



11531 US Highway 41 South, Hillsborough, FL 33534

HILLSBOROUGH COUNTY, FL , HILLSBOROUGH, FL



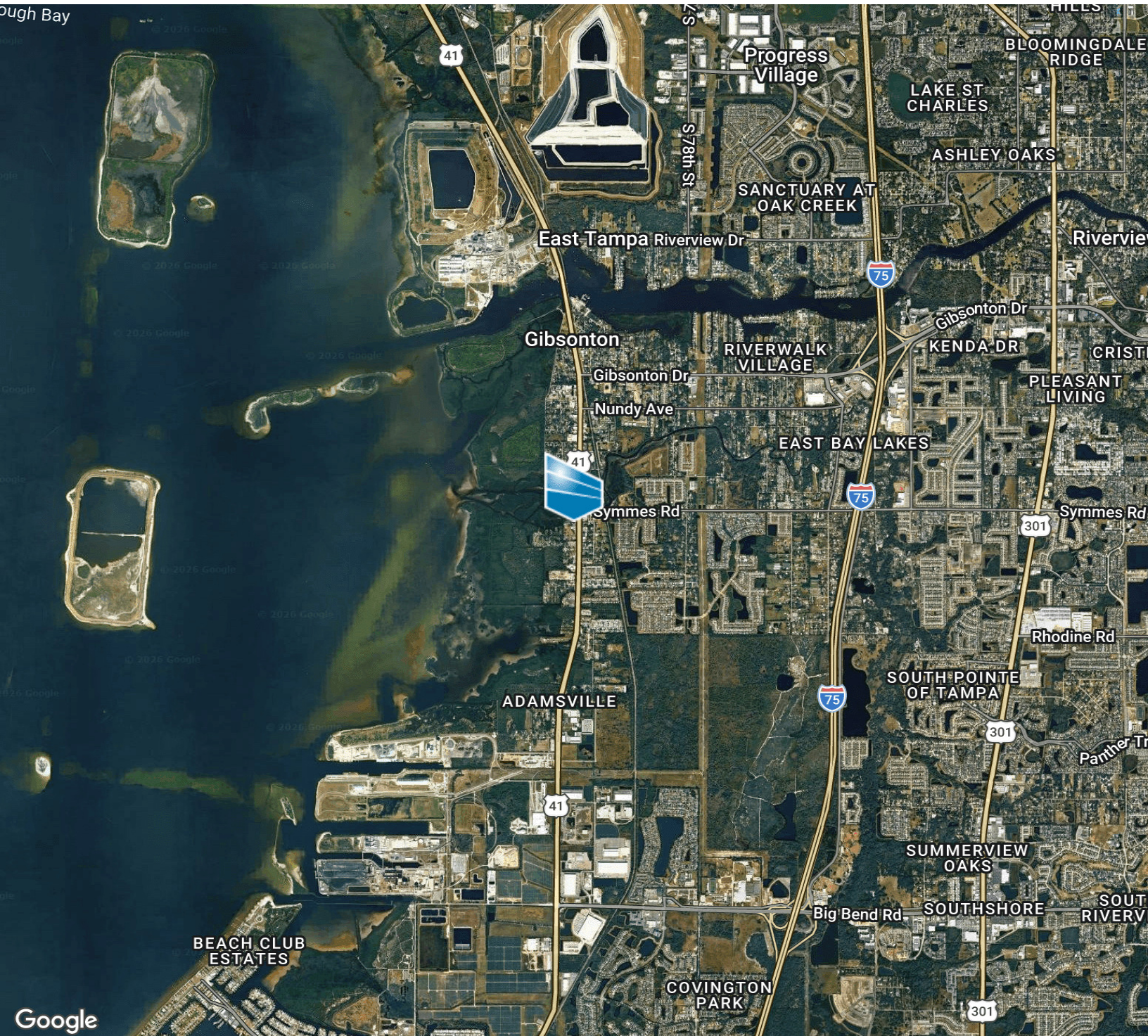
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For Sale | 11531 US Hwy 41 S, Gibsonton, FL 33534

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DESCRIPTION

This offering represents the opportunity to acquire a well-positioned commercial property in South Hillsborough County, featuring a 3,414 SF building situated on a 1.22-acre lot with frontage along US Highway 41 in Gibsonton. The property includes three mobile home units providing supplemental rental income, along with generous outdoor yard space suited for storage, parking, or contractor/service use.

South Hillsborough County is one of the fastest-growing areas in the country, with significant residential expansion, new commercial development, and a rapidly expanding retail corridor along US Highway 41. The property is ideally positioned to capture this growth, offering direct access to major north-south arterials connecting Gibsonton to the greater Tampa MSA and surrounding communities throughout Hillsborough, Pinellas, and Pasco counties.

OFFERING SUMMARY

Sale Price:	\$850,000
Number of Mobile homes:	3
Lot Size:	1.22 Acres
Building Size:	3,414 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,731	10,039	38,654
Total Population	5,504	30,140	110,223
Average HH Income	\$90,169	\$95,671	\$108,812



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PROPERTY DESCRIPTION

The 3,414 SF building offers a flexible layout well-suited to a range of office, service, or light-industrial uses. The interior includes multiple private offices, a foyer/reception area, a kitchen and dining area, two bathrooms, a rear garage bay, and three separate storage rooms. A garage door at the rear of the building provides direct vehicle and equipment access.

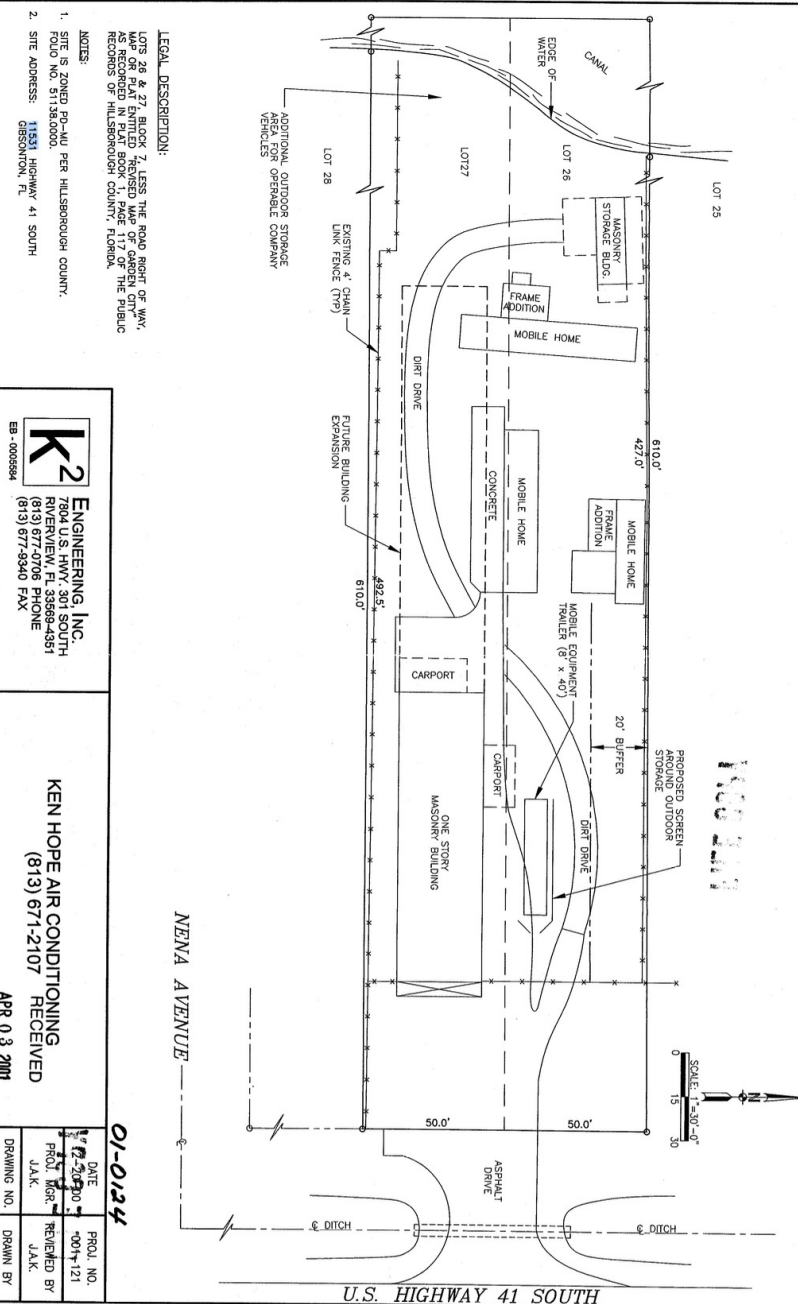
Three mobile home units are situated on the property. Two are currently occupied and generating rental income (see Mobile Home Rent Roll). The lot totals 1.22 acres.

Zoning: PD-MU (Planned Development - Mixed Use)

- Original rezoning: RZ 92-86, approved 12/5/1991
- Site plan modification approved 3/13/2001, certified 4/30/2001
- Entitled commercial building area: up to 12,400 SF, CG-type uses (retail, office, service, convenience/gas, fast food)
- Height limit: one story / 25 ft
- Outdoor storage: capped at 3,000 SF, screened from Hwy 41
- Security/parking lighting: capped at 16 ft
- Three mobile homes grandfathered — no expansion or replacement permitted; once removed, use cannot be reinstated

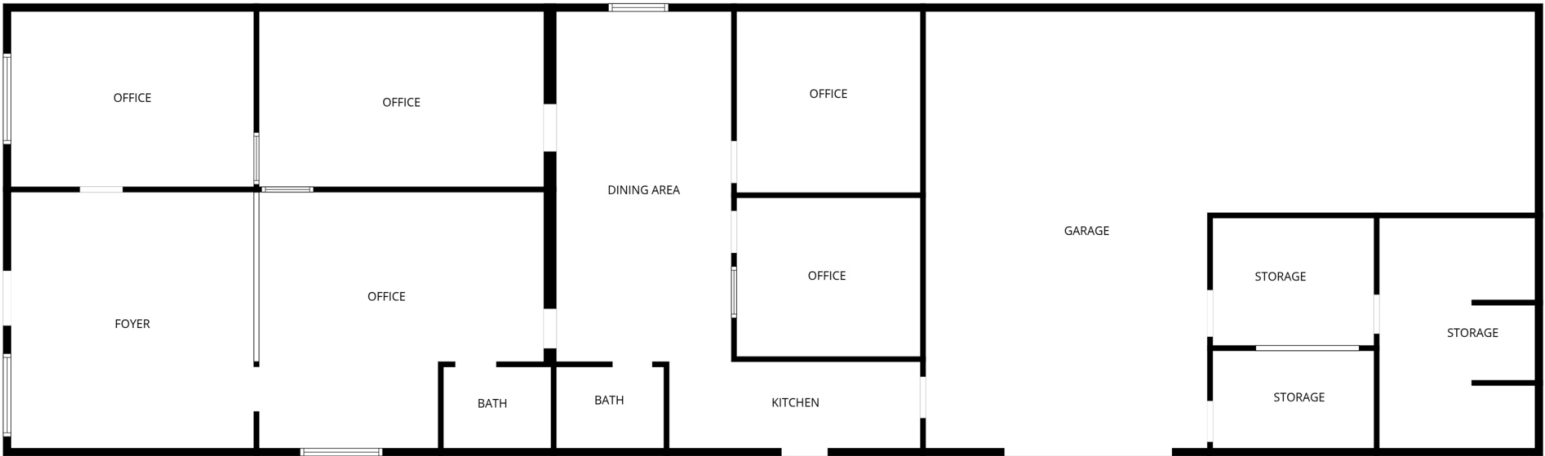
LOCATION DESCRIPTION

Continued population growth and commercial development throughout the South Tampa Bay market make this an increasingly desirable location for a wide range of future uses. With new construction, new commercial tenants, and new homeowners arriving continuously, the surrounding US-41 corridor offers strong long-term visibility and traffic exposure.



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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A	B	C	D	E	F
Mobile Home Rent Roll					
Lot Number	Current Rent	Future Rent (Eff. Date)	Frequency	Annualized Rent	Status / Notes
Lot #1	\$850.00	N/A	Monthly	\$10,200.00	Active
Lot #2	\$0.00	N/A	N/A	\$0.00	Flooded on 9/26/2024; Still assessing damage
Lot #3	\$120.00	N/A	Weekly	\$6,240.00	Active
Total				\$16,440.00	

POTENTIAL VALUE ADD

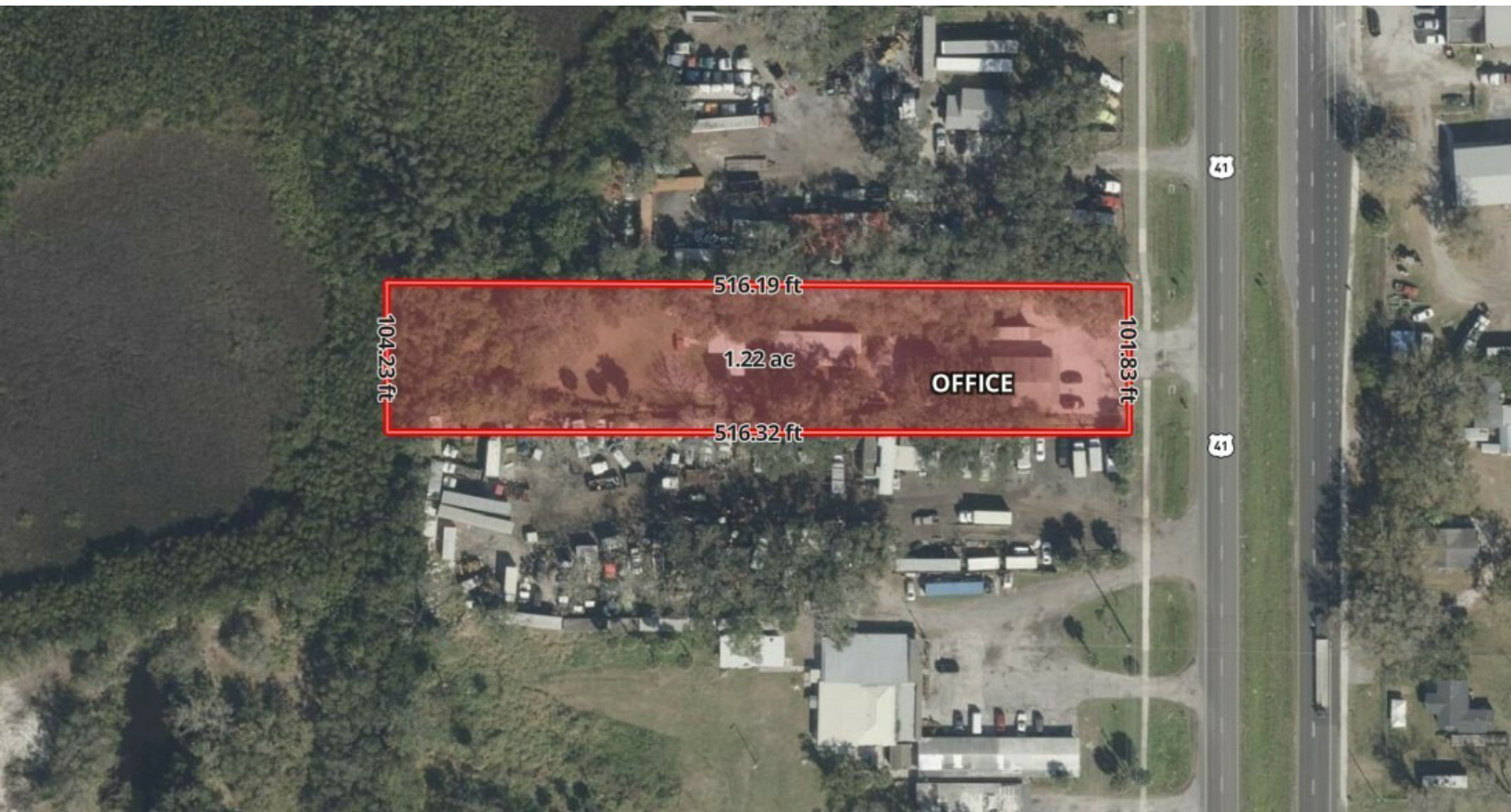
The property's current mobile home rental income of \$16,440 annually does not reflect its full income potential, presenting a clear value-add opportunity for a new owner. The mobile homes are included within the property's PD-MU zoning, providing the new owner with continued use flexibility alongside the existing income stream. One of the mobile homes is currently vacant due to storm surge damage sustained during a recent hurricane; once repaired, this unit can be returned to service and leased at market rate. Additionally, the remaining occupied units are currently leased below prevailing market rents for comparable mobile homes in the surrounding area. By repairing and re-leasing the vacant unit and adjusting existing tenant rents to market levels over time, an investor has a straightforward path to increasing net operating income above the current baseline.



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For Sale Site Measurements

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,504	30,140	110,223
Average Age	34	35	38
Average Age (Male)	34	35	37
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,731	10,039	38,654
# of Persons per HH	3.2	3	2.9
Average HH Income	\$90,169	\$95,671	\$108,812
Average House Value	\$280,083	\$325,869	\$359,633

2020 American Community Survey (ACS)



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