

FOR LEASE

11553 US Highway 41 South Gibsonton, FL 33534

1 ACRE AND 1,600 SF BUILDING ON US HWY 41



OFFERING MEMORANDUM

Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



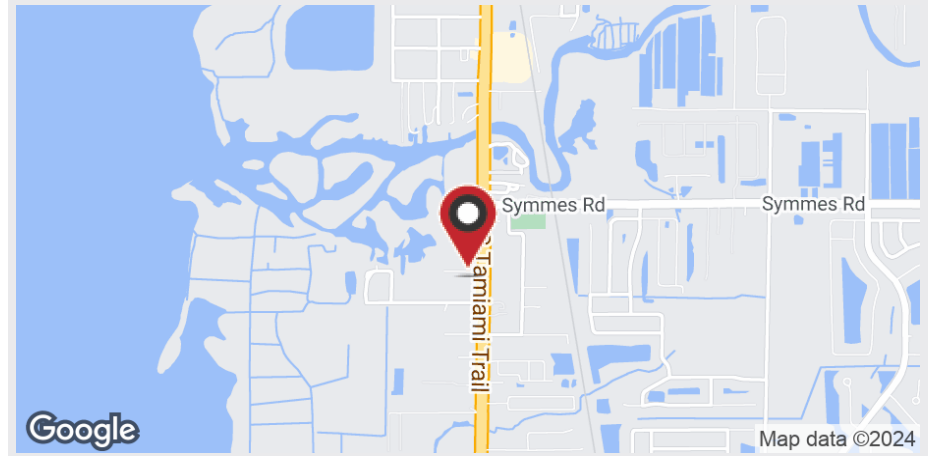
The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

11553 US Highway 41 South Gibsonton, FL 33534



1 ACRE AND 1,600 SF BUILDING ON US HWY 41



Lease Rate

\$7,000.00 PER MONTH

OFFERING SUMMARY

Lot Size:	1 Acre
Office Space	1,600 SF
Zoning:	GC
Traffic Count:	32,000

PROPERTY OVERVIEW

This prime property, conveniently located at 11553 US Highway 41 South in Gibsonton, FL, allows for a variety of general commercial uses. The 1,600 SF building is in usable condition. Property is fully-fenced.

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.
- Strong demographics with over 275,000 residents within a 15 minute drive and household incomes higher than state and national averages
- 32,000 VPD
- 1.33 Acres behind this property are also available for lease.

Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

1 ACRE AND 1,600 SF BUILDING ON US HWY 41

11553 US Highway 41 South Gibsonton, FL 33534



Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com

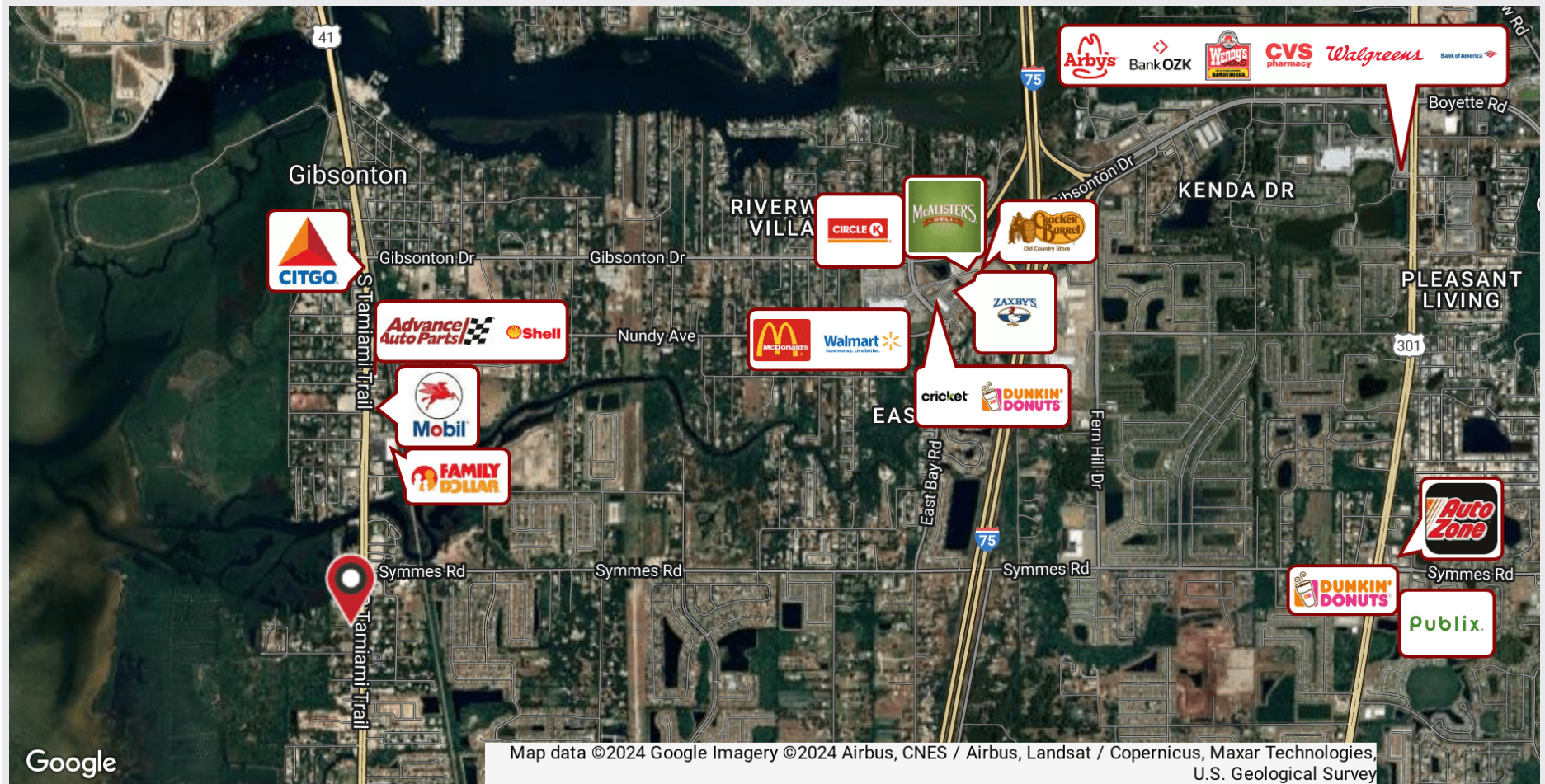


The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

1 ACRE AND 1,600 SF BUILDING ON US HWY 41

11553 US Highway 41 South Gibsonton, FL 33534



Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com

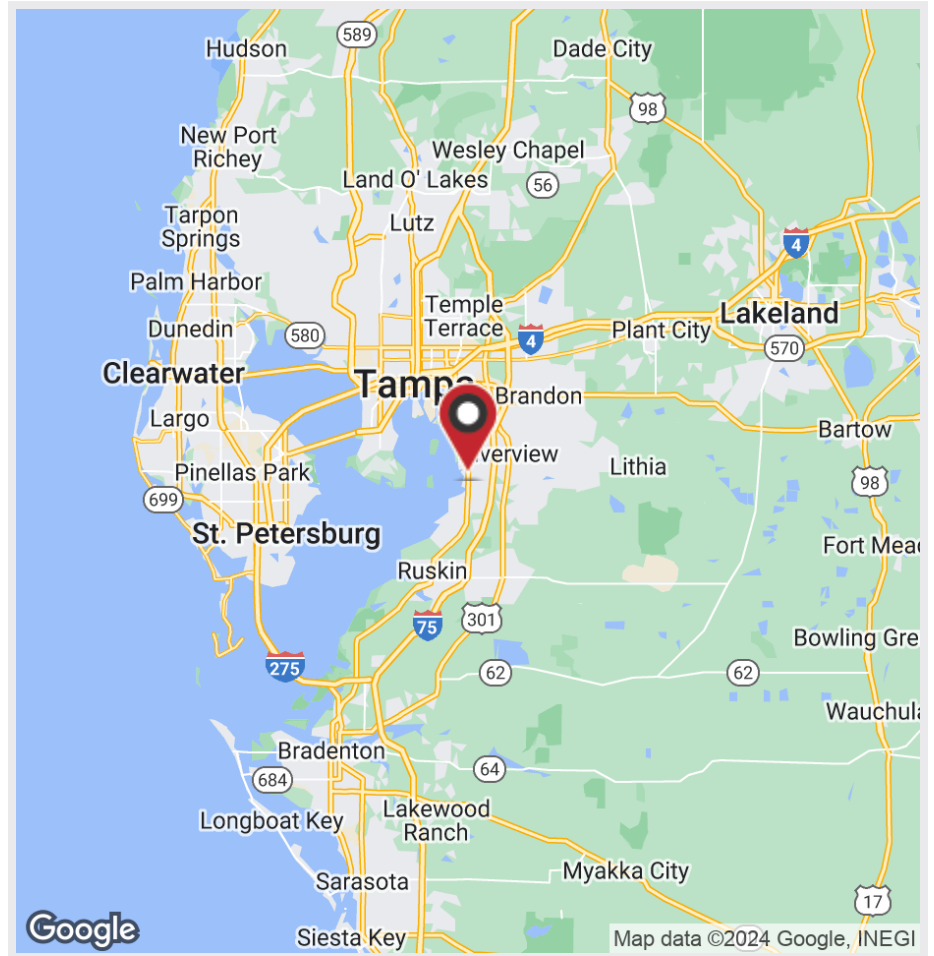
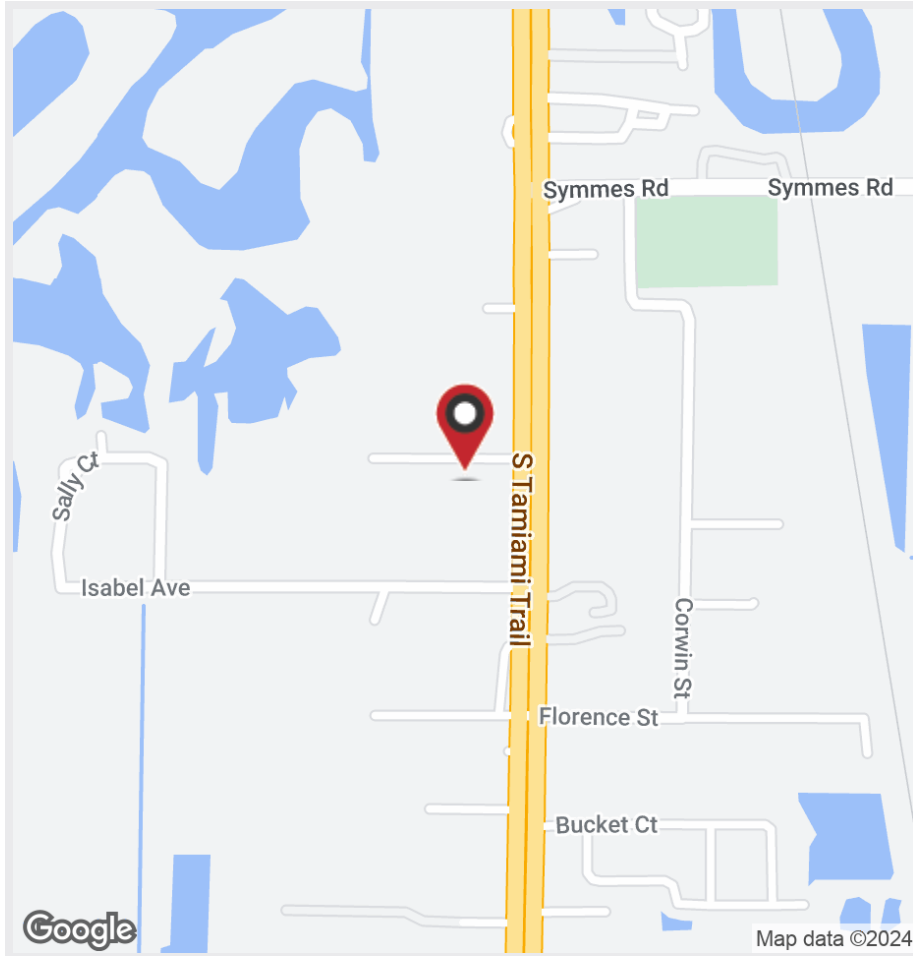


The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

1 ACRE AND 1,600 SF BUILDING ON US HWY 41

11553 US Highway 41 South Gibsonton, FL 33534



Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

11553 US Highway 41 South Gibsonton, FL 33534

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,195	4,621	8,317
Average Age	34	34	34
Average Age (Male)	34	34	34
Average Age (Female)	34	34	35

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	379	1,437	2,623
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$80,648	\$90,591	\$90,865
Average House Value	\$238,753	\$274,061	\$287,951

TRAFFIC COUNTS

32,000/day

Demographics data derived from AlphaMap

1 ACRE AND 1,600 SF BUILDING ON US HWY 41



Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

11553 US Highway 41 South Gibsonton, FL 33534

1 ACRE AND 1,600 SF BUILDING ON US HWY 41



BRENT NYE

Executive Director

Direct: 813.973.0214 **Cell:** 813.997.3333
brent@nyecommercial.com



LUIS CARDENAS

Sales Advisor

Direct: 813.973.0214 **Cell:** 813.830.2031
luis@nyecommercial.com

FL #SL3535034

Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.