

FOR SALE

11553 S US 41 HWY Gibsonton, FL 33534

2.33 ACRES-11553 S 41 HWY, GIBSONTON



OFFERING MEMORANDUM

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Luis Cardenas
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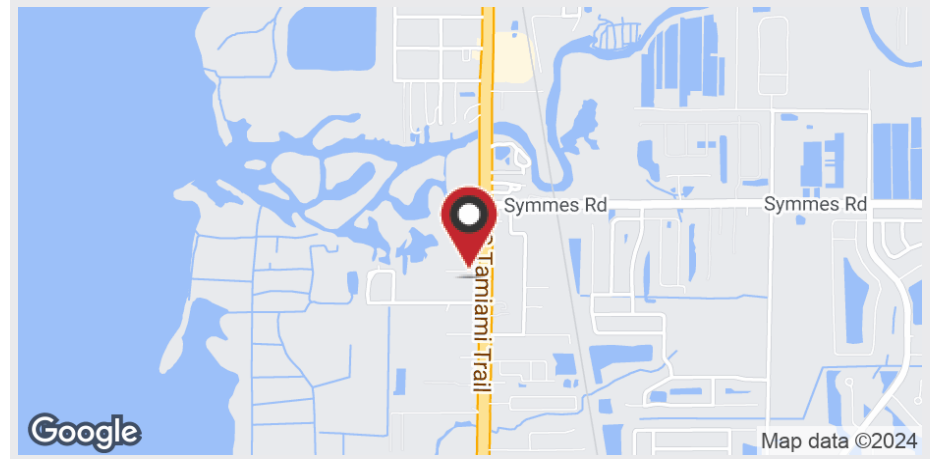


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Sale Price

\$1,990,000

OFFERING SUMMARY

| | |
|-----------------|-------------------|
| Building Sizes: | 1,600 SF & 896 SF |
| Lot Size: | 2.33 Acres |
| Year Built: | 1963 |
| Zoning: | CG |
| Traffic Count: | 32,000 |

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PROPERTY OVERVIEW

2.33 Acre secure fenced commercial corner lot offering limitless opportunities for new commercial development, zoned CG. Located on prime location on US 41 with major visibility. Easy access to Brandon, Tampa and Ybor. This parcel is located within a Qualified HUB Zone and boasts over 200' of frontage along US Hwy 41 S.

PROPERTY HIGHLIGHTS

- Zoned for General Commercial uses - Ideal for retail investor
- High traffic area - Strong daily traffic count
- Proximity to Downtown Tampa
- Two office spaces available on site



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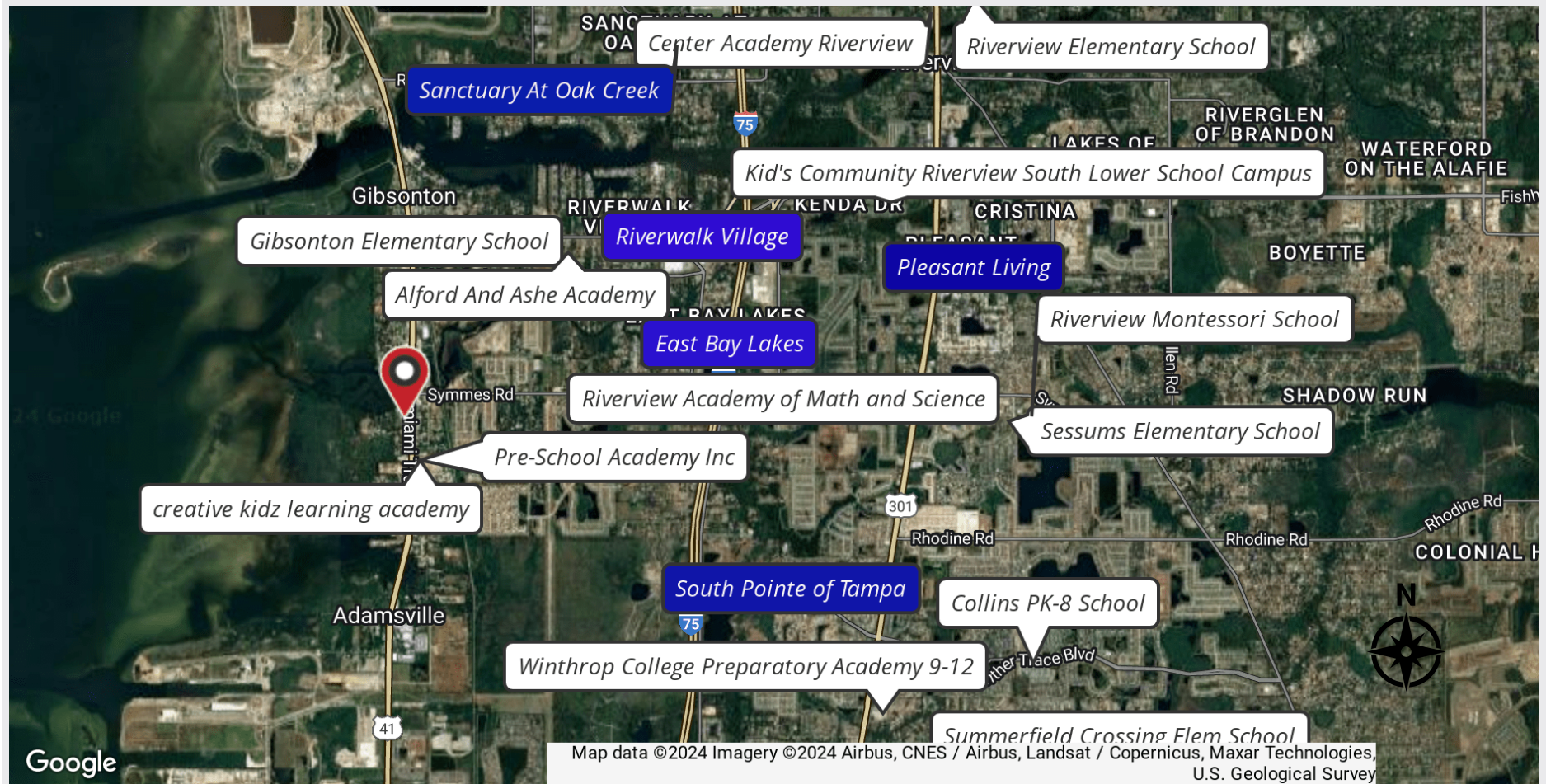


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FOR SALE

NEARBY SCHOOLS AND NEIGHBORHOODS

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NATIONAL RETAILERS

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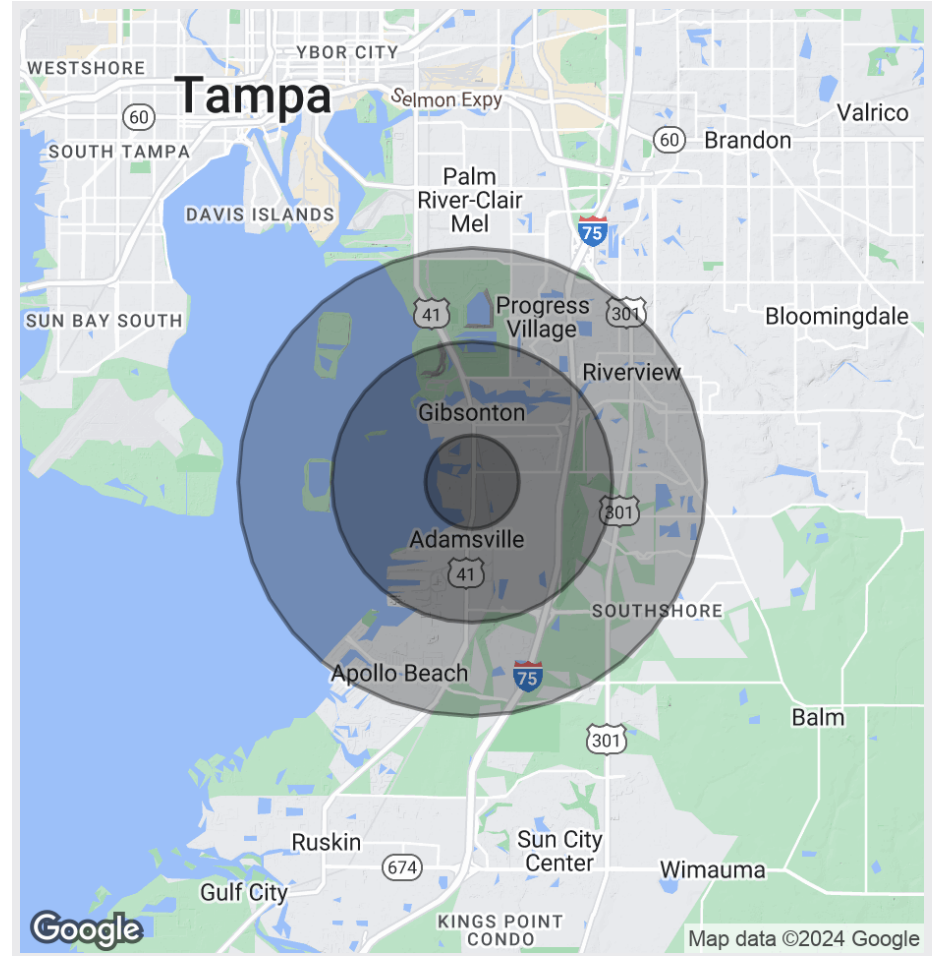
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,207 | 26,702 | 96,023 |
| Average Age | 32.5 | 33.2 | 35.8 |
| Average Age (Male) | 33.4 | 32.1 | 34.6 |
| Average Age (Female) | 31.1 | 34.2 | 37.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,347 | 9,269 | 36,127 |
| # of Persons per HH | 3.1 | 2.9 | 2.7 |
| Average HH Income | \$63,020 | \$73,407 | \$79,858 |
| Average House Value | \$151,175 | \$198,925 | \$209,823 |

TRAFFIC COUNTS

32,000/day

** Demographic data derived from 2020 ACS - US Census*



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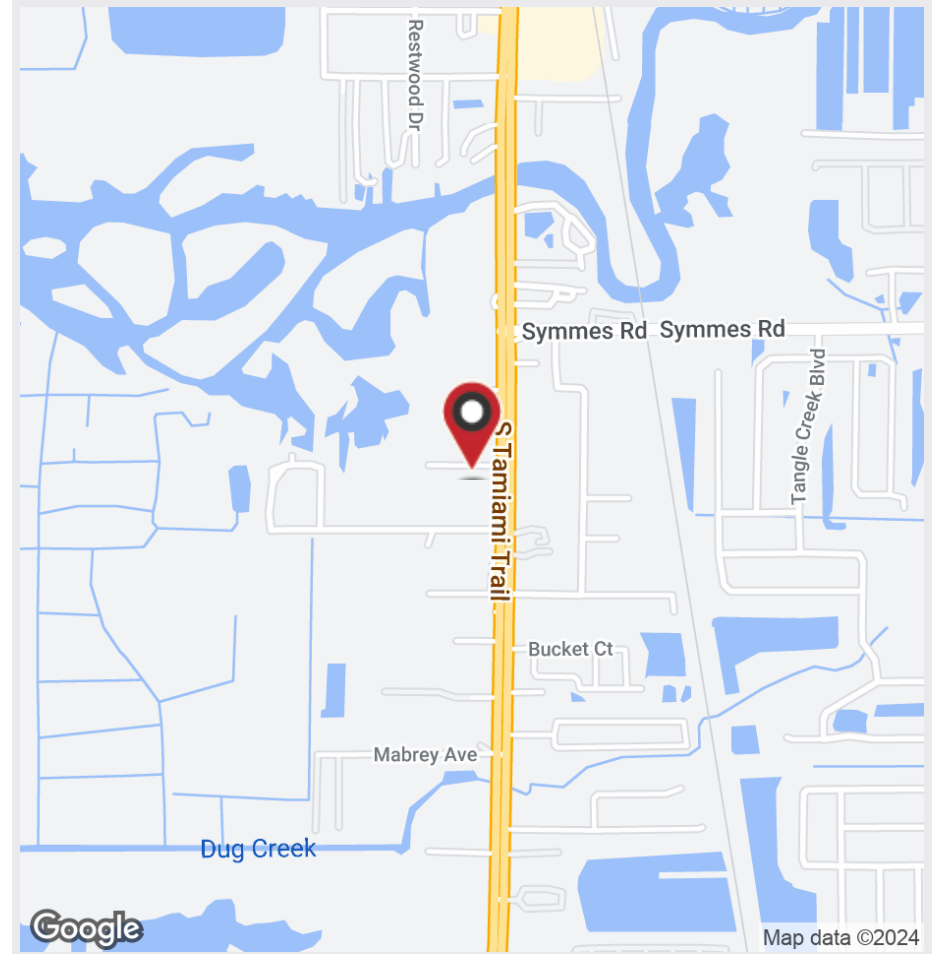
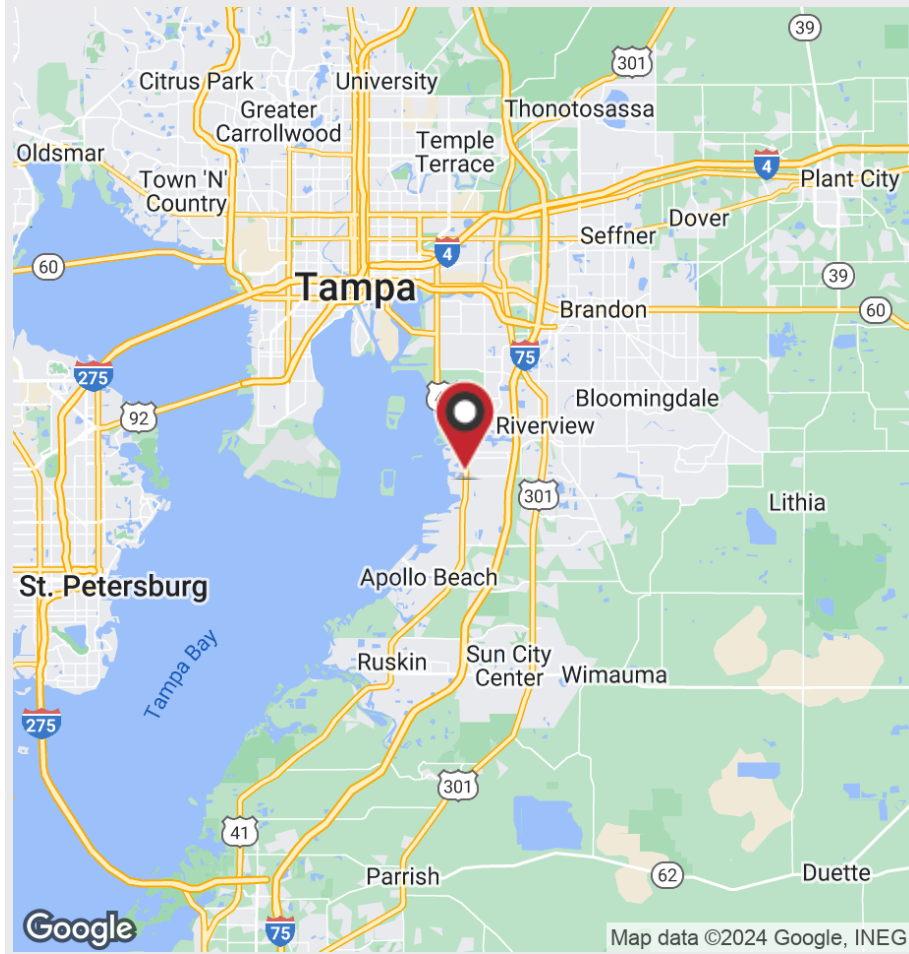


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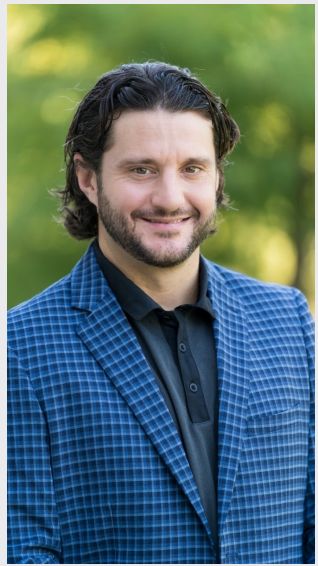


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