

FOR LEASE

1.33 ACRES | 896 SF AVAILABLE

11553 US Highway 41 South Gibsonton, FL 33534



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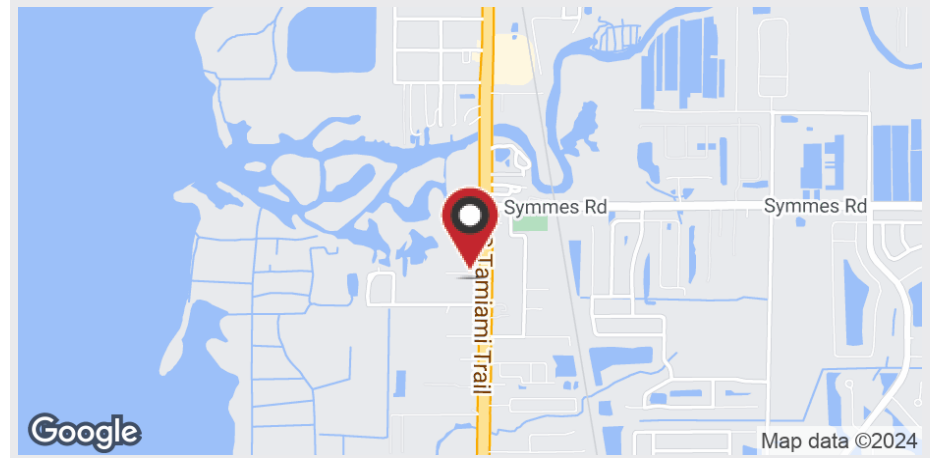


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Lease Rate

\$5,500.00 PER MONTH

OFFERING SUMMARY

Lot Size:	1.33 Acres
Zoning:	CN
Trailer SF:	896

PROPERTY OVERVIEW

This prime property, conveniently located at 11553 US Highway 41 South in Gibsonton, FL, allows for a variety of uses. Site features a 896 SF empty shell trailer. Only 12 miles from downtown Tampa and 3 miles away from I-75.

PROPERTY HIGHLIGHTS

- Situated at a strategic location on US Highway 41 South, your business will enjoy excellent visibility and easy accessibility, ensuring that your customers can find you effortlessly.
- 32,000 VPD
- Strong demographics with over 275,000 residents within a 15 minute drive and household incomes higher than state and national averages

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10 Miles to Downtown Tampa

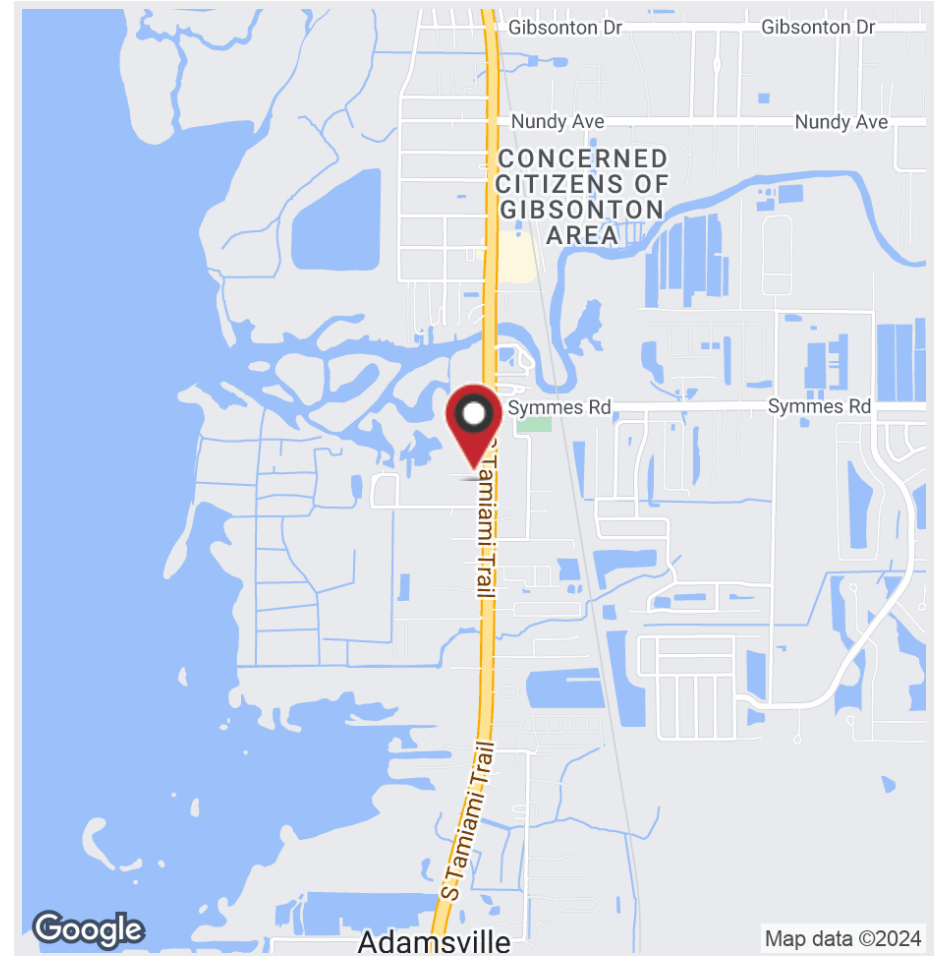
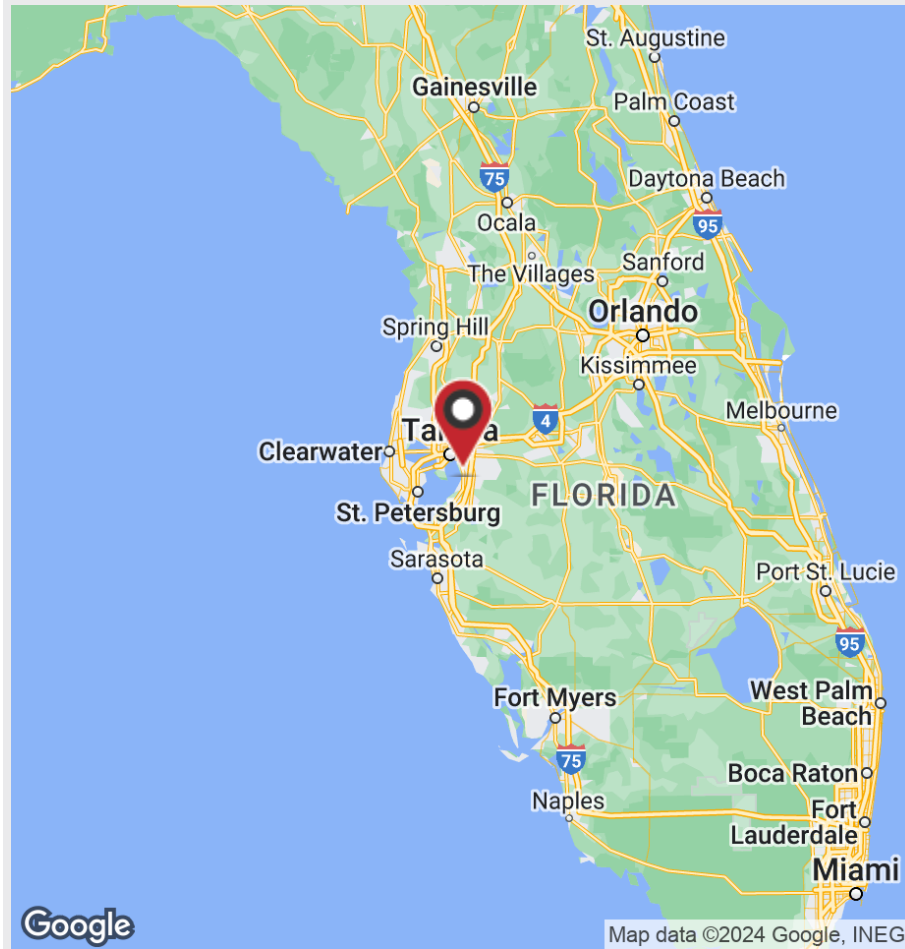
32,000 VPD



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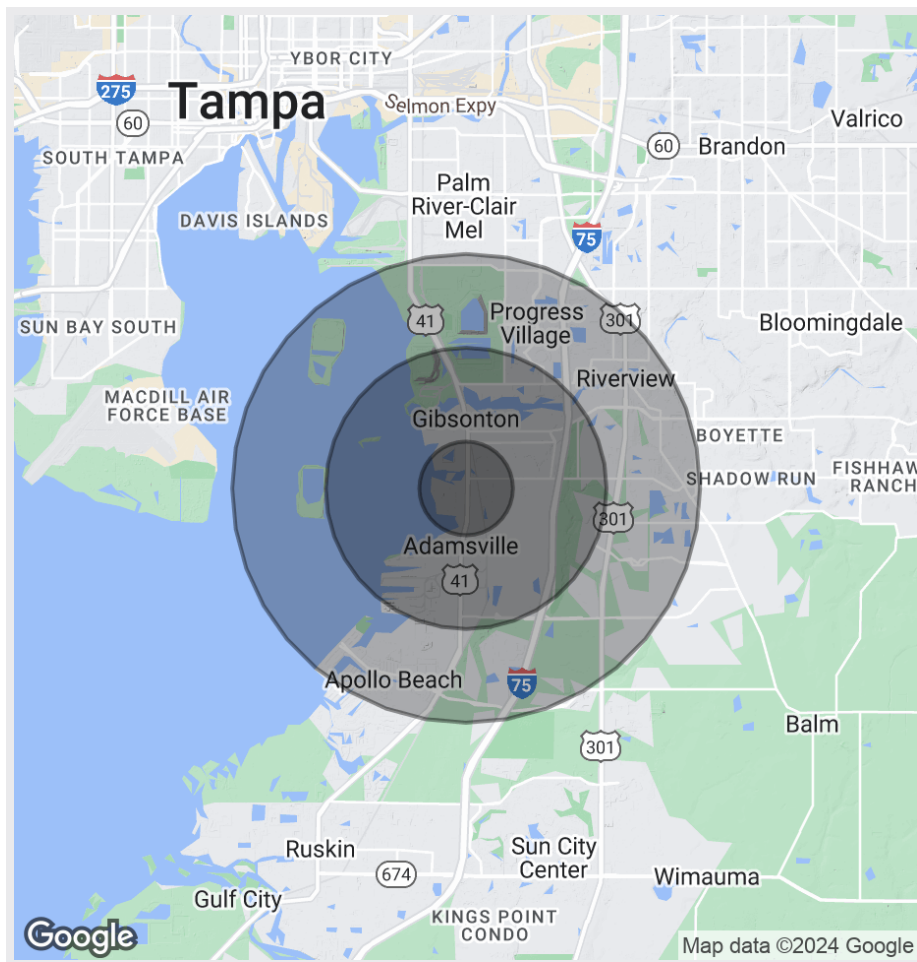
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,621	32,096	118,202
Average Age	34	36	37
Average Age (Male)	34	35	37
Average Age (Female)	34	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,437	10,688	41,403
# of Persons per HH	3.2	3	2.9
Average HH Income	\$90,591	\$97,584	\$108,009
Average House Value	\$274,061	\$329,947	\$354,856

Demographics data derived from AlphaMap



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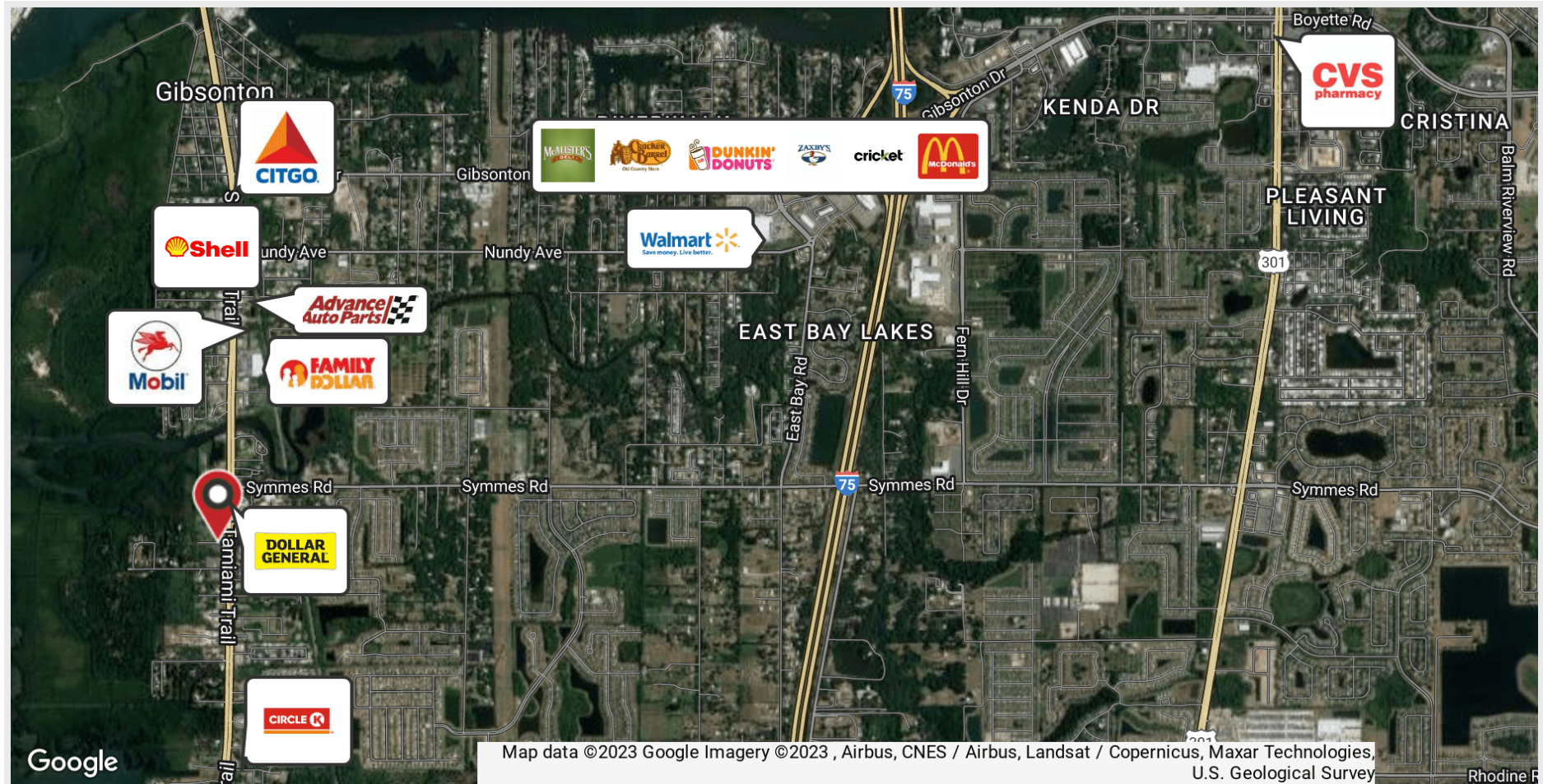


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