



For Sale

Prime Commercial Property

31,762 SF Building / 17 Acres

SEC of U.S. Hwy 41 & 19th Avenue NE, Ruskin, FL



OVERVIEW:

- PD: Planned Development
- Building Area: 31,762 SF
- Land Area: 17 Acres
- Hard Corner: Signalized Intersection
- Traffic Count:
 - U.S. Hwy 41 – 31,000 VPD
 - 19th Avenue NE – 3,700 VPD

For more information, please contact:

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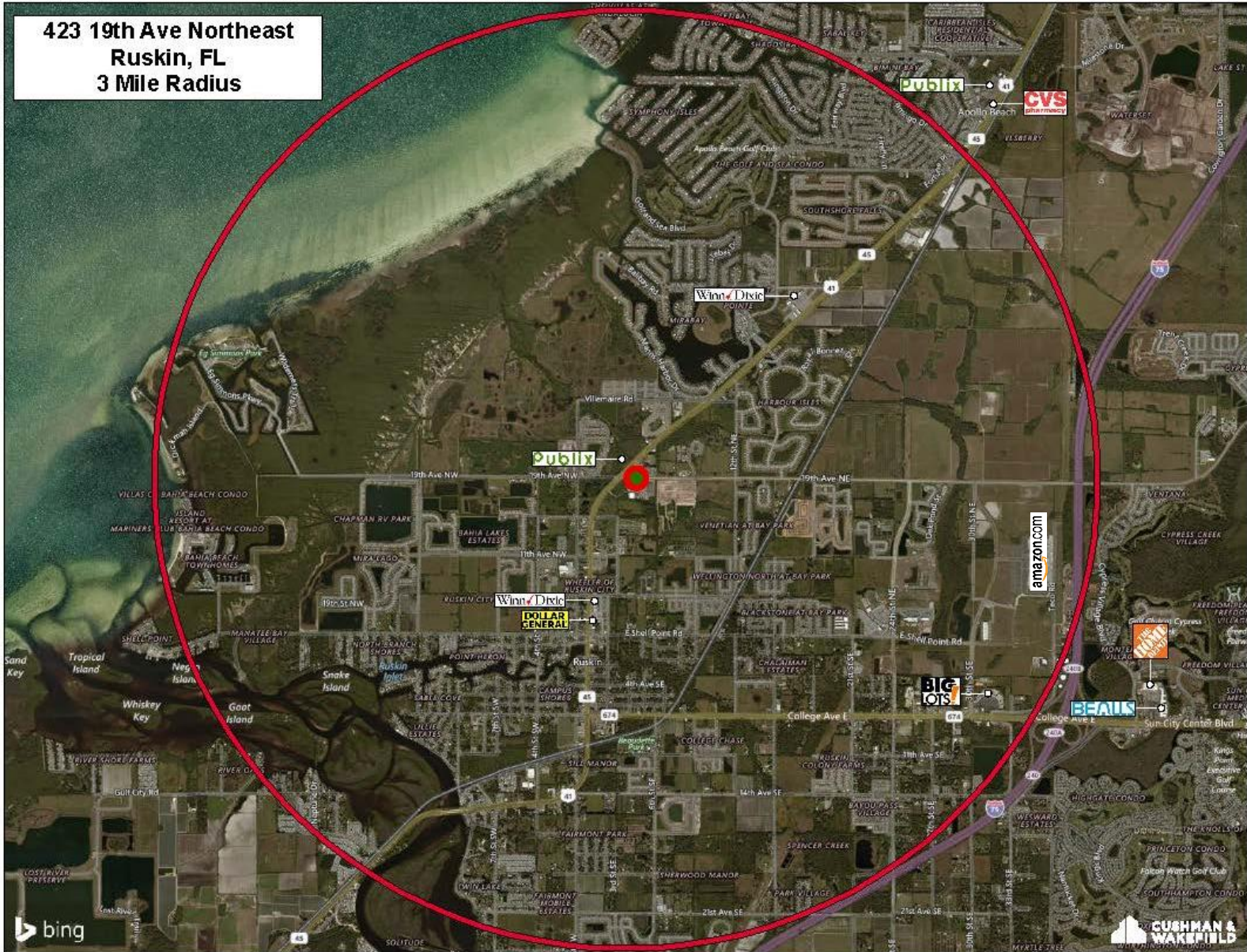
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Opportunity. Location. Community.

- Prominent, high-growth submarket
- Located in close proximity to new Publix-anchored shopping center
- Suitable for retail, office, restaurant, and medical developments
- Frontage and access on U.S. Highway 41 (31,000 VPD)
- The trade area includes an Amazon fulfillment center (1 MSF), MiraBay (upscale residential) and Hillsborough Community College
- **Price: \$5,100,000 (\$7.00 PSF)**

3-Mile Radius Retail Map



DEMOGRAPHICS – 3 MILE RADIUS

Population	29,698
Population Growth – 5 years	14.9%
Daytime Employment	6,724
Median Age	37.2
Average HH Income	\$82,025
Median HH Income	\$56,425
Retail Sales	\$483.6M



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Ruskin Location Map

