

LAND FOR SALE

0.56 ACRES ON HILLSBOROUGH AVENUE

13919 WEST HILLSBOROUGH AVENUE, TAMPA, FL 33635



OUTPARCEL TO PUBLIX & LOWE'S

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX LUCKE, CCIM

Commercial Director

O: (727) 410-2896

C: (727) 410-2896

alexlucke@kwcommercial.com

#SL3351552

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Disclaimer

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

13919 WEST HILLSBOROUGH AVENUE



OFFERING SUMMARY

PRICE:	\$775,000
LOT SIZE:	0.56 Acres
ZONING:	PD
PERMITTED USES:	CG
FRONTAGE:	40' on Hillsborough Ave
TRAFFIC COUNT:	53,000 AADT
SIGNAL INTERSECTION:	Race Track Road
APN:	U-19-28-17-805-000000-00007.1

PROPERTY OVERVIEW

Rare opportunity to development the last remaining outparcel to Publix & Lowe's shopping center.

Total of 0.56 acres zoned PD ("Planned Development") with CG ("Commercial General") uses.

Site plan for 5,000 square feet, available upon request.

Direct frontage on Hillsborough Avenue with 53,000 AADT ("Annual Average Daily Traffic").

Call Listing Broker for additional information.



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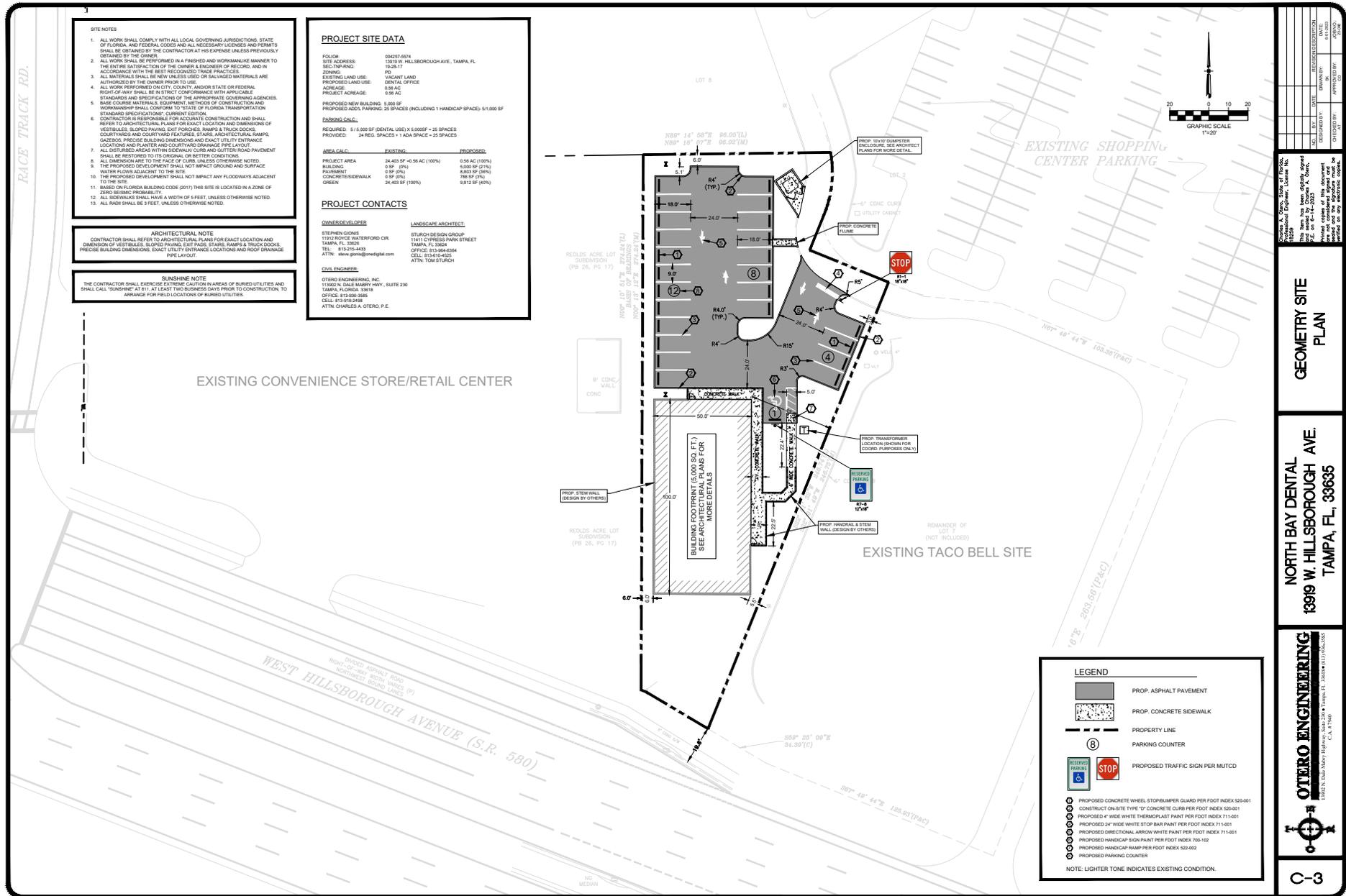
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SITE PLAN

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- SITE NOTES**
1. ALL WORK SHALL COMPLY WITH ALL LOCAL GOVERNING JURISDICTIONS, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
 2. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER & ENGINEER OF RECORD, AND IN ACCORDANCE WITH THE MOST RECOMMENDED TRADE PRACTICES.
 3. ALL MATERIALS SHALL BE NEW UNLESS USED FOR EXISTING UTILITIES ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 4. ALL WORK PERFORMED ON CITY COUNTY AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
 5. BASE COURSE MATERIALS, EQUIPMENT METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE OF FLORIDA TRANSPORTATION STANDARD SPECIFICATIONS' CURRENT EDITION.
 6. CONTRACTOR IS RESPONSIBLE FOR ACCURATE CONSTRUCTION AND SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, LOT FINISHES, STAIRS & TRUCK DOCKS, COUNTERS AND COURT YARD FEATURES, STAIRS, ARCHITECTURAL FINISHES, GASBOYS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND PLASTER AND COUPLING DRAINAGE PIPE LAYOUT.
 7. ALL DISTURBED AREAS WITH SIDEWALK CURB AND GUTTER ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
 8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 9. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
 10. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE.
 11. BASED ON FLORIDA BUILDING CODE (2017) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
 12. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.
 13. ALL RADI SHALL BE 3 FEET, UNLESS OTHERWISE NOTED.

PROJECT SITE DATA

FOLIO: 04257-5514
 SITE ADDRESS: 13919 W. HILLSBOROUGH AVE., TAMPA, FL 33624
 SEC. TOWNSHIP: 19-28-17
 ZONING: PD
 EXISTING LAND USE: VACANT LAND
 PROPOSED LAND USE: DENTAL OFFICE
 ACREAGE: 1.56 AC
 PROJECT ACREAGE: 0.56 AC

PROPOSED NEW BUILDING: 5,000 SF
 PROPOSED ADD. PARKING: 25 SPACES (INCLUDING 1 HANDICAP SPACE) 51,000 SF

PARKING CALC.
 REQUIRED: 51,000 SF (DENTAL USE) X 0.0098' = 25 SPACES
 PROVIDED: 24 REG. SPACES + 1 ADA SPACE = 25 SPACES

AREA CALC.	EXISTING	PROPOSED
PROJECT AREA	24,403 SF (+0.56 AC) (100%)	0.56 AC (100%)
BUILDING	0 SF (0%)	5,000 SF (21%)
PAVEMENT	0 SF (0%)	8,803 SF (36%)
CONCRETE SIDEWALK	0 SF (0%)	788 SF (3%)
GREEN	24,403 SF (100%)	9,112 SF (37%)

PROJECT CONTACTS

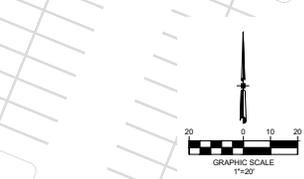
OWNER/DEVELOPER
 STEPHEN GIGNS
 1130 PRINCE WATERFORD CIR
 TAMPA, FL 33624
 TEL: 813-243-4443
 ATTN: Steve.gigns@omstg.com

LANDSCAPE ARCHITECT
 STURCH DESIGN GROUP
 11411 CYPRESS PARK STREET
 TAMPA, FL 33624
 OFFICE: 813-964-8334
 CELL: 813-911-6021
 ATTN: TOM STURCH

CIVIL ENGINEER
 OTERO ENGINEERING, INC.
 113602 N. DALE MARRY HWY., SUITE 220
 TAMPA, FLORIDA 33618
 OFFICE: 813-938-3035
 CELL: 813-938-3035
 ATTN: CHARLES A. OTERO, P.E.

ARCHITECTURAL NOTE
 CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF VESTIBULES, BURIED PAVING, EXIT PATHS, STAIRS, RAMP & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS. EXACT UTILITY ENTRANCE LOCATIONS AND ROOF DRAINAGE PIPE LAYOUT.

SUNSHINE NOTE
 THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AHEAD OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 811 AT LEAST TWO BUSINESS DAYS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.



NO.	DATE	DESCRIPTION
1	08/11/2023	ISSUED FOR PERMIT
2	08/11/2023	ISSUED FOR PERMIT
3	08/11/2023	ISSUED FOR PERMIT
4	08/11/2023	ISSUED FOR PERMIT
5	08/11/2023	ISSUED FOR PERMIT
6	08/11/2023	ISSUED FOR PERMIT
7	08/11/2023	ISSUED FOR PERMIT
8	08/11/2023	ISSUED FOR PERMIT
9	08/11/2023	ISSUED FOR PERMIT
10	08/11/2023	ISSUED FOR PERMIT
11	08/11/2023	ISSUED FOR PERMIT
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13	08/11/2023	ISSUED FOR PERMIT
14	08/11/2023	ISSUED FOR PERMIT
15	08/11/2023	ISSUED FOR PERMIT
16	08/11/2023	ISSUED FOR PERMIT
17	08/11/2023	ISSUED FOR PERMIT
18	08/11/2023	ISSUED FOR PERMIT
19	08/11/2023	ISSUED FOR PERMIT
20	08/11/2023	ISSUED FOR PERMIT

GEOMETRY SITE PLAN

NORTH BAY DENTAL
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OTERO ENGINEERING
 113602 N. DALE MARRY HWY., SUITE 220
 TAMPA, FLORIDA 33618
 C.A. #1940

LEGEND

- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK
- PROPERTY LINE
- PARKING COUNTER
- PROPOSED TRAFFIC SIGN PER MUTCD
- PROPOSED CONCRETE WHEEL STOP/BUMPER GUARD PER FOOT INDEX 520-001
- CONSTRUCT ON-SITE TYPE 'D' CONCRETE CURB PER FOOT INDEX 520-001
- PROPOSED 4" WIDE WHITE THERMOPLAST PAINT PER FOOT INDEX 711-001
- PROPOSED 24" WIDE WHITE STOP BAR PAINT PER FOOT INDEX 711-001
- PROPOSED DIRECTIONAL ARROW WHITE PAINT PER FOOT INDEX 711-001
- PROPOSED HANDICAP SIGN PAINT PER FOOT INDEX 700-102
- PROPOSED HANDICAP RAMP PER FOOT INDEX 522-002
- PROPOSED PARKING COUNTER

NOTE: LIGHTER TONE INDICATES EXISTING CONDITION.

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Publix

- Publix.com
- Company Type: Private
- Locations: 1,303+
- Publix, the largest employee-owned company in the U.S. with more than 230,000 associates, currently operates 1,303 stores in Florida, Georgia, Alabama, Tennessee, South Carolina, North Carolina, and Virginia. For 25 consecutive years, the company has been recognized by Fortune as a great place to work. In addition, Publix's dedication to superior quality and customer service is recognized among the top in the grocery business. Founded in 1930, it's headquarters are based in Lakeland, FL.

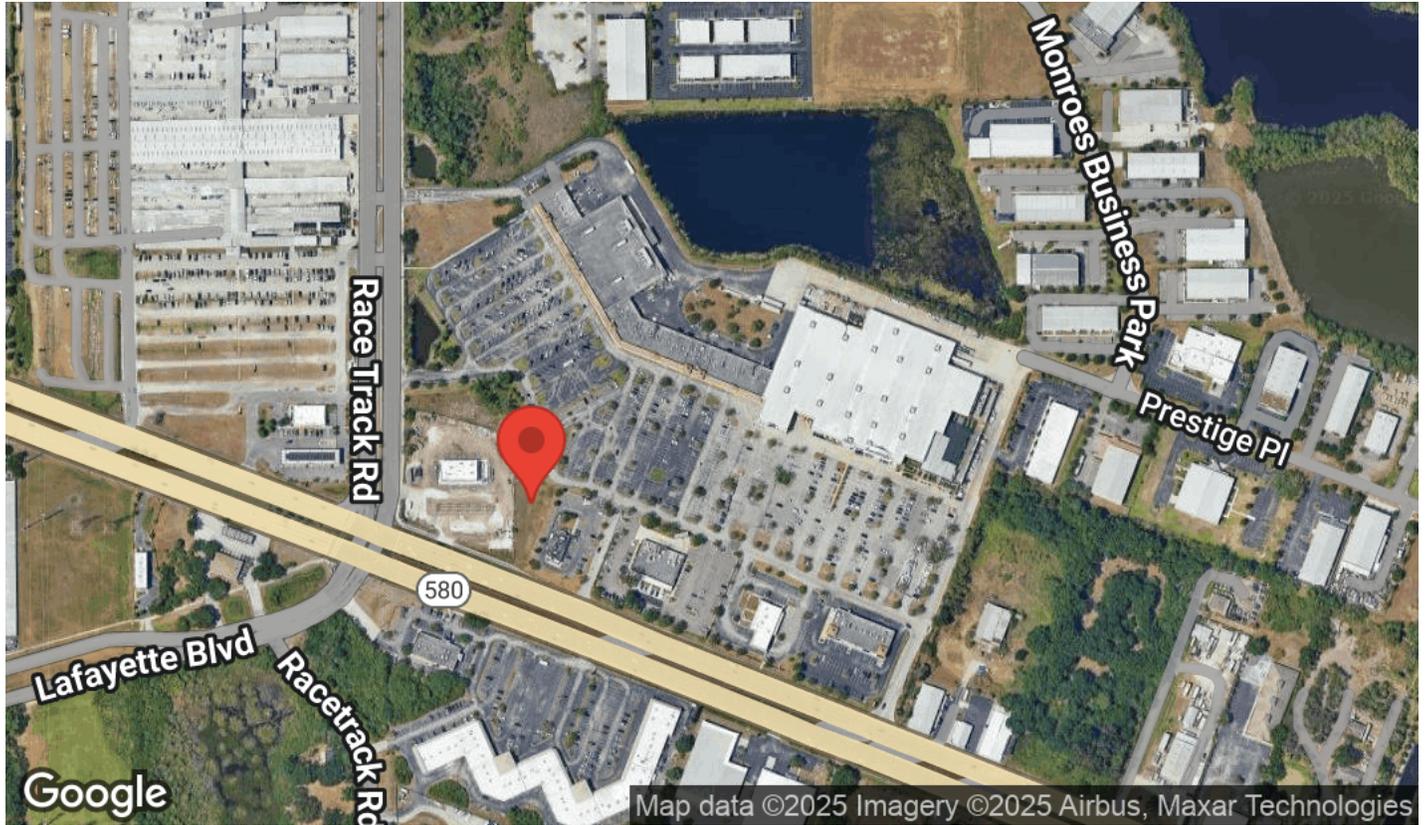


Lowe's

- Lowe's.com
- Company Type: Public (NYSE: LOW)
- Locations: 1,700+
- 2023 Employees: 300,000
- 2023 Revenue: 97.05 Billion
- 2023 Net Income: 6.44 Billion
- 2023 Assets: 43.71 Billion
- Credit Rating S&P: BBB+
- Lowe's Companies, Inc. (NYSE: LOW) is a Fortune 50 home improvement company serving approximately 17 million customer transactions a week in the United States. With total fiscal year 2023 sales over \$97 billion, approximately \$92 billion of sales were generated in the United States, where Lowe's operates over 1,700 locations with over 300,000 employees. The company is headquartered in Mooresville, NC.

LOCATION MAPS

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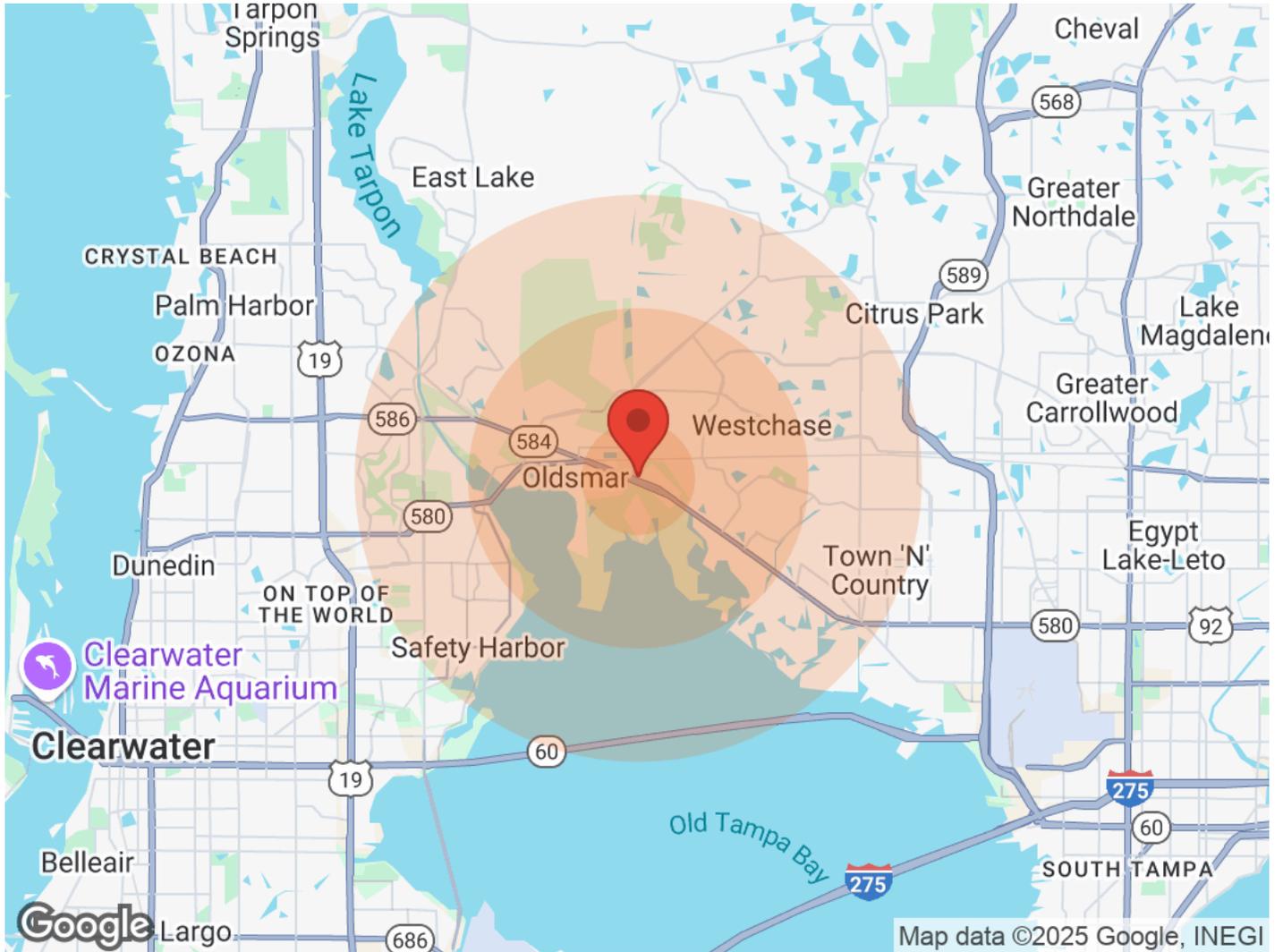


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	508	18,696	74,069
Female	538	19,563	79,929
Total Population	1,046	38,259	153,998

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	135	7,371	27,325
Ages 15-24	79	5,254	18,732
Ages 25-54	340	14,868	58,762
Ages 55-64	208	5,304	21,084
Ages 65+	284	5,462	28,095

Race	1 Mile	3 Miles	5 Miles
White	864	32,669	132,430
Black	83	1,761	7,546
Am In/AK Nat	N/A	7	84
Hawaiian	N/A	N/A	7
Hispanic	94	4,947	31,825
Multi-Racial	66	3,076	16,236

Income	1 Mile	3 Miles	5 Miles
Median	\$48,026	\$71,010	\$59,649
< \$15,000	57	768	5,106
\$15,000-\$24,999	40	1,100	5,811
\$25,000-\$34,999	89	965	6,379
\$35,000-\$49,999	109	2,181	9,069
\$50,000-\$74,999	133	2,613	12,040
\$75,000-\$99,999	74	2,106	8,139
\$100,000-\$149,999	44	2,838	9,272
\$150,000-\$199,999	N/A	1,050	3,442
> \$200,000	N/A	1,307	3,787

Housing	1 Mile	3 Miles	5 Miles
Total Units	558	16,586	70,867
Occupied	504	15,153	63,808
Owner Occupied	130	10,087	44,145
Renter Occupied	374	5,066	19,663
Vacant	54	1,433	7,059

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PROFESSIONAL BIO

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Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. As a Commercial Director at KW Commercial, he provides his clients with tailored full-service real estate solutions that maximize value, delivered with a commitment to excellence.

Alex brokers transactions within the Industrial, Office, Retail, and Multifamily product types. In 2020, he received his CCIM designation which is held by less than 10% of commercial brokers nationwide. He's an ethical member of many local and national boards including FGCAR, GTAR, NAR, and CCIM. Throughout his career, he's proud to have serviced a variety of clients including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Caterings & Events, and numerous local small businesses.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. They both attended the University of Florida and enjoy watching football, playing golf, and traveling.