

US HWY 41 & 19TH AVE - RUSKIN

424 NE 19th Ave, Ruskin, FL 33572

RETAIL PROPERTY FOR GROUND LEASE OR BTS

PROPERTY HIGHLIGHTS

- Up to 3.6 acres total available - willing to subdivide for multiple tenants
- Outparcels available for ground lease, BTS, or for sale
- Located in rapidly growing sub-market of Tampa Bay, across from new Publix anchored center along US 41
- Excellent demographics and full access
- Join neighboring tenants such as Publix, Walmart Supercenter, Circle K, 7 Eleven, McDonald's, Taco Bell, Burger King, Truist and HCA Healthcare

DEMOGRAPHICS

POPULATION



1 Mile	6,107
3 Mile	43,816
5 Mile	93,298

HOUSEHOLDS



1 Mile	2,319
3 Mile	16,482
5 Mile	35,807

DAYTIME POPULATION



1 mile	2,750
3 mile	18,856
5 mile	54,165

AVE. HOUSEHOLD INCOME



1 Mile	\$134,636
3 Mile	\$127,064
5 Mile	\$116,929

DAILY TRAFFIC COUNTS AADT



N U.S. 41	44,000
19th Ave NE	16,700



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