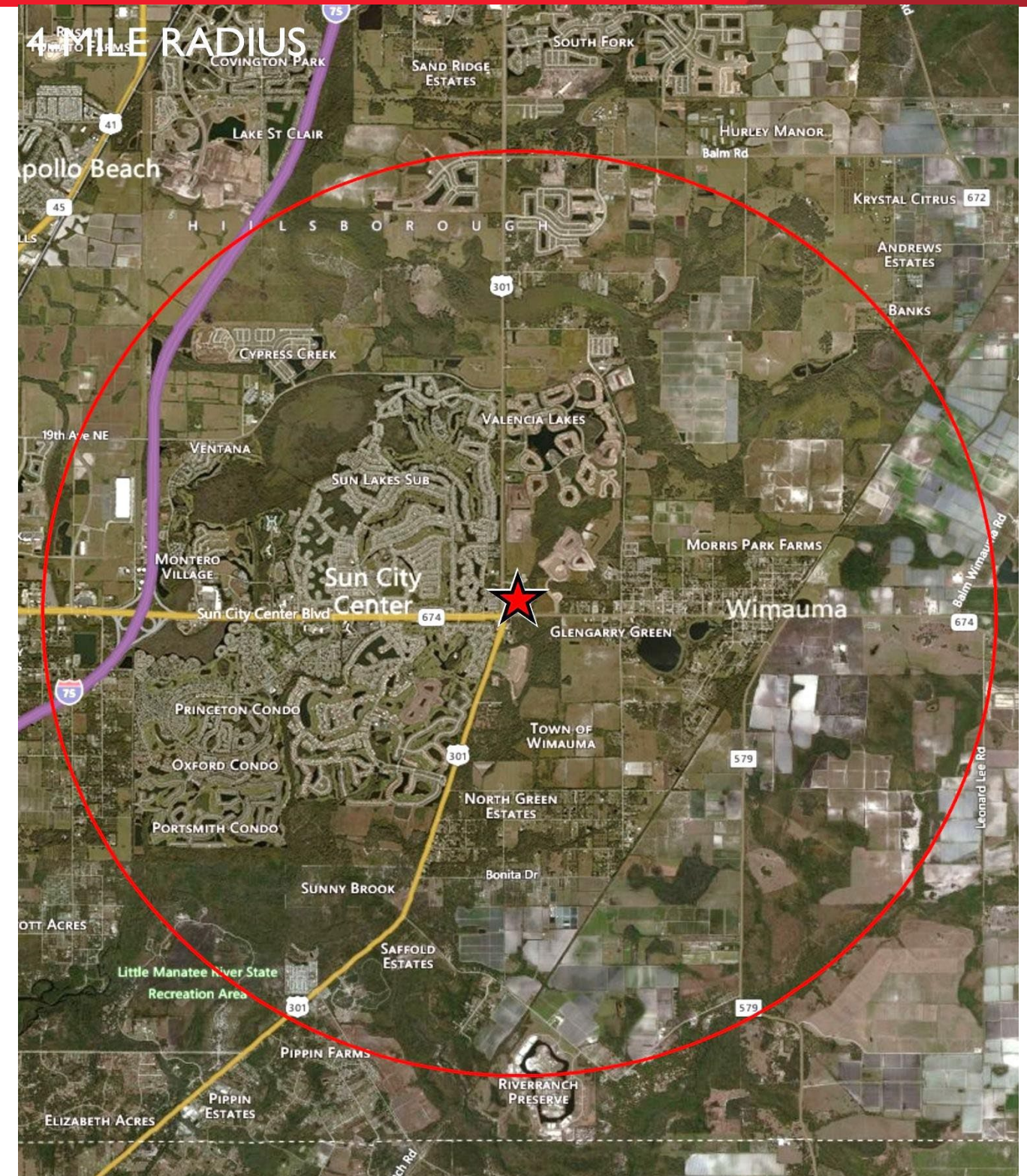
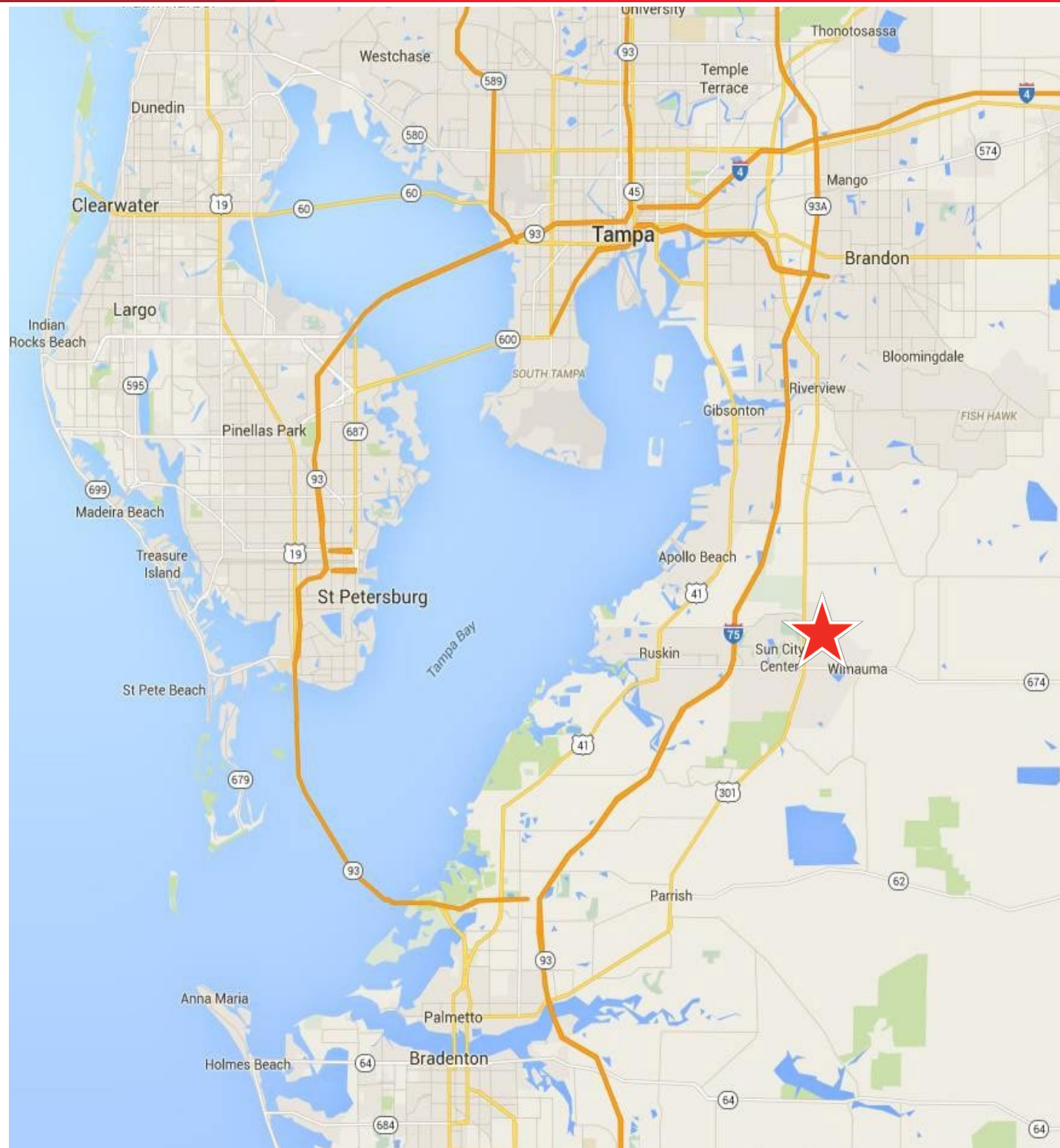




**PRIME COMMERCIAL SITE**  
**U.S. Highway 301 Corridor**  
Sun City Center, South Hillsborough County, FL



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**Suite 3300**  
**Tampa, Florida 33602**  
**T +1 813 223 6300**

### 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
- 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



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