"Highest Standards, Best Results"

34210 U.S. Hwy. 19 N
Palm Harbor, Florida 34684
LICENSED REAL ESTATE BROKER

LAND DEVELOPMENT OPPORTUNITY

801 E SLIGH AVE., 813 E SLIGH AVE., 817 E SLIGH AVE., 819 E SLIGH AVE.

Prepared By: Dean A. Koutroumanis, DBA, MBA

Broker Associate

dkoutroumanis@remax.net

727-430-0374 - Direct

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RE/MAX COMMERCIAL®

Location	801 E.SLIGH AVE., 813 E. SLIGH AVE., 817 E. SLIGH AVE., 819 E. SLIGH AVE. **Tampa, Fl. 33604**
Real Estate	• Property features four parcels, 1 building – 522 SF Heated / 2302 SF Gross on 1.55 acres (mol). • 490 Feet Frontage on Sligh Ave.
Current Zoning	801 E.SLIGH AVE. - Residential 813 E. SLIGH AVE. – Commercial 817 E. SLIGH AVE. – Residential 819 E. SLIGH AVE. – Residential
Future Use	Commercial, Retail, Multifamily
Price	$2,750,000

Demographics & Traffic Counts

Demographics	3 Mile	5 Minute Drive	7 Minute Drive
Population (2023)	142,371	34,001	87,753
Average Income	$53,741	$60,719	$56,225
Median Income	$39,226	$45,046	$40,401
Median Age	38.1	39.2	38.6
Owner/Renter Occupied Housing	46%/41.4%	50.6%/36.3%	46.7%/40.1%

Traffic Counts	
I-275	163,000 - AADT
Sligh Ave	20,500 - AADT

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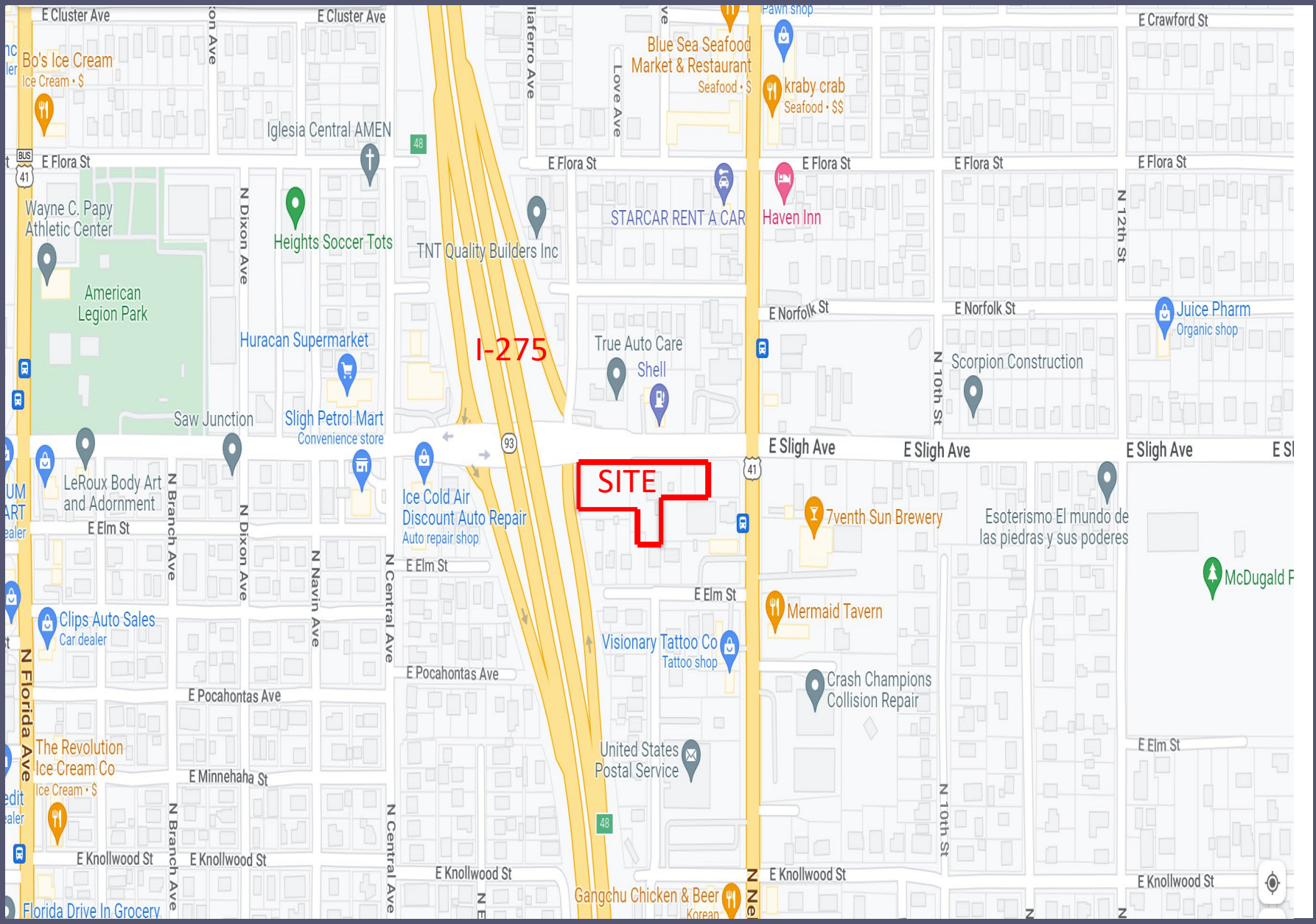
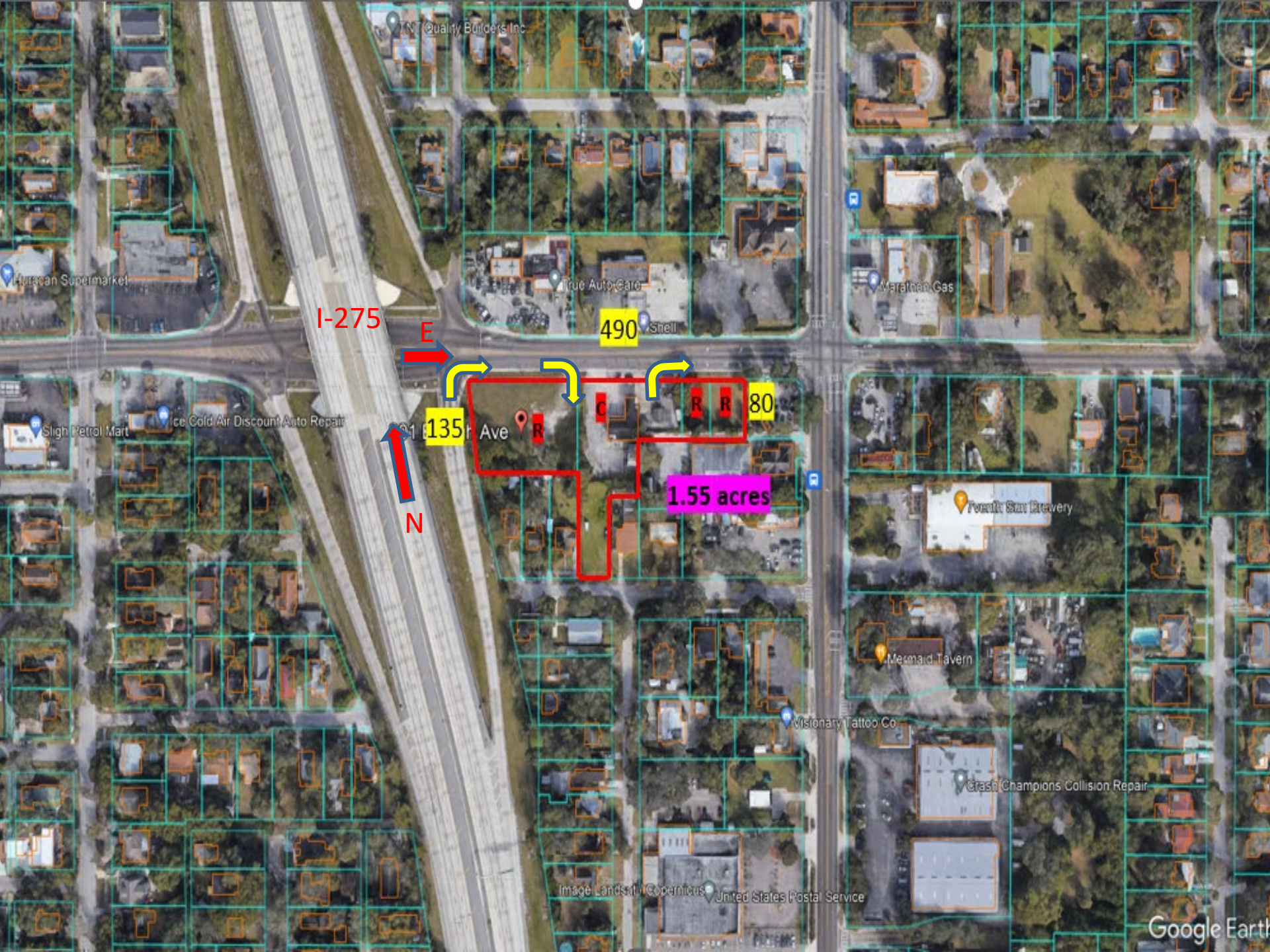
LOCATION MAP





I-275
E
N
490
135
80
1.55 acres
R
R
R
C
Shell
True Auto Care
Marathon Gas
Hurricane Supermarket
Sligh Petrol Mart
Ice Cold Air Discount Auto Repair
Fourth Star Brewery
Mermaid Tavern
Visionary Tattoo Co
Crash Champions Collision Repair
United States Postal Service
Google Earth