



Land For Sale / Lease

New Med / Prof Office Building or Pad at Big Bend Professional Center
6924 Old Big Bend Rd, Gibsonton, FL 33534

For More Information:

813-254-6756 | EXT 16

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$499,500
Lot Size:	6,800 SF
Zoning:	PD - Planned Development
Market:	FL-Tampa/St. Petersburg
Submarket:	Southeast Hillsborough
Traffic Count:	41,871

PROPERTY OVERVIEW

New Construction / Build to Suit medical / professional office buildings available in Big Bend Professional Center located along busy Big Bend Road at the entrance to the Kings Lake subdivision. There are two office pad sites available and the developer can accommodate spaces of 6800 SF of medical or general office on each of the two pads for a total of 13,600 SF. The sites are available as Pad Ready Sites for \$499,500 each "Land Only" or approximately \$74 per buildable square foot. Turnkey "build to suit" can be tailored to a buyer's specialized needs and would need to be priced according to detailed construction specs. A new retail strip center on the outparcel along Big Bend Road is currently underway and will add an improved consumer draw to an already thriving medical office park. This is the perfect opportunity to design and build your perfect office space in the growing SouthShore Market. Thousands of homes are on the horizon for construction in the immediate area and the site is just minutes to St. Joseph's Hospital South. SouthShore is rapidly growing and this site sits just west of I-75 in close proximity to East Bay High School.

LOCATION OVERVIEW

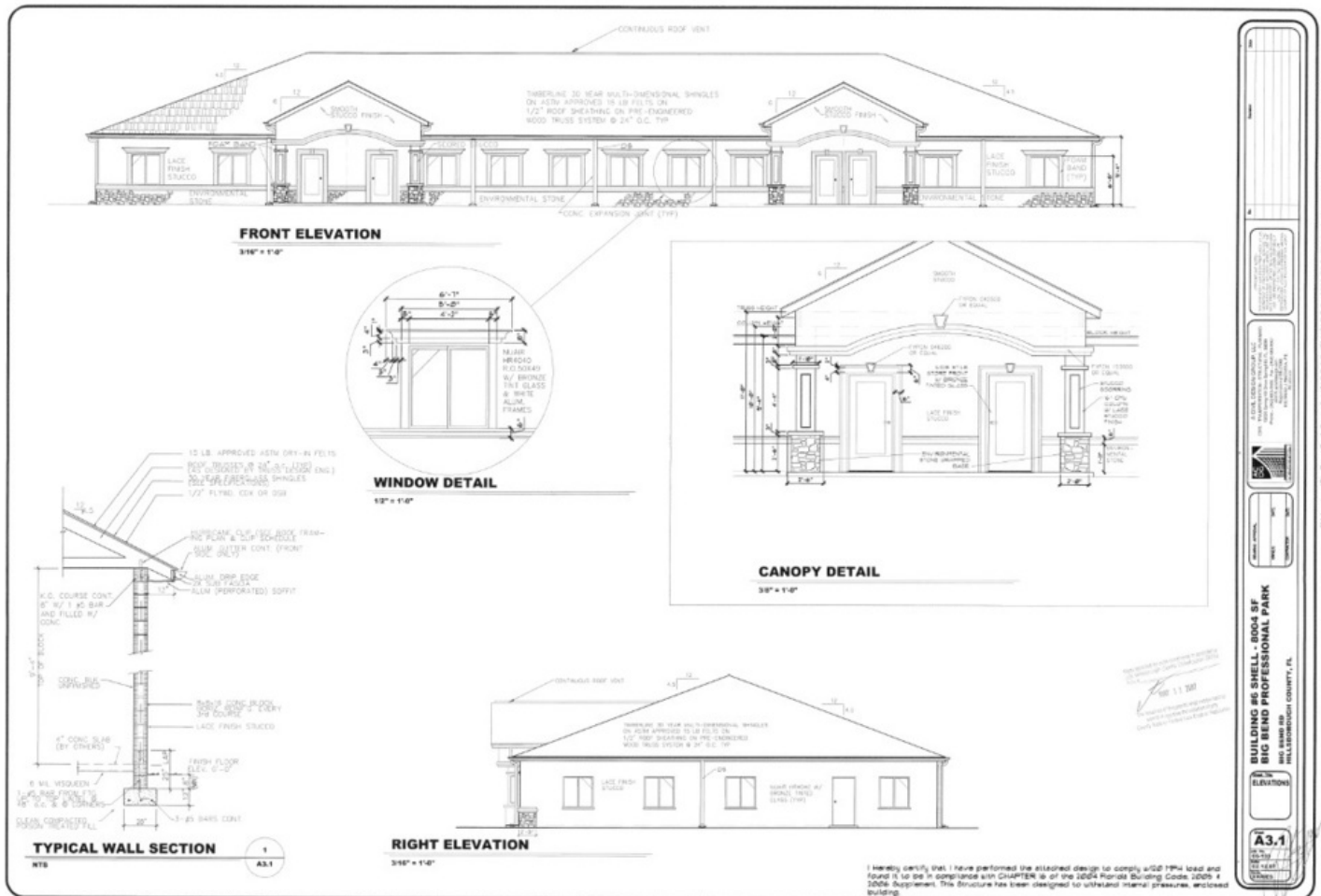
Located at the signalized intersection of Big Bend Road and Kings Lake Drive in Gibsonton across from the proposed SouthShore Commons.





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Elevation



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Additional Photos





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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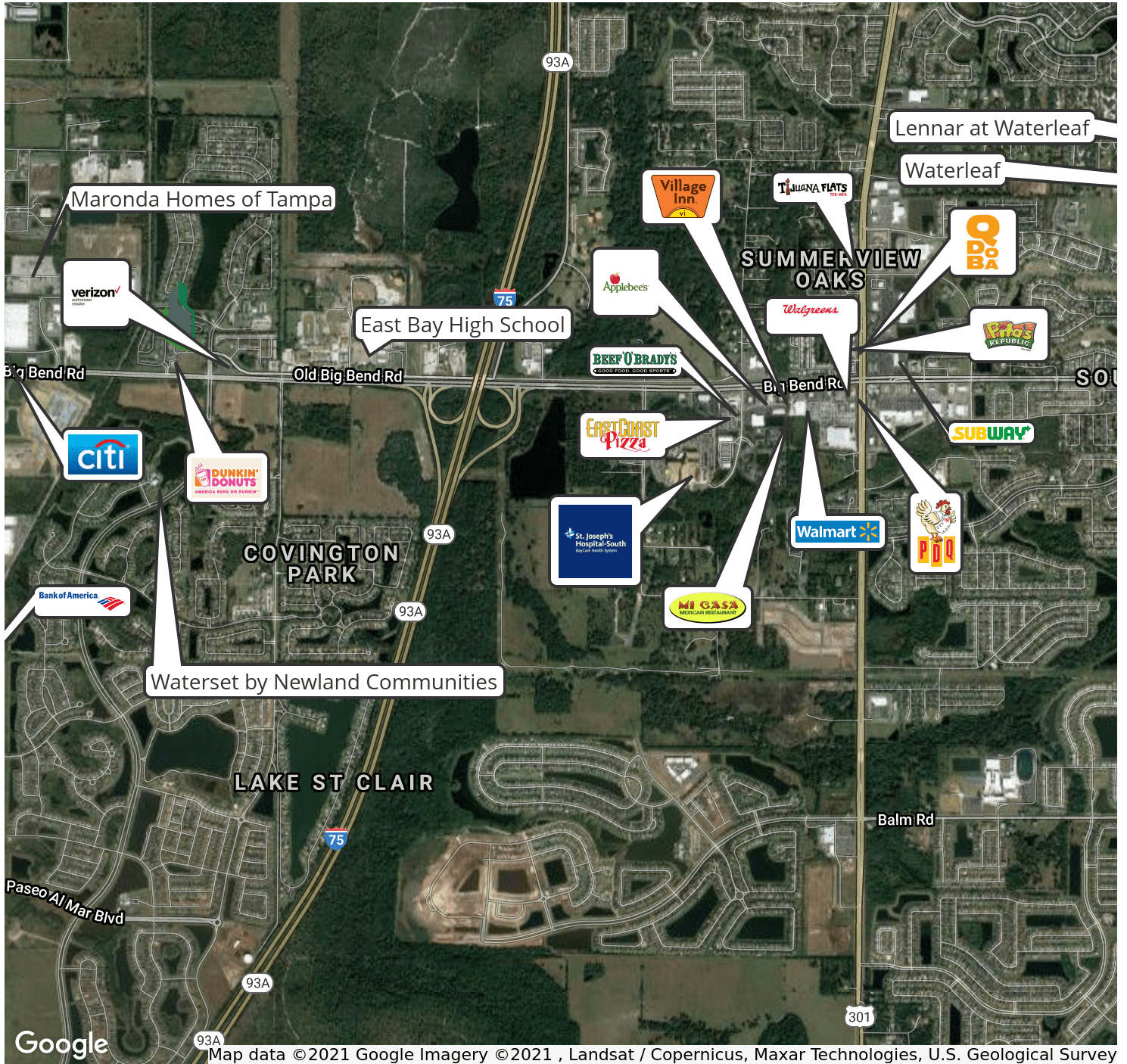




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Retailer Map



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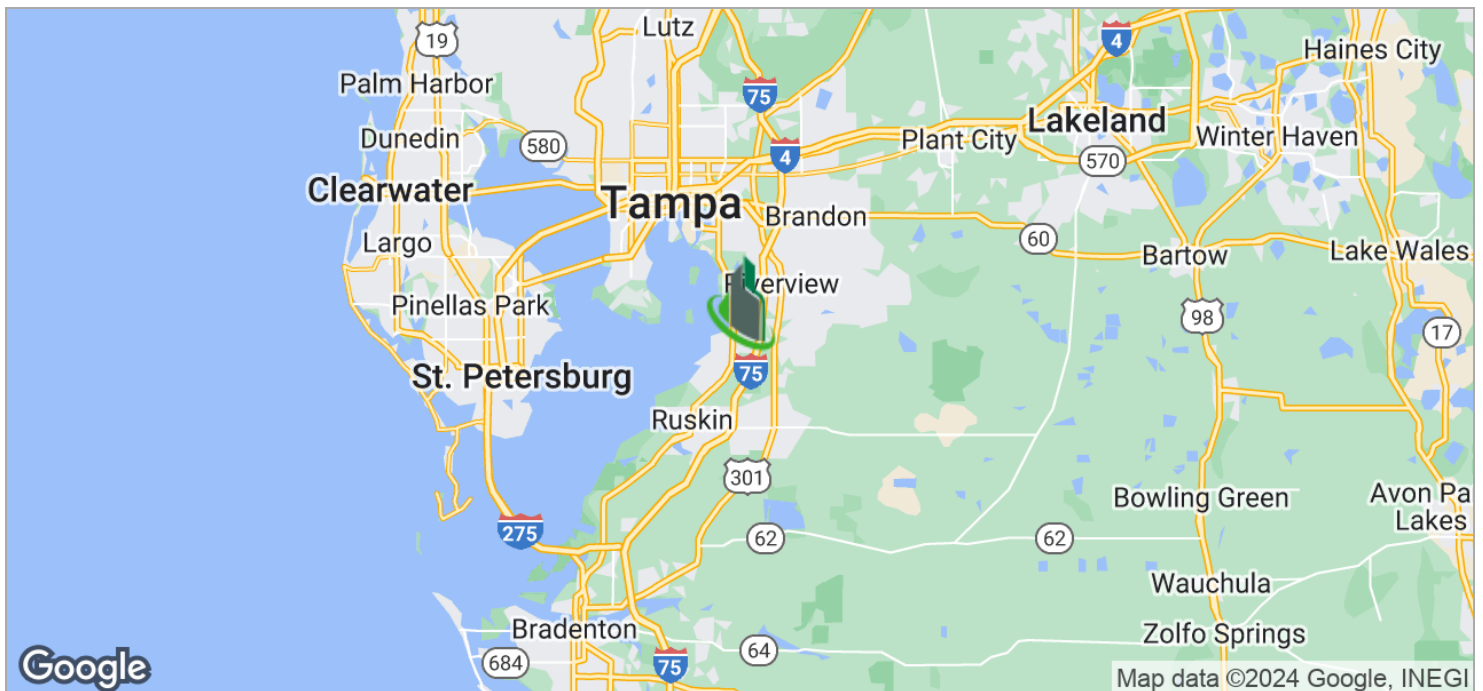
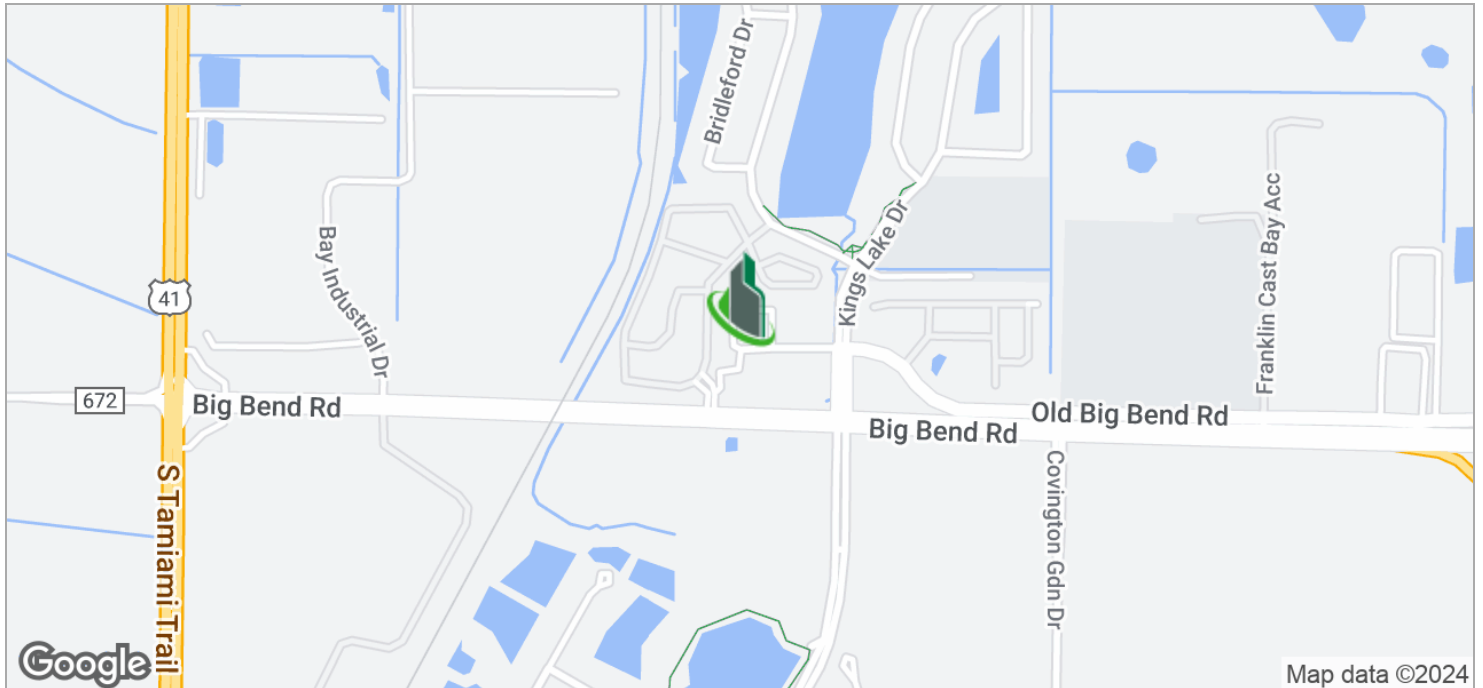
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Location Maps



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Aerial Map



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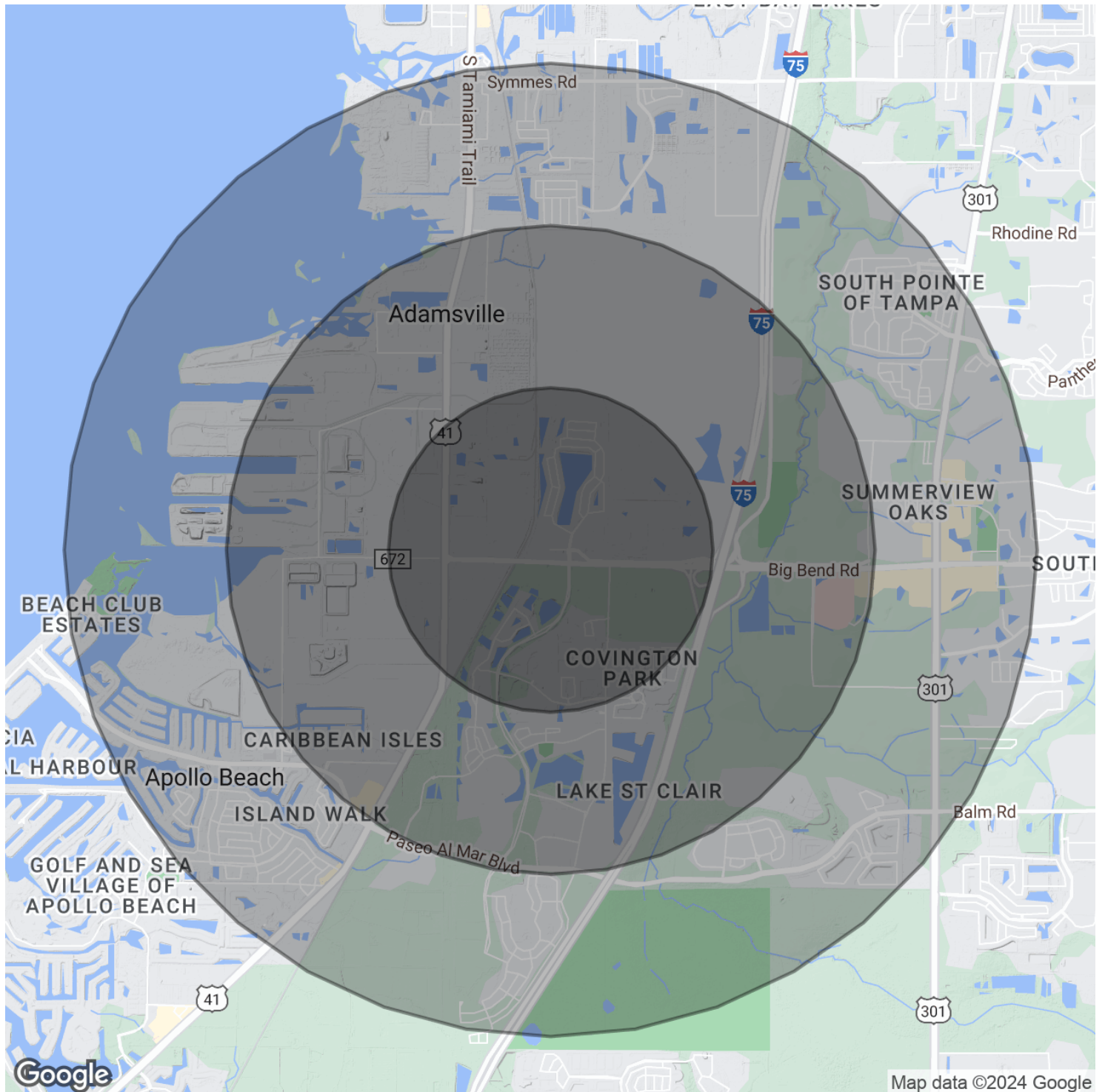




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,551	10,002	21,773
Average age	31.1	31.8	32.9
Average age (Male)	30.5	30.8	32.2
Average age (Female)	32.8	34.1	34.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	890	3,528	7,784
# of persons per HH	2.9	2.8	2.8
Average HH income	\$62,058	\$61,929	\$68,366
Average house value	\$231,622	\$252,167	\$345,101

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	25.0%	24.7%	23.1%

RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	1,888	7,688	17,028
% White	74.0%	76.9%	78.2%
Total Population - Black	387	1,344	2,829
% Black	15.2%	13.4%	13.0%
Total Population - Asian	66	230	502
% Asian	2.6%	2.3%	2.3%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	1	4	7
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	160	580	1,071
% Other	6.3%	5.8%	4.9%

TRAFFIC COUNTS

Old Big Bend Road & I-75	41,871/day
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** Demographic data derived from 2020 ACS - US Census*