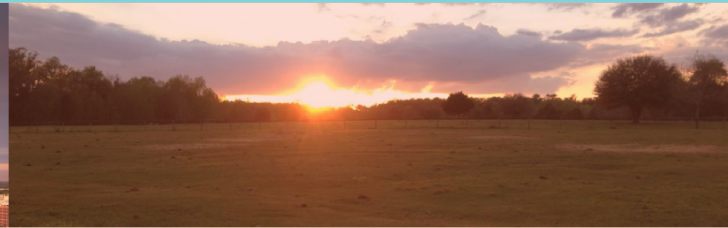
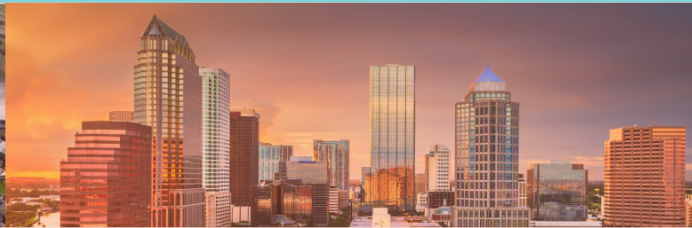


We know this land.



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Property Description

PROPERTY DESCRIPTION

This is a rare opportunity to purchase a 4,846 SF building located on 0.45 acres located directly on South MacDill Avenue in South Tampa. The concrete block building was constructed in 1954, but completely remodeled and renovated in 2016 by the current owner to store and work on cars. The building is fully air conditioned with has an alarm system and security cameras inside and out, 2 restrooms, 4 overhead doors, and the building can fit around 20 cars depending on how they are parked. The outside of the building has multiple parking spaces up front and the back is a nearly 10,000 SF yard with privacy fence and cameras that is open and plenty of room to store multiple trailers, boats, cars, RV's and/or any other toys. The seller had plans drawn up to expand the building by 3,000 SF which can be given to the new owner. A copy of the expansion plans are included in the package. Not too many opportunities like this in the South Tampa area. Property tours will be available by appointment only and buyer must be pre-qualified prior to scheduling tour.

LOCATION DESCRIPTION

The site is located at 5006 S MacDill Ave. only one block south of W Gandy Blvd. Located in the prominent South Tampa area near the MacDill Air Force Base.

PROPERTY SIZE

4,846 SF - Building with plans to add 3,000 SF

0.45± Acres - Land

ZONING

CG - Commercial General

PARCEL ID

134312-0000

PRICE

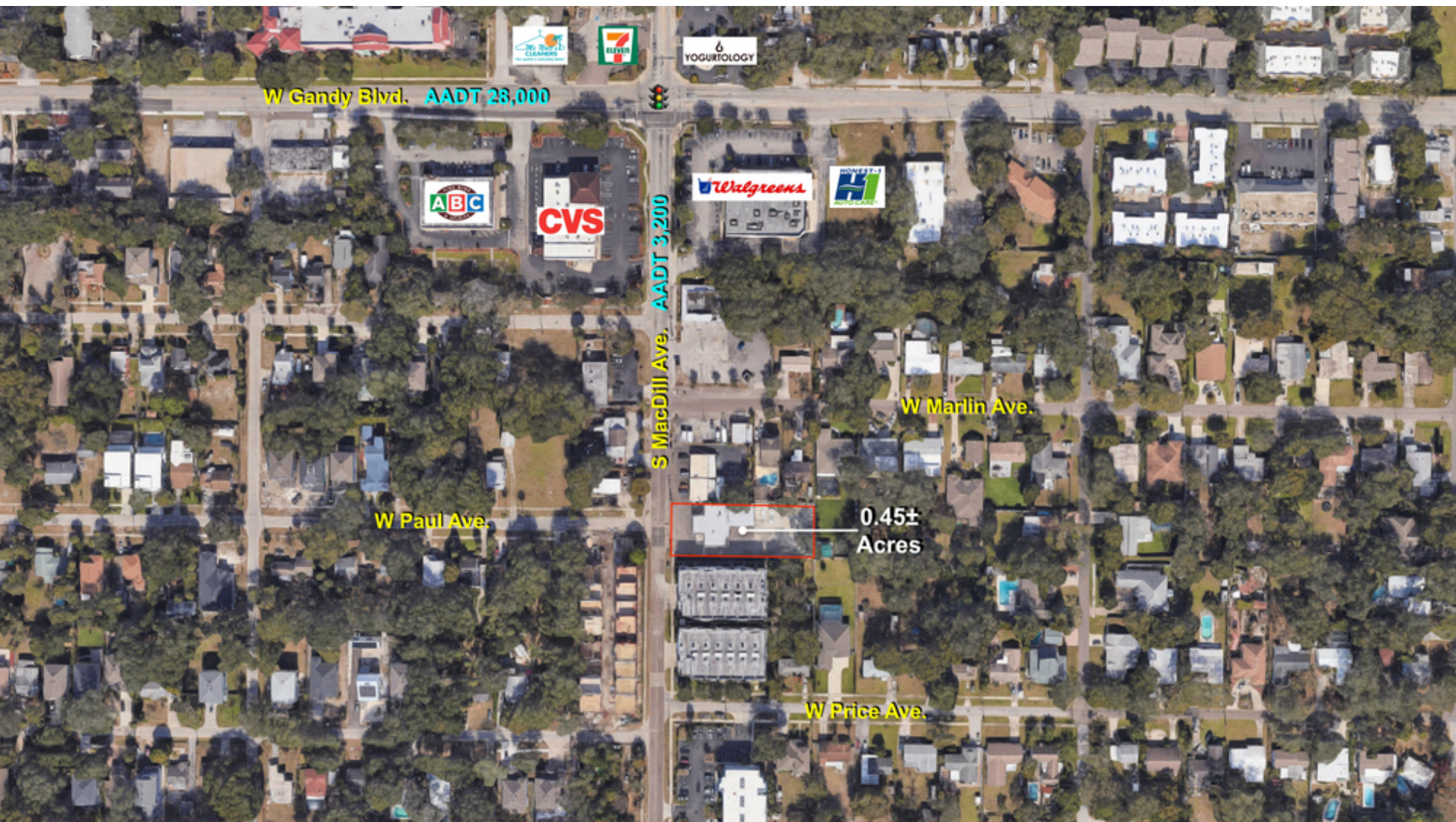
\$1,200,000

BROKER CONTACT INFO

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Ryan Sampson, CCIM, ALC
Principal
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Aerial



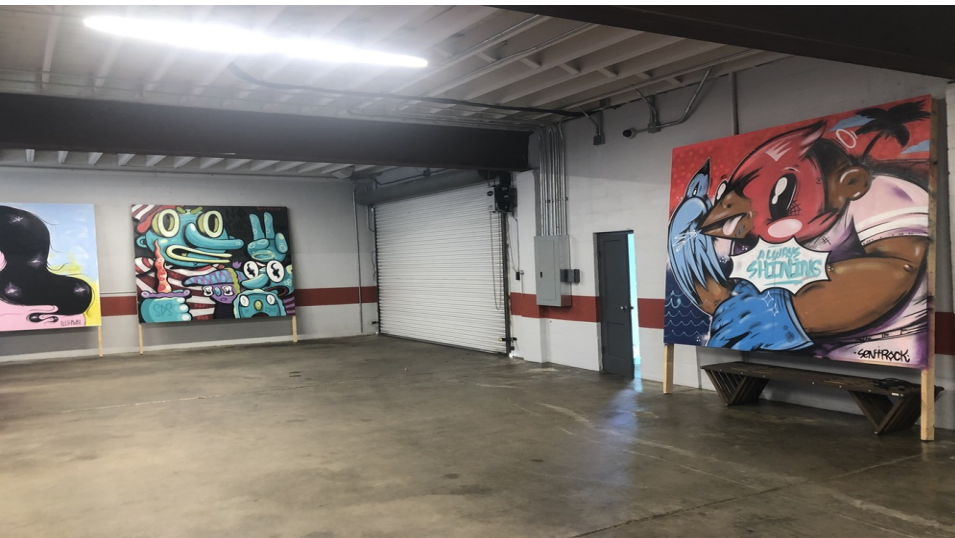
Front of Building



Back of Building



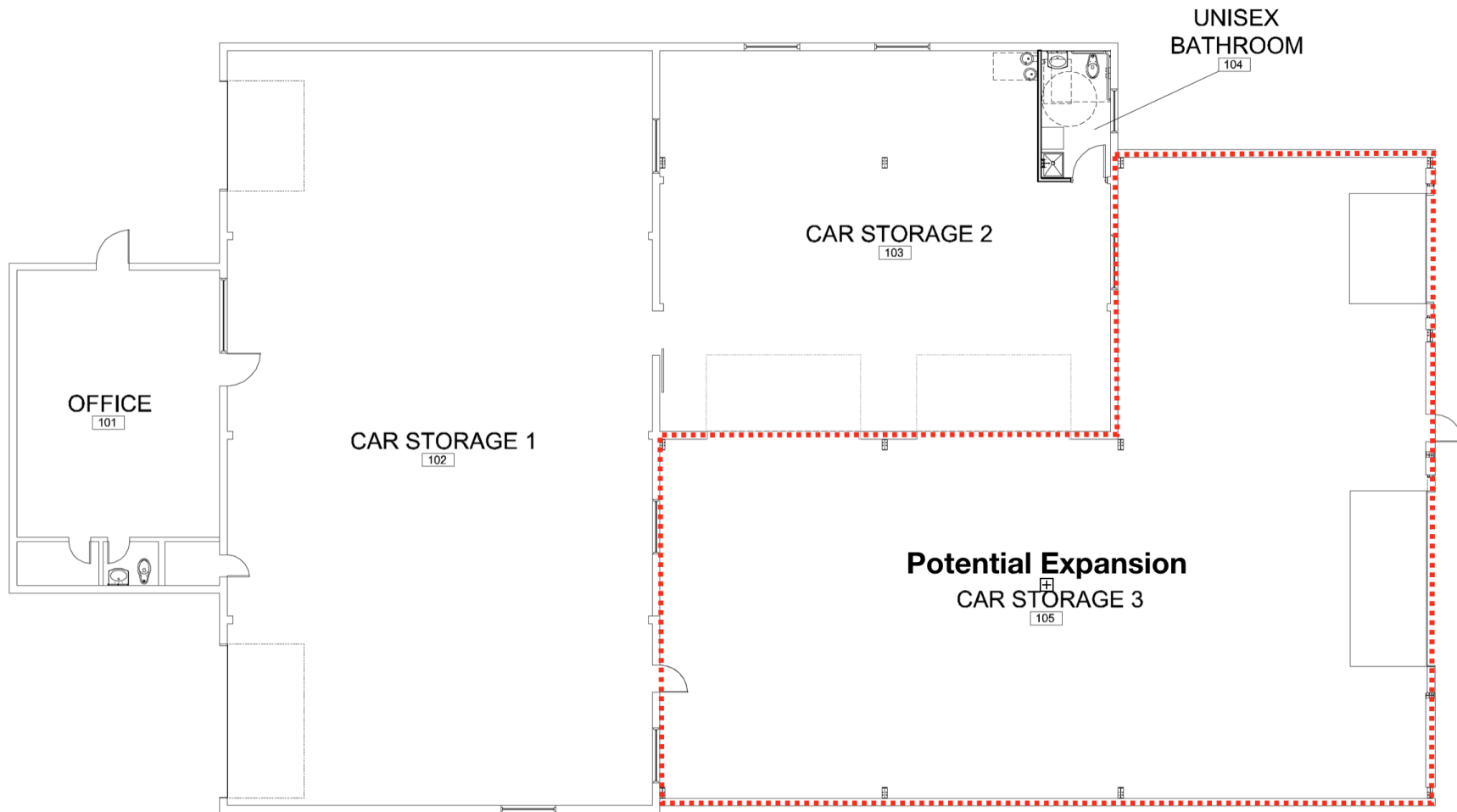
Interior Photos



Interior Photos



Expansion Plans



1

CONSTRUCTION FLOOR PLAN
SCALE: 1/8" = 1'-0"



Executive Summary

5006 S MacDill Ave, Tampa, Florida, 33611
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.89186
Longitude: -82.49381

	1 mile	3 miles	5 miles
Population			
2000 Population	13,348	65,663	113,590
2010 Population	13,812	67,048	120,651
2019 Population	15,046	74,790	142,376
2024 Population	16,224	80,963	156,820
2000-2010 Annual Rate	0.34%	0.21%	0.60%
2010-2019 Annual Rate	0.93%	1.19%	1.81%
2019-2024 Annual Rate	1.52%	1.60%	1.95%
2019 Male Population	49.7%	49.1%	49.4%
2019 Female Population	50.3%	50.9%	50.6%
2019 Median Age	43.7	41.1	38.5

In the identified area, the current year population is 142,376. In 2010, the Census count in the area was 120,651. The rate of change since 2010 was 1.81% annually. The five-year projection for the population in the area is 156,820 representing a change of 1.95% annually from 2019 to 2024. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 43.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	83.2%	80.7%	75.9%
2019 Black Alone	5.4%	7.5%	13.1%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.3%
2019 Asian Alone	5.0%	4.5%	4.1%
2019 Pacific Islander Alone	0.2%	0.2%	0.1%
2019 Other Race	2.1%	2.7%	2.7%
2019 Two or More Races	3.9%	4.0%	3.7%
2019 Hispanic Origin (Any Race)	15.3%	17.8%	20.5%

Persons of Hispanic origin represent 20.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	144	136	121
2000 Households	6,370	30,377	51,317
2010 Households	6,488	30,692	54,402
2019 Total Households	7,119	33,976	64,759
2024 Total Households	7,742	36,786	71,955
2000-2010 Annual Rate	0.18%	0.10%	0.59%
2010-2019 Annual Rate	1.01%	1.11%	1.90%
2019-2024 Annual Rate	1.69%	1.60%	2.13%
2019 Average Household Size	2.10	2.19	2.13

The household count in this area has changed from 54,402 in 2010 to 64,759 in the current year, a change of 1.90% annually. The five-year projection of households is 71,955, a change of 2.13% annually from the current year total. Average household size is currently 2.13, compared to 2.14 in the year 2010. The number of families in the current year is 31,078 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

October 22, 2019



Executive Summary

5006 S MacDill Ave, Tampa, Florida, 33611
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.89186
Longitude: -82.49381

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	24.6%	23.7%	24.8%
Median Household Income			
2019 Median Household Income	\$71,208	\$72,793	\$69,569
2024 Median Household Income	\$81,716	\$82,114	\$78,891
2019-2024 Annual Rate	2.79%	2.44%	2.55%
Average Household Income			
2019 Average Household Income	\$114,458	\$112,906	\$108,188
2024 Average Household Income	\$125,722	\$123,929	\$118,615
2019-2024 Annual Rate	1.90%	1.88%	1.86%
Per Capita Income			
2019 Per Capita Income	\$53,193	\$51,398	\$49,390
2024 Per Capita Income	\$58,637	\$56,431	\$54,681
2019-2024 Annual Rate	1.97%	1.89%	2.06%

Households by Income

Current median household income is \$69,569 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$78,891 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$108,188 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$118,615 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$49,390 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$54,681 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	96	100	97
2000 Total Housing Units	6,691	32,414	54,916
2000 Owner Occupied Housing Units	3,898	18,490	29,275
2000 Renter Occupied Housing Units	2,471	11,887	22,042
2000 Vacant Housing Units	322	2,037	3,599
2010 Total Housing Units	7,228	34,357	62,533
2010 Owner Occupied Housing Units	3,973	18,305	30,115
2010 Renter Occupied Housing Units	2,515	12,387	24,287
2010 Vacant Housing Units	740	3,665	8,131
2019 Total Housing Units	7,824	37,331	72,840
2019 Owner Occupied Housing Units	3,986	18,809	31,384
2019 Renter Occupied Housing Units	3,133	15,167	33,376
2019 Vacant Housing Units	705	3,355	8,081
2024 Total Housing Units	8,455	40,182	80,401
2024 Owner Occupied Housing Units	4,311	20,251	34,148
2024 Renter Occupied Housing Units	3,431	16,534	37,807
2024 Vacant Housing Units	713	3,396	8,446

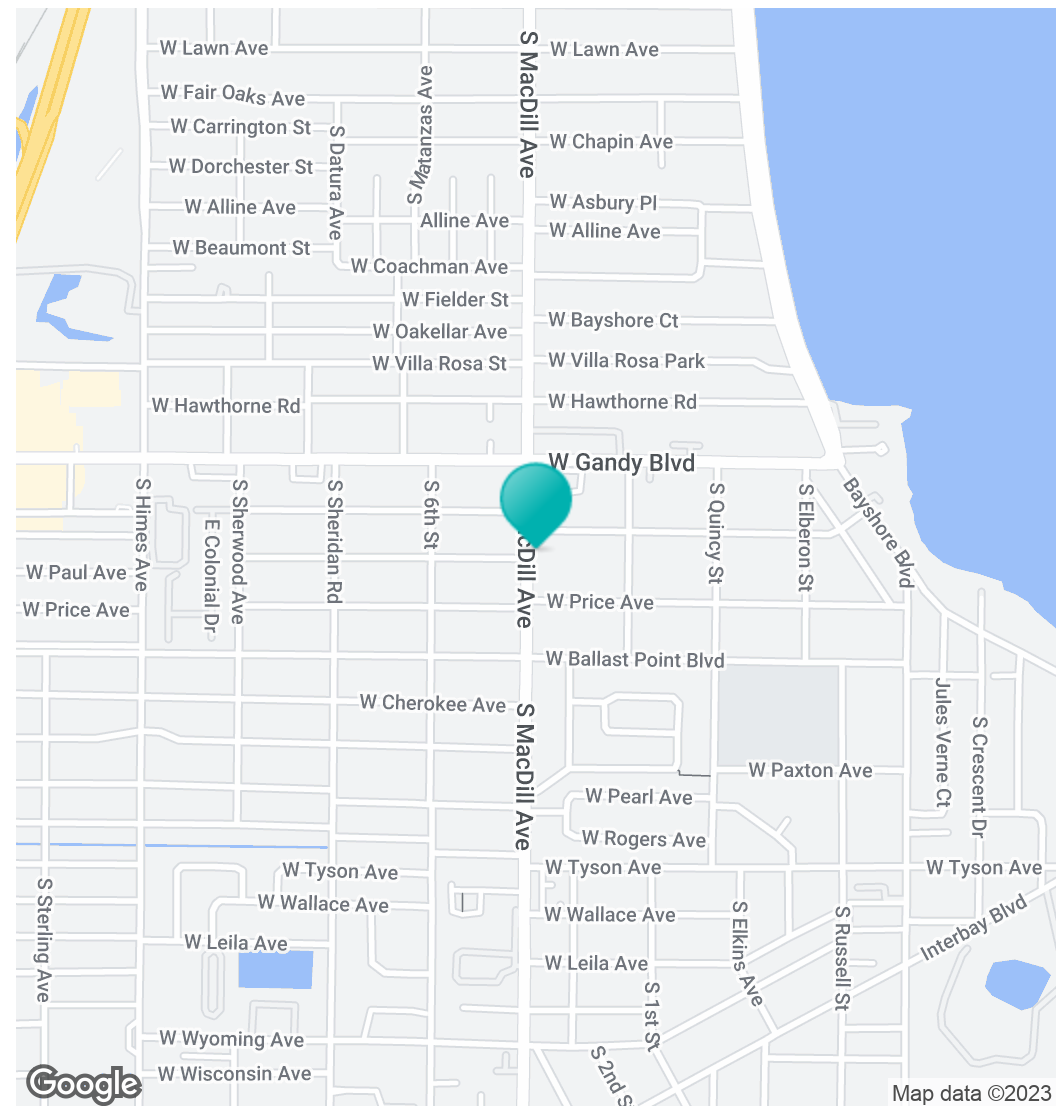
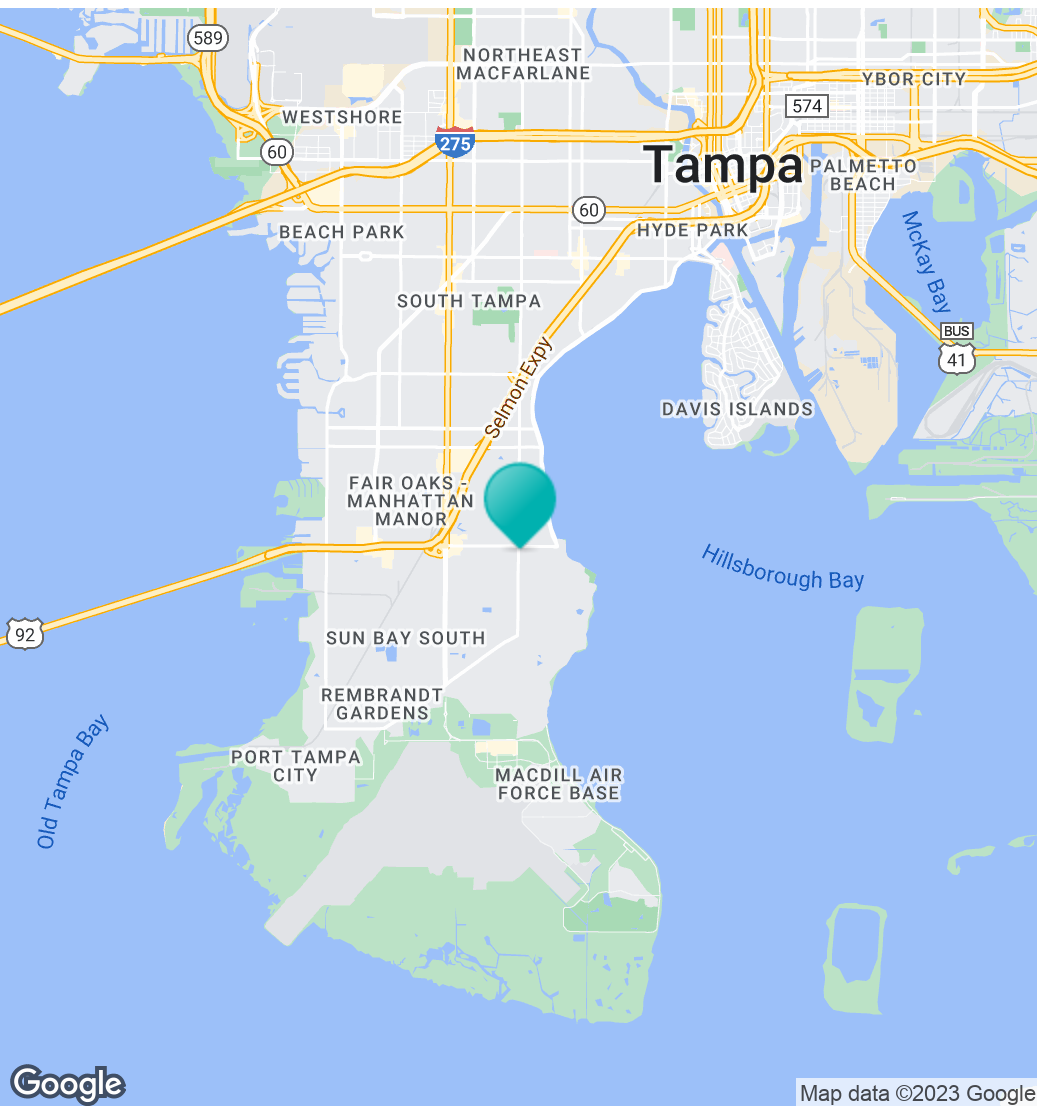
Currently, 43.1% of the 72,840 housing units in the area are owner occupied; 45.8%, renter occupied; and 11.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 62,533 housing units in the area - 48.2% owner occupied, 38.8% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 7.02%. Median home value in the area is \$352,056, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.11% annually to \$372,025.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

October 22, 2019

Location Maps



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