

# 13901

**SHELDON RD**

TAMPA, FL 33626

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AVAILABLE FOR LEASE OR SALE  
EXISTING EDUCATION CAMPUS





13901 SHELDON DR  
TAMPA, FL 33626

GUNN HWY

SHELDON RD

# THE OPPORTUNITY



±48,841 SF (within Two Buildings)  
Located on 12.55 Acres



Built in 2017



Former K-12 Charter School  
Campus - Can accomodate up to  
900 Students



40 Classrooms, Gym,  
Kitchen, Athletic Fields





# CAMPUS HIGHLIGHTS



Two-Building  
Campus ±48,841 SF



Located on  
12.55 Acres



Built 2017



Zoning | CPV-C |  
Citrus Park Village  
Commercial



900 Student  
Capacity



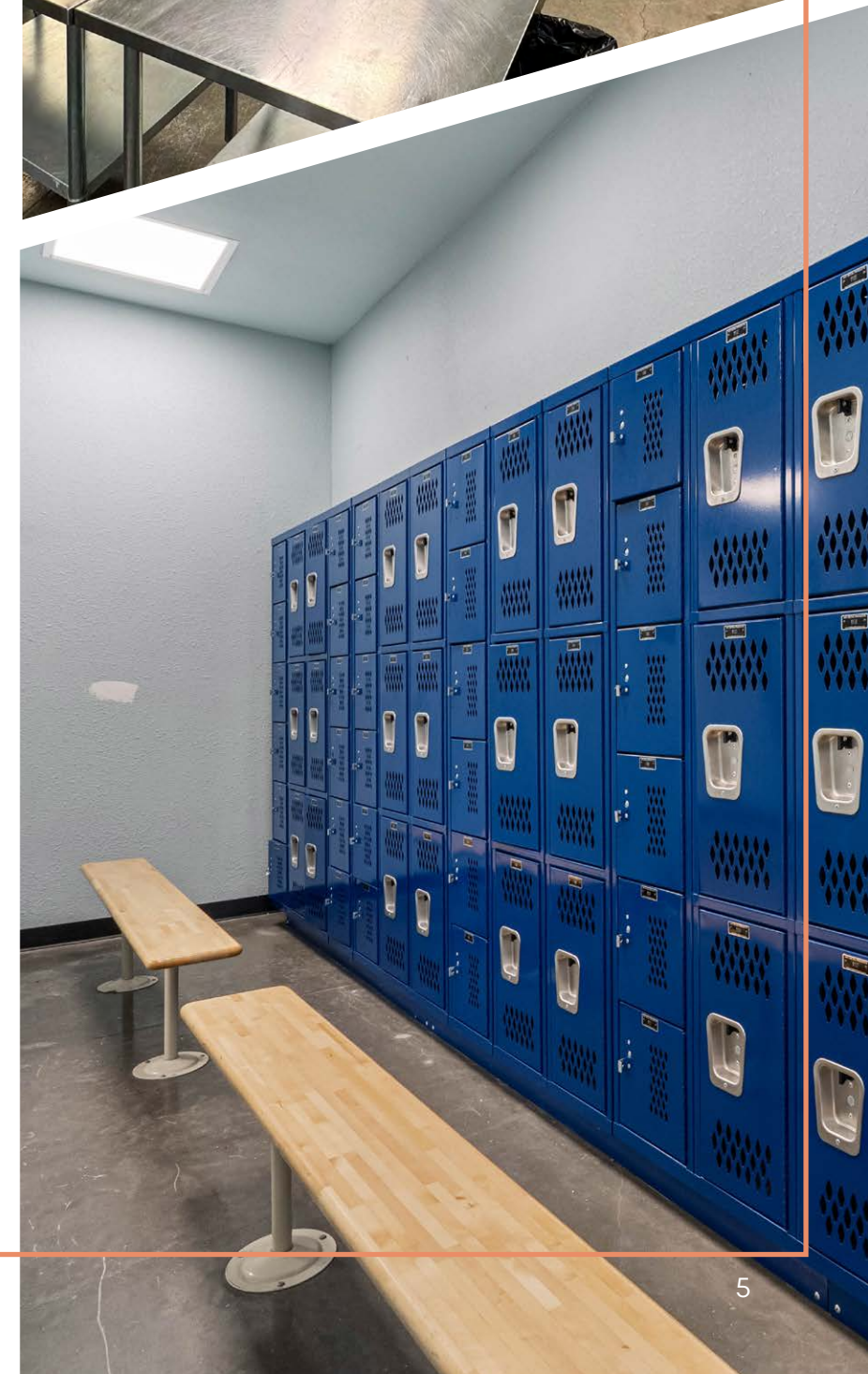
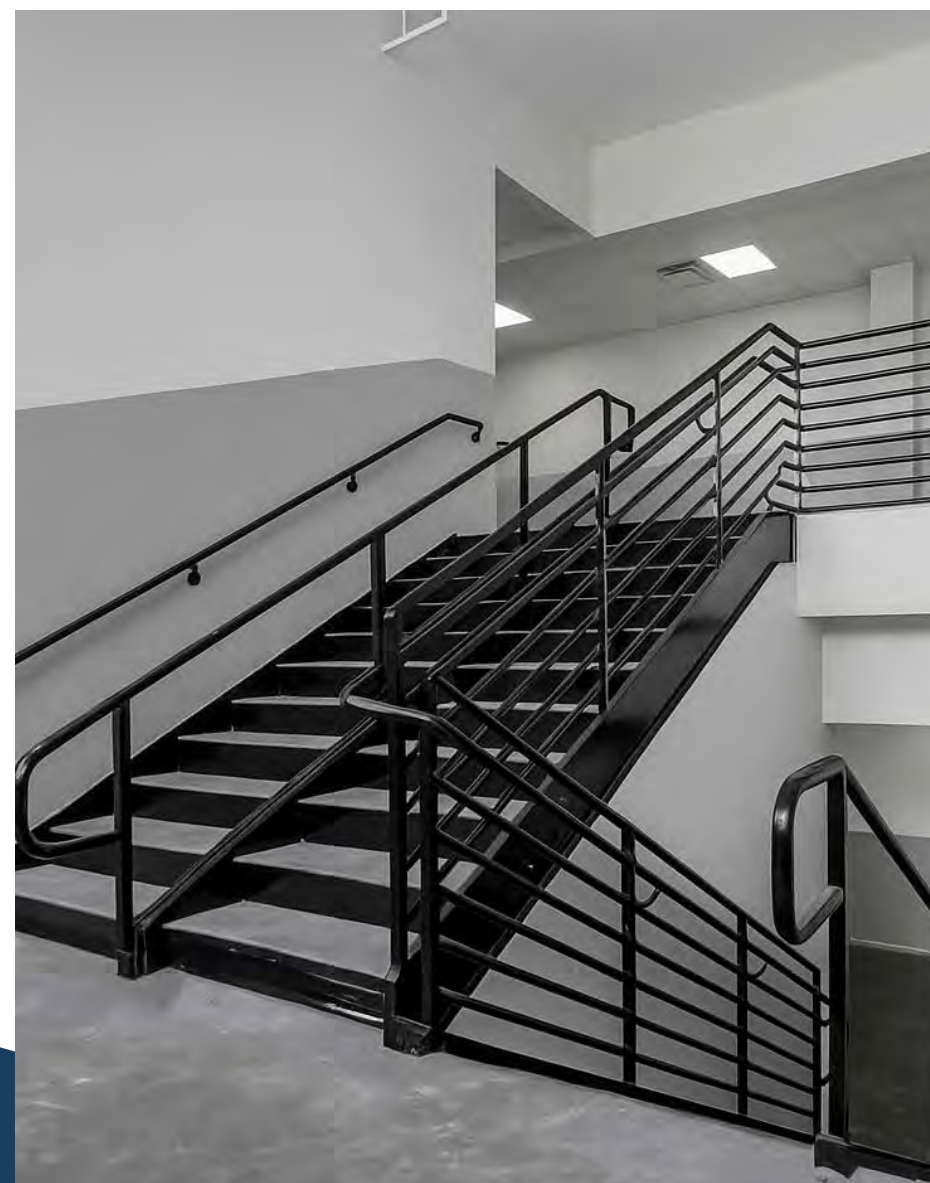
Gymnasium,  
Commercial Kitchen  
and Athletic Fields



40 Classrooms



Frontage on Sheldon  
Road & Gunn Highway -  
One Mile North of Citrus  
Park Tower Center





SITE  
PLAN

GUNN HWY

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TAMPA, FL 33626

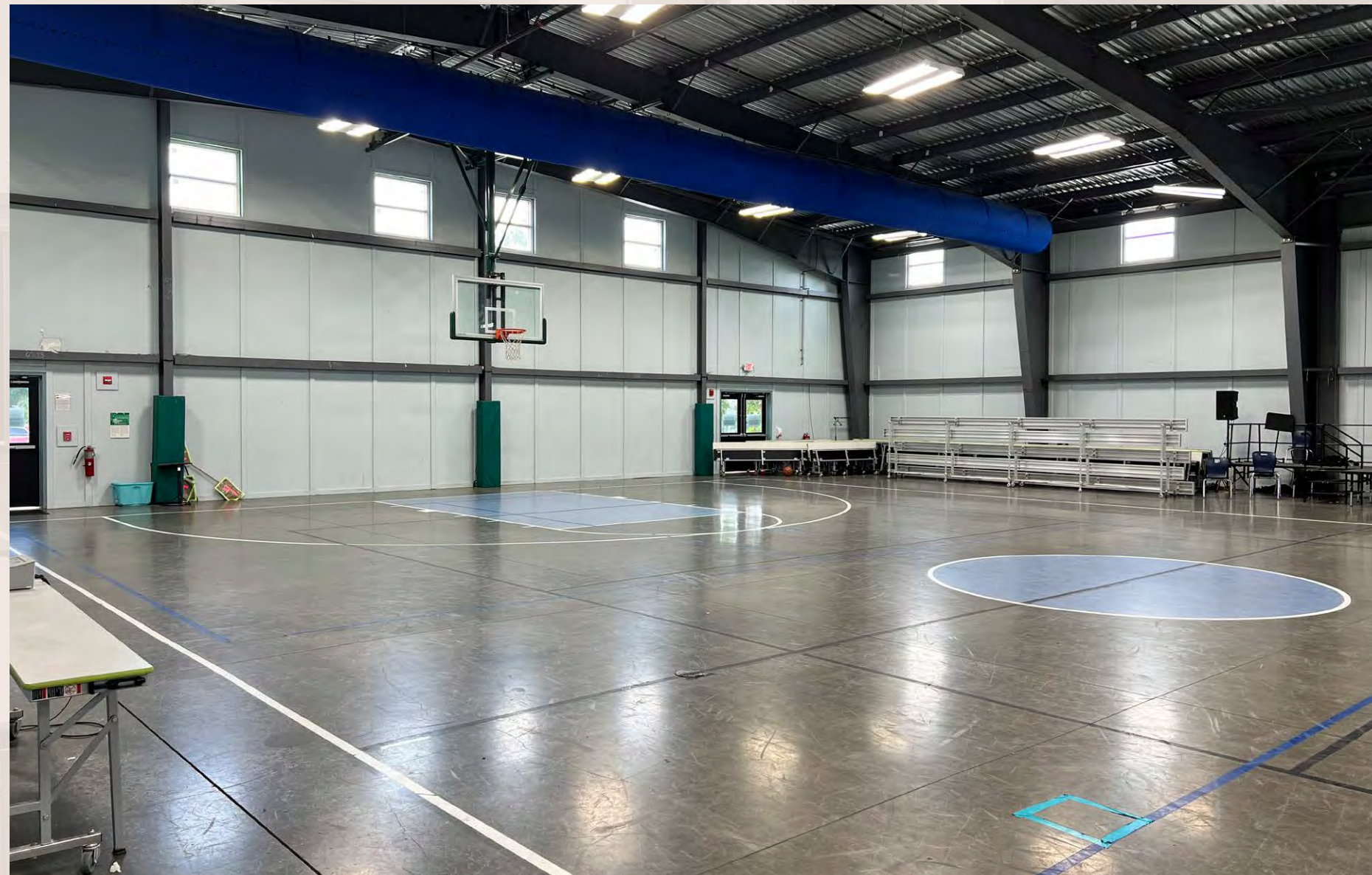
SHELDON RD





## AREA OVERVIEW

Located in the heart of Tampa, the Campus offers excellent accessibility and visibility with prominent frontage on both Sheldon Road and Gunn Highway. Positioned just one mile north of Citrus Park Town Center. The surrounding neighborhood features a strong residential base, retail amenities, and growing population.



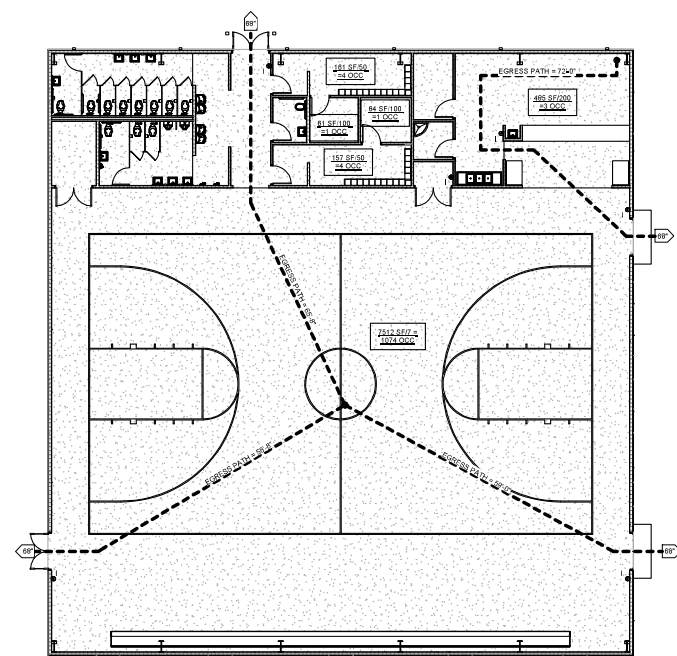
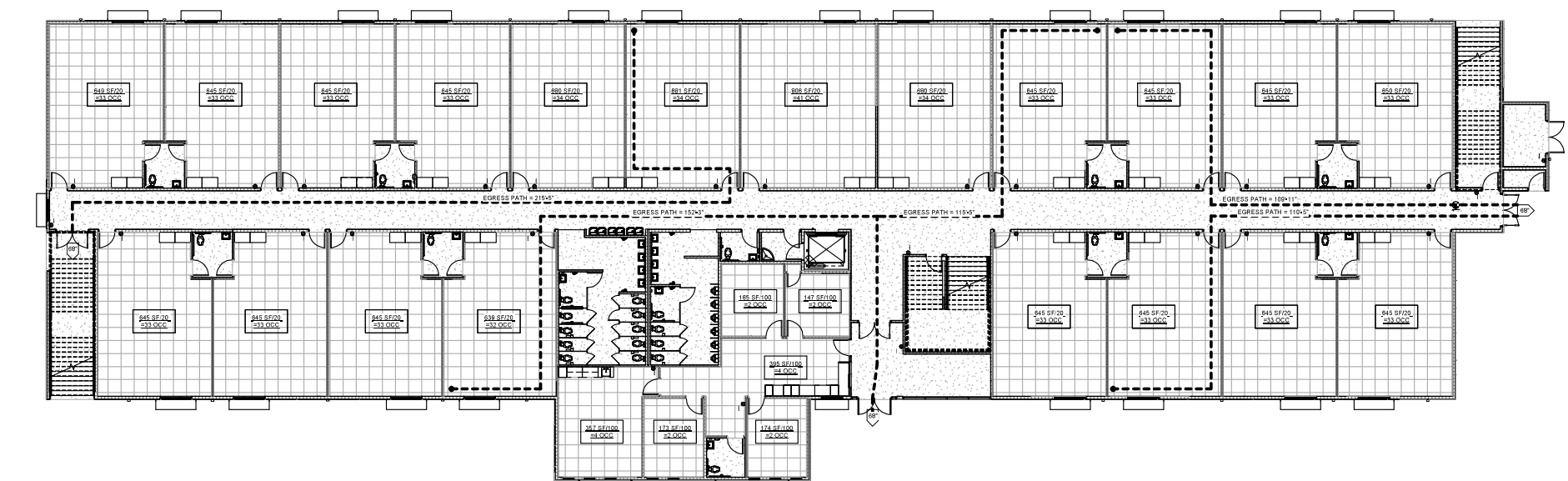
## SCHOOL CAMPUS





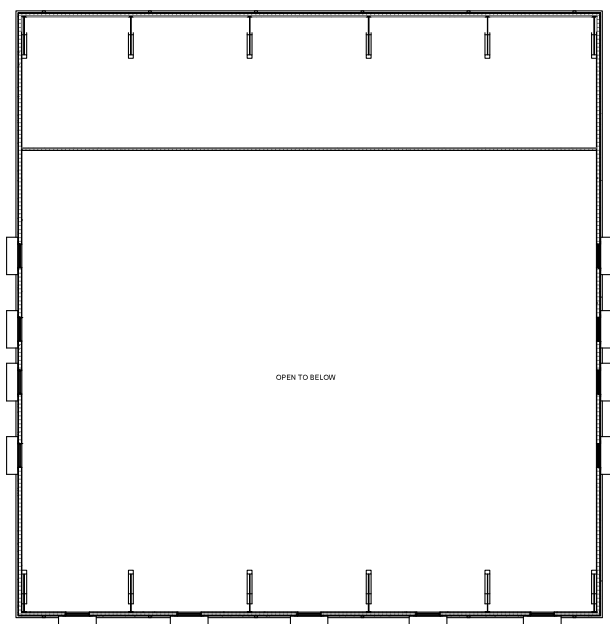
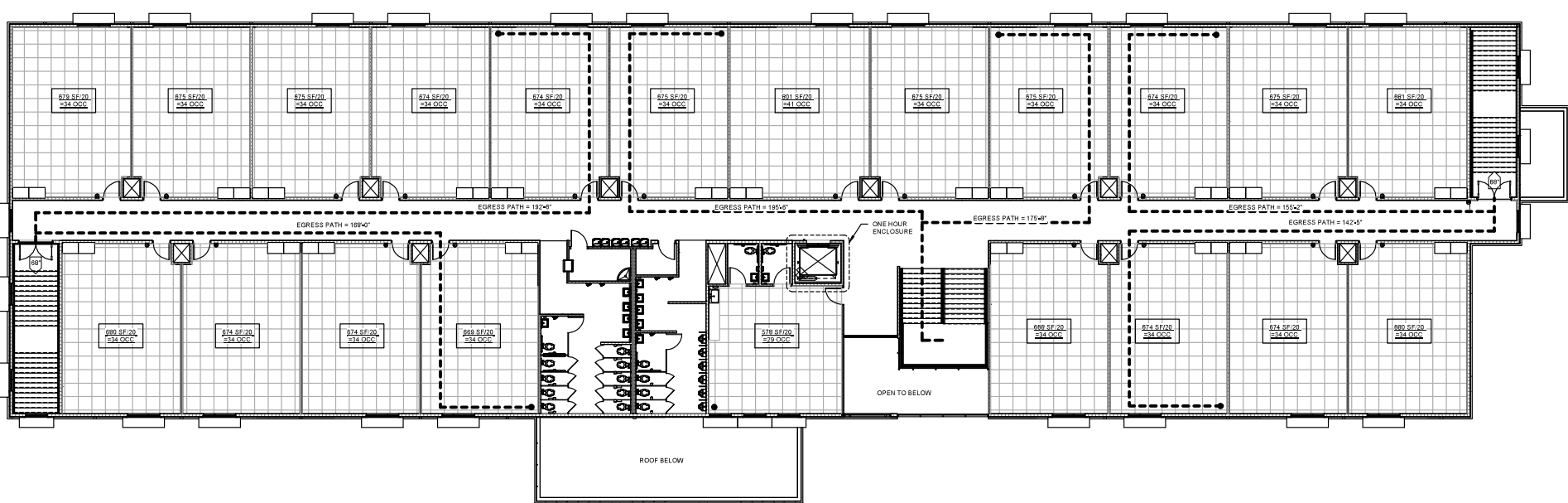
FLOOR  
PLANS

FIRST LEVEL



FLOOR  
PLANS

SECOND LEVEL





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