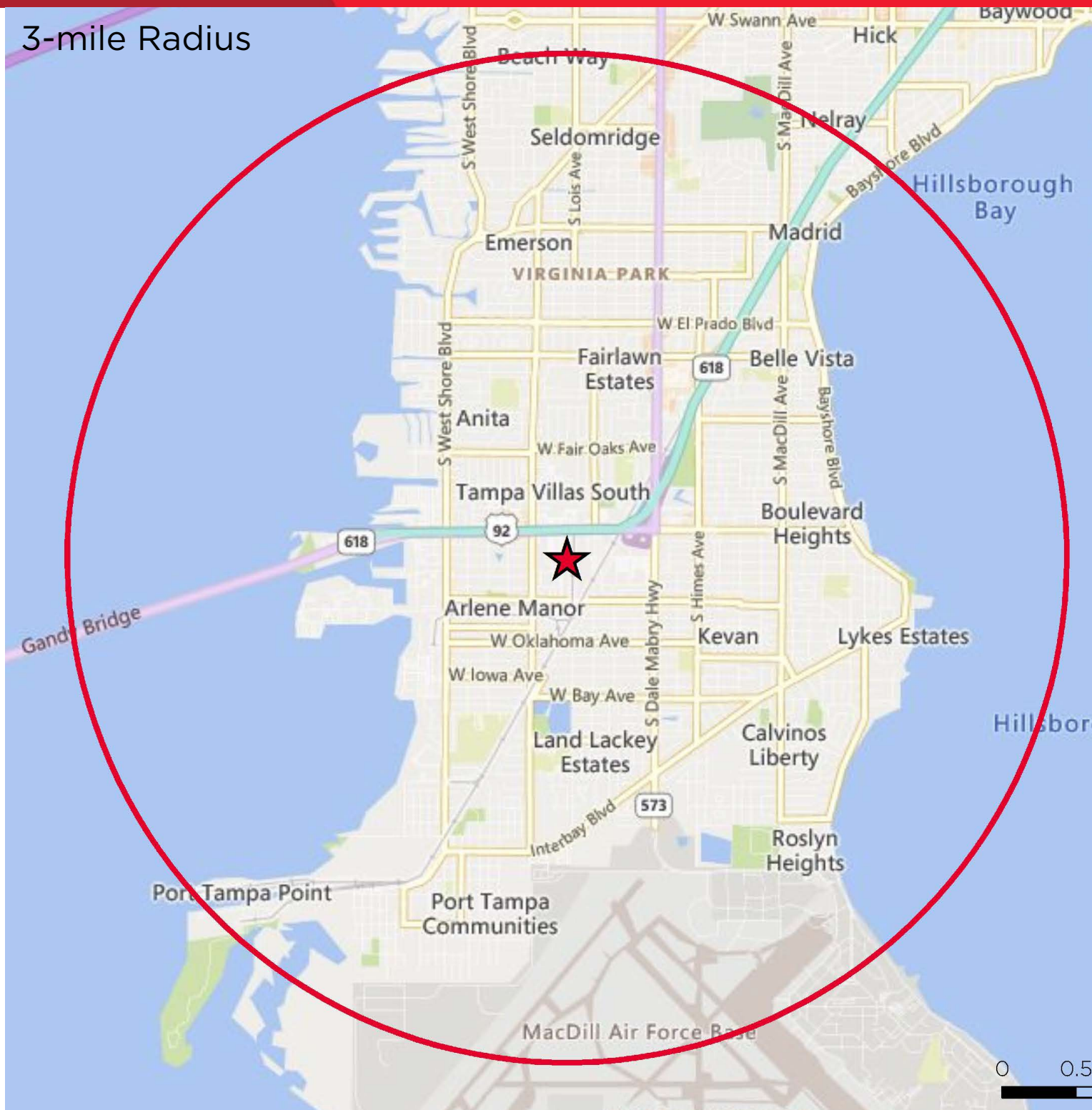


3-mile Radius



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**LOCATION**

Southeast quadrant of Gandy Boulevard and Lois Avenue, Tampa, FL 33616

**ZONING**

Commercial intensive: City of Tampa

**LAND AREA**

1.78 AC (77,346 SF)

**PRICING**

\$3,100,000 (\$40 PSF)

**FUTURE LAND USE**

Community Commercial 35: City of Tampa

**TRAFFIC COUNT**

Gandy Blvd 46,500 VPD

**COMMENTS**

- Land Use allows multifamily development
- Adjacent to Walmart Supercenter and 39-acre mixed use development
- Maximum Height: 45 Feet
- F.A.R. 1.0 to 1.5
- Infill Urban trade

**DEMOGRAPHICS (3-MILE RADIUS)**

• Population	72,751
• Employees	22,237
• Average HH Income	\$128,685
• Median HH Income	\$78,641
• Median Age	40.8
• Retail Supply	\$1.1 Billion

