASC-1 Agricultural, Single-Family Conventional:** The purpose of this district is to encourage agricultural and related uses and permit single-family conventional development in a rural environment on lots containing a minimum of one (1) acre.

**Residential Districts:** Residential districts provide for the development of a variety of residential housing types in accordance with the Comprehensive Plan. Accessory uses, compatible related support uses, and special uses are also permitted or permissible.



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## WAREHOUSE PHOTOS





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## WAREHOUSE PHOTOS





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AERIAL





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## MARKET OVERVIEW

### TAMPA-St. PETE METRO OVERVIEW

Tampa Bay refers both to a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with nearly 406,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 255,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth during 2021 and 2022 attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



### METRO HIGHLIGHTS



#### FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



#### PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



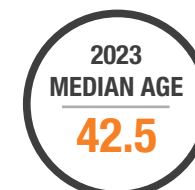
#### DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

### ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

### DEMOGRAPHIC HIGHLIGHTS



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## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
2027 Projection	11,105	85,453	190,757
2022 Estimate	10,754	81,157	180,547
2010 Census	9,741	70,012	155,079
2000 Census	9,910	65,563	139,910
Daytime Population	7,307	62,327	155,023
<b>HOUSEHOLD INCOME</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Average	\$111,278	\$105,724	\$107,556
Median	\$82,484	\$73,377	\$71,939
Per Capita	\$41,278	\$42,151	\$43,431
<b>HOUSEHOLDS</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
2027 Projection	4,126	34,223	77,250
2022 Estimate	3,970	32,311	72,823
2010 Census	3,548	27,662	62,111
2000 Census	3,467	24,958	55,567
<b>EMPLOYMENT</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
2022 Unemployment	3.94%	3.29%	3.25%
Avg. Time Traveled	32	32	31
<b>POPULATION PROFILE</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
High School Graduate (12)	23.77%	23.59%	23.65%
Some College (13-15)	20.77%	19.80%	18.57%
Associate Degree Only	10.05%	9.52%	9.76%
Bachelor's Degree Only	26.28%	26.30%	26.09%
Graduate Degree	12.96%	14.48%	15.01%

<b>MAJOR EMPLOYERS</b>		<b>EMPLOYEES</b>
1	Wolf Retail Solutions I Inc	3,779
2	Bluepearl Vet LLC	3,502
3	Bluepearl Management LLC	3,500
4	Auto Club Group	3,300
5	Times Publishing Company	1,350
6	Florida Valenti Management Inc	966
7	Express Inc	736
8	Fountain Group LLC	650
9	Cae USA Inc-Cae USA Products	600
10	Florida Health Sciences Center-FCC Carrollwood	593
11	St Josephs Hospital	575
12	Gentiva Health Services Inc	426
13	Workwear Outfitters LLC	393
14	Publix Super Markets Inc-Publix 00398	367
15	Coadvantage Resources 24 Inc	350
16	US Information Search Inc	338
17	YMCA Bob Sierra Family Branch	331
18	Publix Super Markets Inc-Publix 00840	275
19	Publix Super Markets Inc-Publix 1534	275
20	Publix Super Markets Inc-Publix 00754	275
21	Walmart	270
22	BJs Restaurants Inc	270
23	JC Penney	270
24	Unitedhealth Group Inc	270
25	Wellcare of Connecticut Inc	258



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