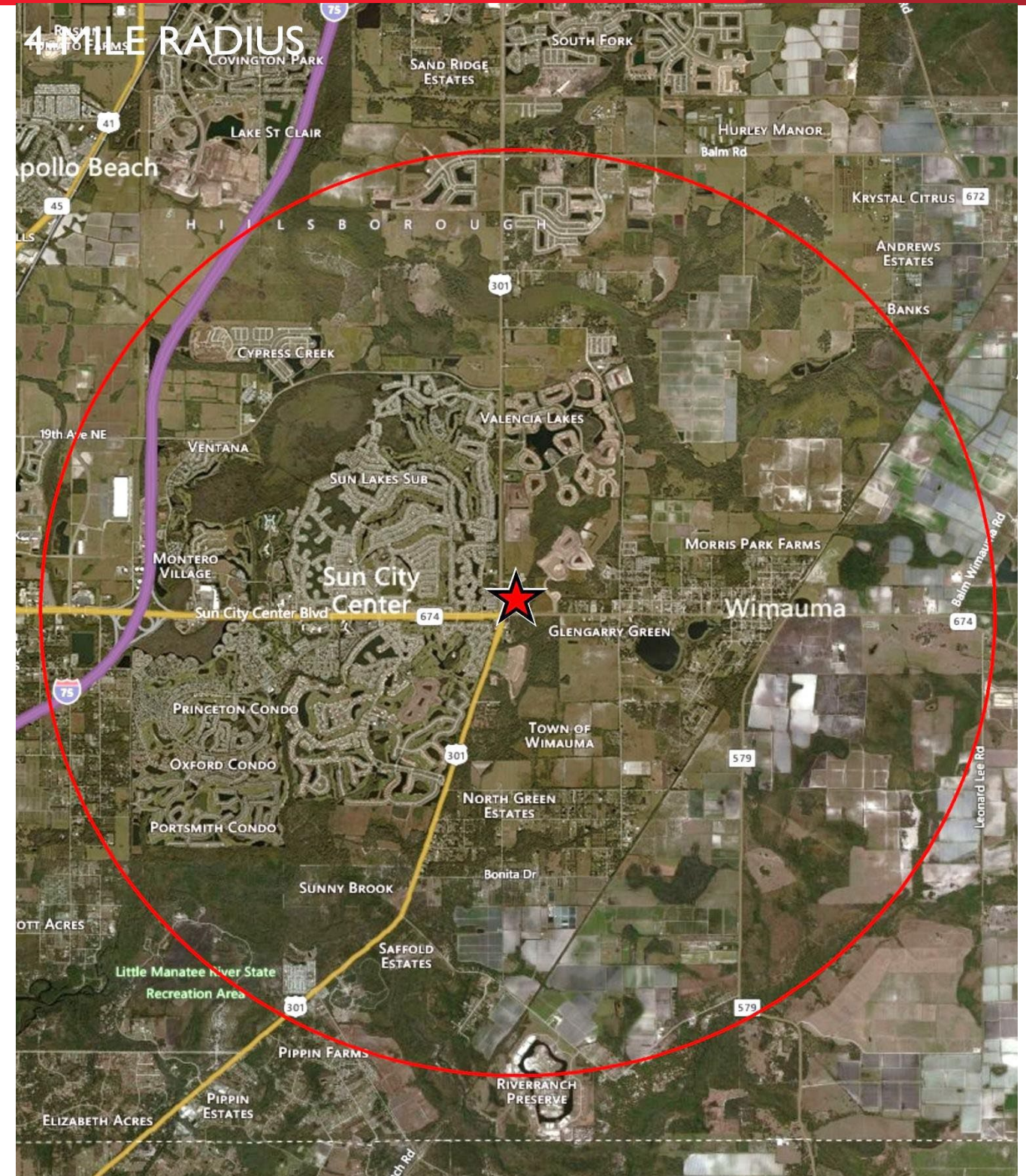
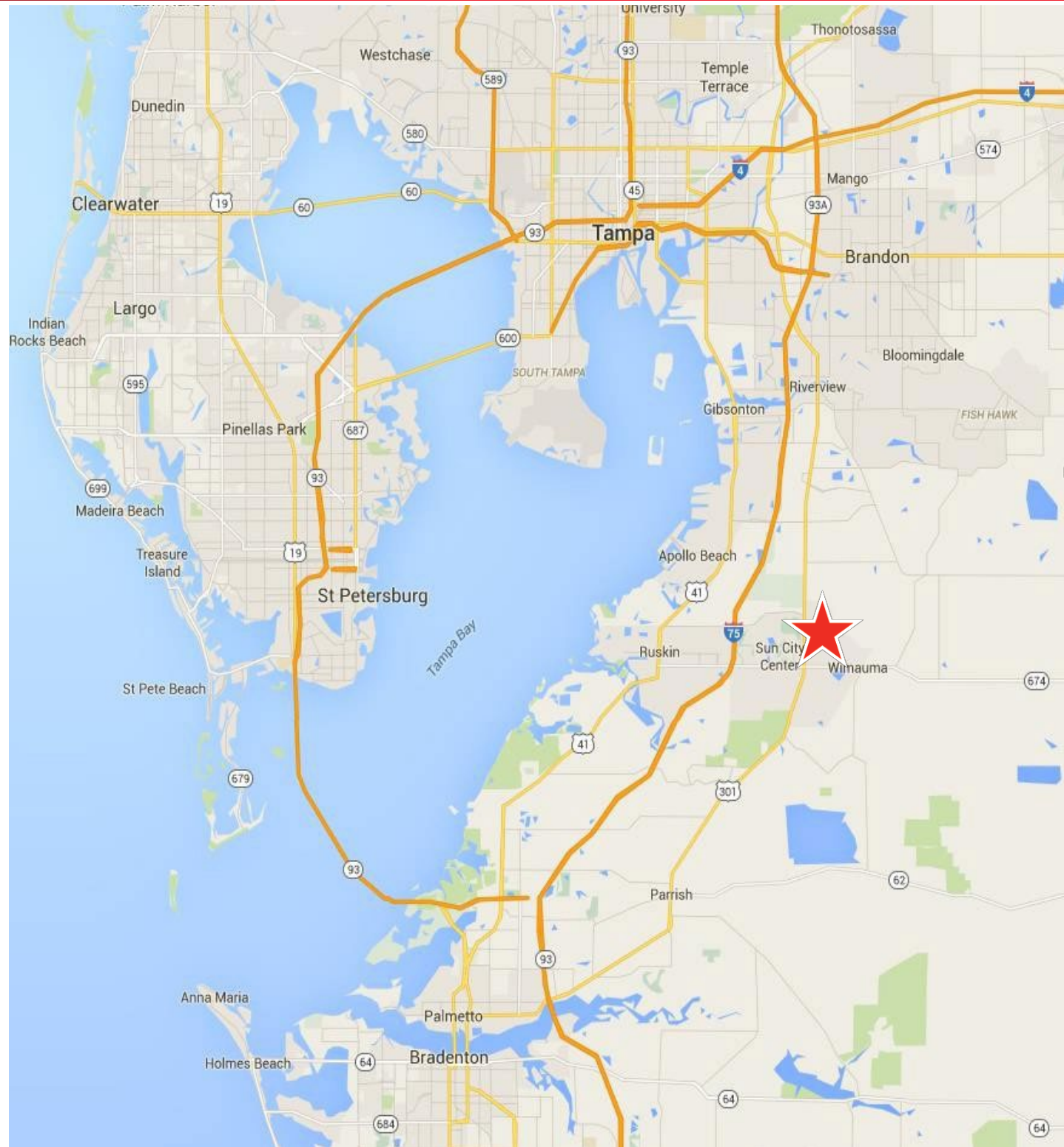




PRIME COMMERCIAL SITE
U.S. Highway 301 Corridor
 Sun City Center, South Hillsborough County, FL



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LOCATION

NEQ of US HWY 301 & SR 674, Sun City Center, Hillsborough County, Florida.

ZONING

- 221,000 SF commercial

SIZE

- A: 6.8 Acres

PRICING

- A: \$7,200,000

NEARBY ANCHORTENANTS

- Super Walmart
- Publix
- Home Depot
- Bealls Department Store
- 2 miles east of South Bay Hospital; 3 miles east of 1MSF Amazon distribution center

COMMENTS

- Adjacent to Sunshine Village (Zoned for 2821 homes)
- Part of the DG Farms DRI (Zoned for 2713 homes)
- High growth trade area
- Signalized intersections
- Parcel ID: 078895-0000
- Water and sewer available to the sites
- Parcel B has Cross-access with Walmart Supercenter
- Great location for market rate 55+ rental housing.

DEMOGRAPHICS (4-MILE RADIUS)

- Population \$33,851
- Average HH Income \$56,623
- Median HH Income \$43,267
- Median Age 65.7
- Retail Supply \$595 Million

WATER

- Parcel A – 12" PVC north side of SR 674

SEWER

- Parcel A – North side of SR 674

