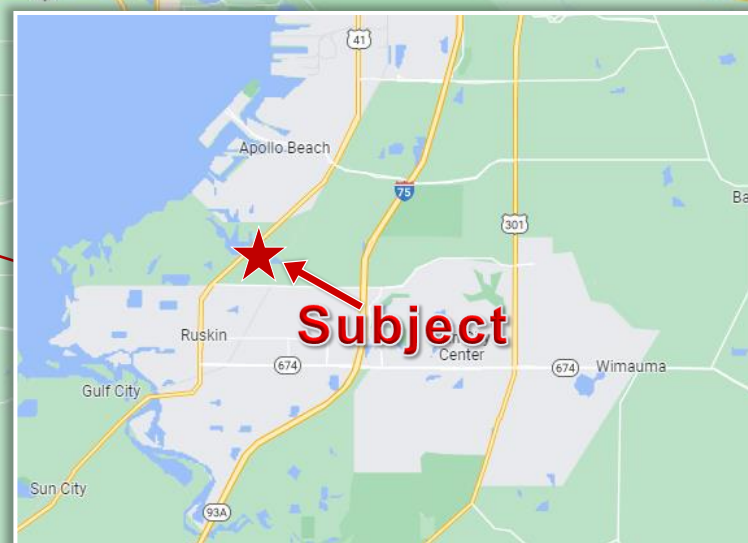


COMMERCIAL DEVELOPMENT OPPORTUNITY



NEC US 41 & 12th St NE, Apollo Beach, Hillsborough County, Florida

**Subject
Market**



See page 2 for property specifics and terms



Walter Dickinson of Tampa Inc.
Commercial and Industrial Real Estate Services

J. EDWARD DICKINSON

1311 North Church Avenue, Tampa, FL 33607
ed@wditampa.com

T: 813-879-3522
F: 813-879-1135

The presentation of this property is subject to errors, omission, change of price or withdrawal without notice.

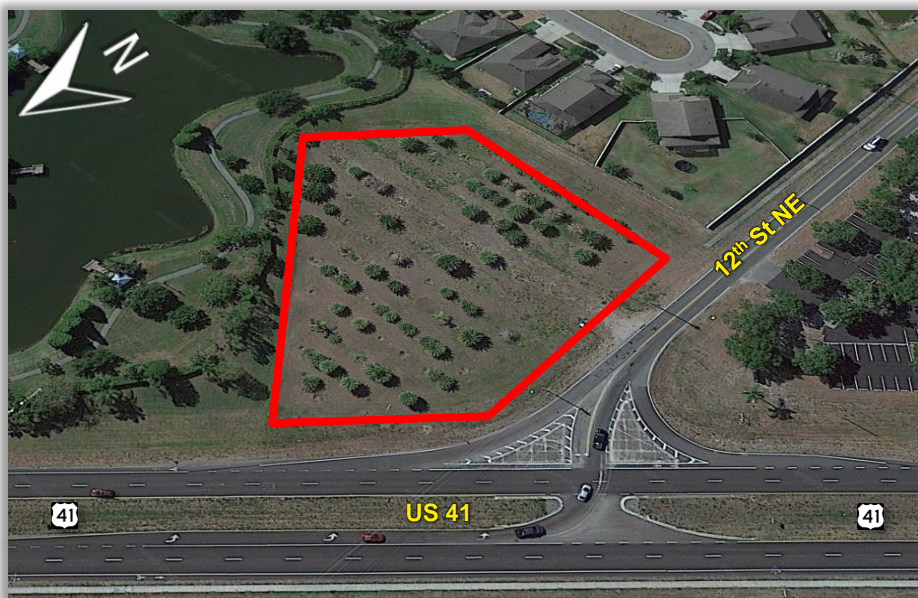
EXECUTIVE SUMMARY

NEC US 41 & 12th St NE, Apollo Beach, Hillsborough County, Florida



PROPERTY SPECIFICS & TERMS:

ADDRESS	Folio # 054239-0300
LAND AREA	2 Acres ±
ZONING	PD Commercial - Approved for up to 40,000 SF of General Commercial uses
LEASE TYPE	Ground lease
LEASE RATE	\$150,000 Annually
LEASE TERM	TBD
BTS	Available
PRICE	TBD
COMMENTS	Great access and visibility



PROPERTY HIGHLIGHTS:

- » Centrally located in the heart of the Apollo Beach Market
- » Encompassed by one of the most active, dense residential markets in all west central Florida
- » 48,375 +/- people within 3 miles and growing
- » \$131,951 average household incomes within 3 miles
- » Roughly 4,700 residential permits pulled from 2018-2022
- » **For more detailed demographic & economic information, a comprehensive 12-page Hillsborough County Planning study is available upon request**

COMMUNITY AMENITIES:

- » HCA Florida South Shore Hospital approximately 3.9 miles away
- » St. Joseph's Hospital-South approximately 5.4 miles away
- » VA Hospital approximately 6.5 miles away
- » Future AdventHealth Hospital approximately 9.8 miles away
- » Walmart & Sams Club approximately 5.9 miles away
(Proposed second Walmart to be less than 1 mile north of site)
- » Lowes approximately 9.3 miles away
- » Home Depot approximately 3.3 miles away
- » Amazon Fulfillment approximately 2.4 miles away
- » "The Yard at Waterset" approximately 2.3 miles away
- » 5 Publix stores within approximately 6 miles
- » 7 Elementary Schools, 2 Middle Schools, 3 High Schools, 4 Charter Schools
- » 3 National Day Cares: Learning Experience, Creative World, Kids 'R' Kids (2 locations)



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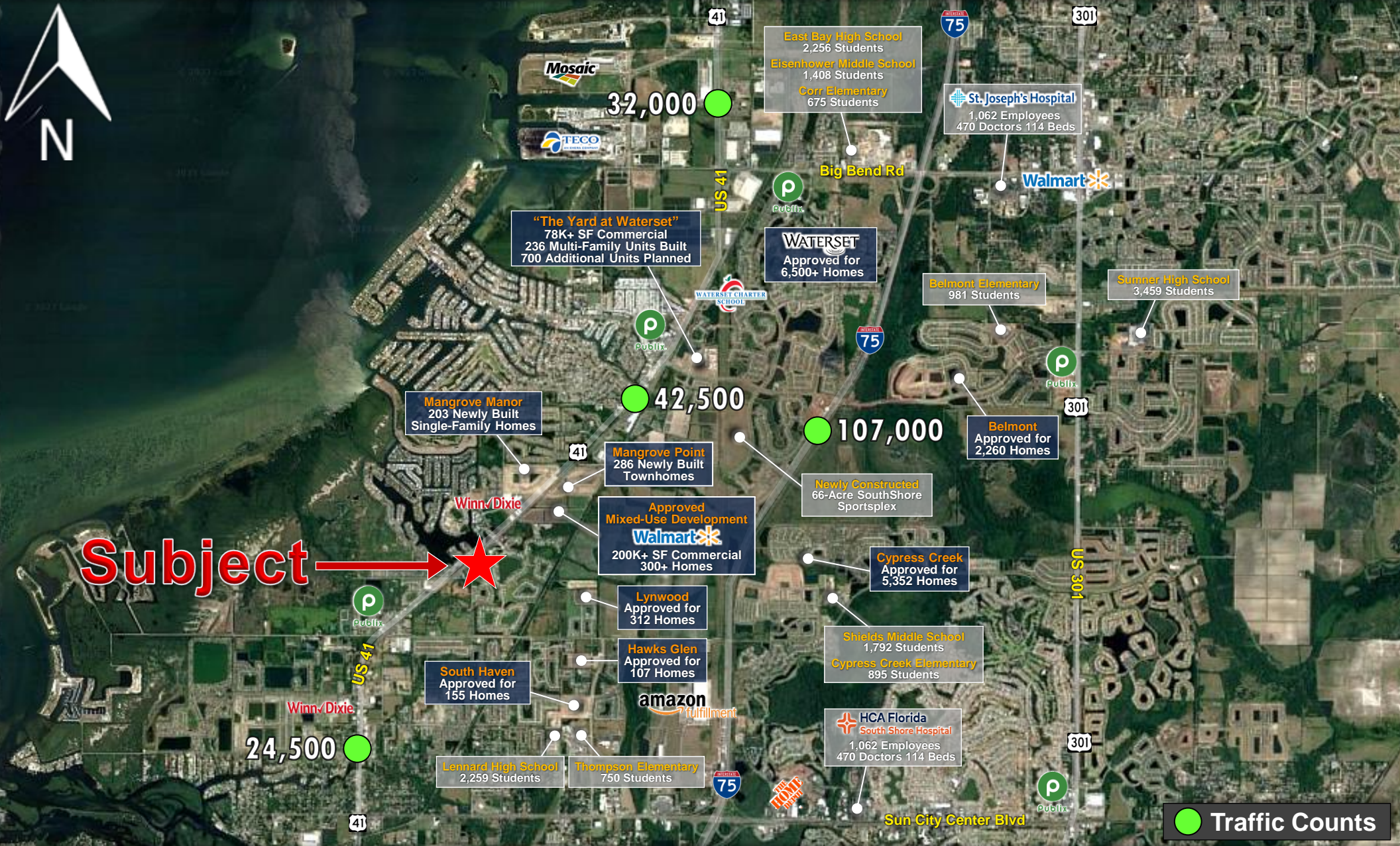
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REGIONAL ACTIVITY MAP WITH TRAFFIC COUNTS

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AERIAL WITH RETAIL

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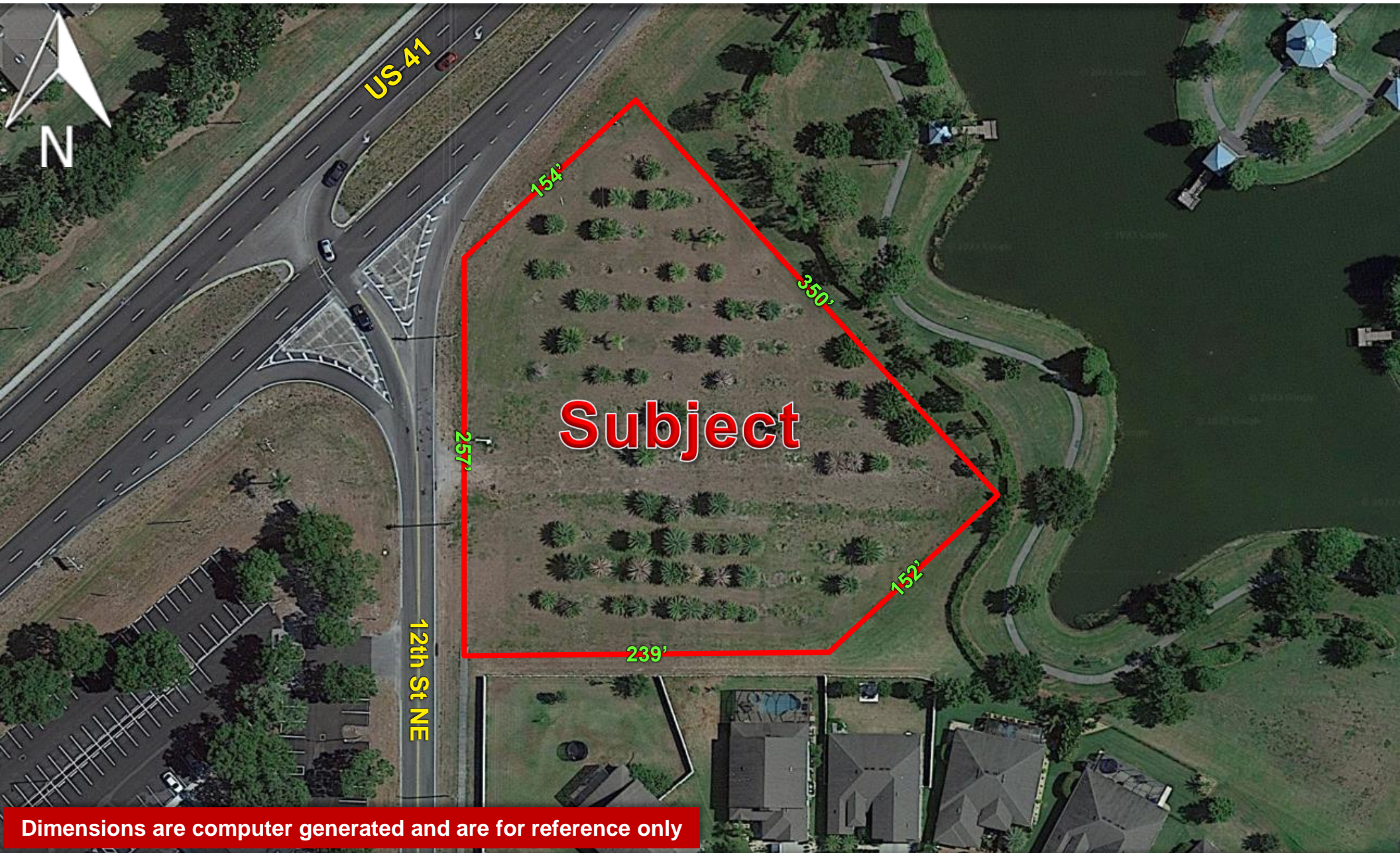
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PROPERTY AERIAL

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Dimensions are computer generated and are for reference only



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STREET VIEW

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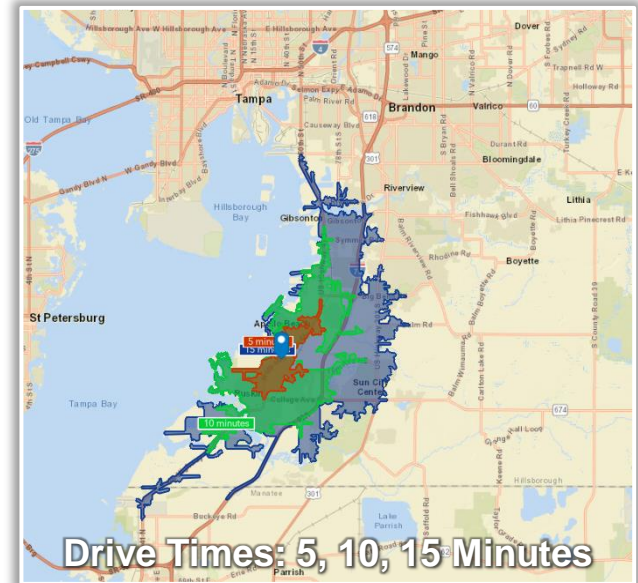
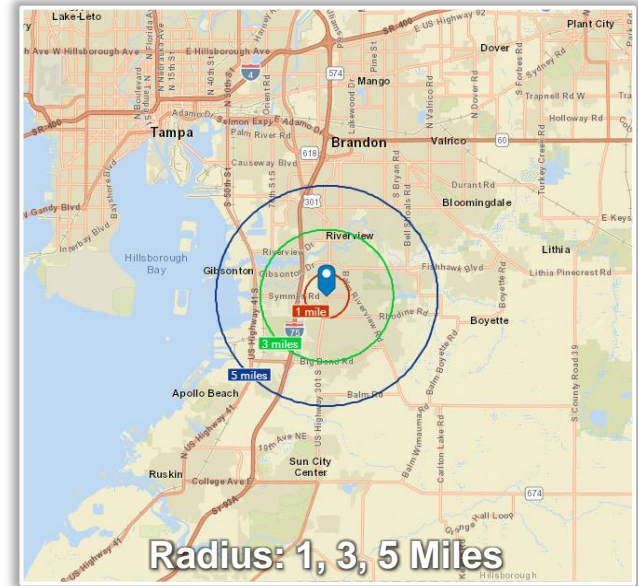
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DEMOGRAPHICS REPORT - 1, 3, 5 MILES

NEC US 41 & 12th St NE, Apollo Beach, Hillsborough County, Florida



	1 Mile	3 Miles	5 Miles
Population Summary (Request postal count study for more accurate market population)			
2010 Total Population	2,705	22,926	51,694
2024 Total Population	6,648	48,375	100,425
2029 Total Population	7,365	53,248	109,699
2024 Total Daytime Population	5,021	45,484	90,670
Workers	1,650	21,709	34,939
Residents	3,371	23,775	55,731
Median Age			
2010	40.4	39.0	50.3
2024	45.7	40.9	45.2
2029	46.0	41.7	45.8
Household			
2024 Number of Households	2,554	17,657	39,456
2024 Average Household Size	2.60	2.71	2.50
2024 Average Household Income	\$151,314	\$131,951	\$114,529
2029 Average Household Income	\$180,584	\$157,309	\$137,340
Home Value			
2024 Average Home Value	\$605,985	\$487,693	\$449,877
2024 Median Home Value	\$485,756	\$428,185	\$378,378
2029 Average Home Value	\$660,112	\$567,975	\$555,927
2029 Median Home Value	\$566,518	\$490,729	\$458,702



Date: 10/2024
Source: ESRI
Latitude: 27.74429
Longitude: -82.41866



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