



FOR SALE

Commercial (8.77 Acres) and Mixed-Use (9.90 Acres)

CitiBank Center: I-75/MLK Blvd/Falkenburg Road, Tampa FL 33610



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,857	51,763	178,377
Median HH Income	\$45,836	\$51,358	\$52,288
Average HH Income	\$55,543	\$66,992	\$67,233
Households	2,589	18,551	67,590
Q3 2022 Employees	7,709	38,268	91,935
Median Age	33.0	34.9	35.6
Retail Sales	\$132M	\$1B	\$3.8B

Traffic Counts

I-75	143,500 VPD
MLK Blvd	39,500 VPD
Falkenburg Road	25,000 VPD

Property Overview

Location	SEC of MLK Blvd and Falkenburg Rd: 8.77 acres gross/7.75 net acres NEC of Falkenburg Rd and Broadway Ave: 9.90 acres gross/8.34 net acres
Size	8.77 Acres gross MOL: 7.75 acres MOL net of retention (1.02 acres) 9.90 Acres gross MOL: On site retention required
Zoning	PD: Planned Development
Flood Zone	8.77 Acres: X 9.90 Acres: X (15% in the "AE" Zone)
Land Use	UMU-20
Parcel	8.77 Acres: 0656830-5010 9.90 Acres: 065683-5306
Comments	Part of CitiBank Center. Signalized "Hard Corner" sites, Urban Infill Area, Suitable for retail, office, medical, and light industrial.

PRICE: 8.77 Acres: \$3,875,000
9.90 Acres: \$4,519,437

Multifamily on the 9.90 acres, \$30,000/unit, with a minimum of 197 units, subject to rezoning. Seller has engaged a planner to meet with Hillsborough County to determine the feasibility of rezoning.

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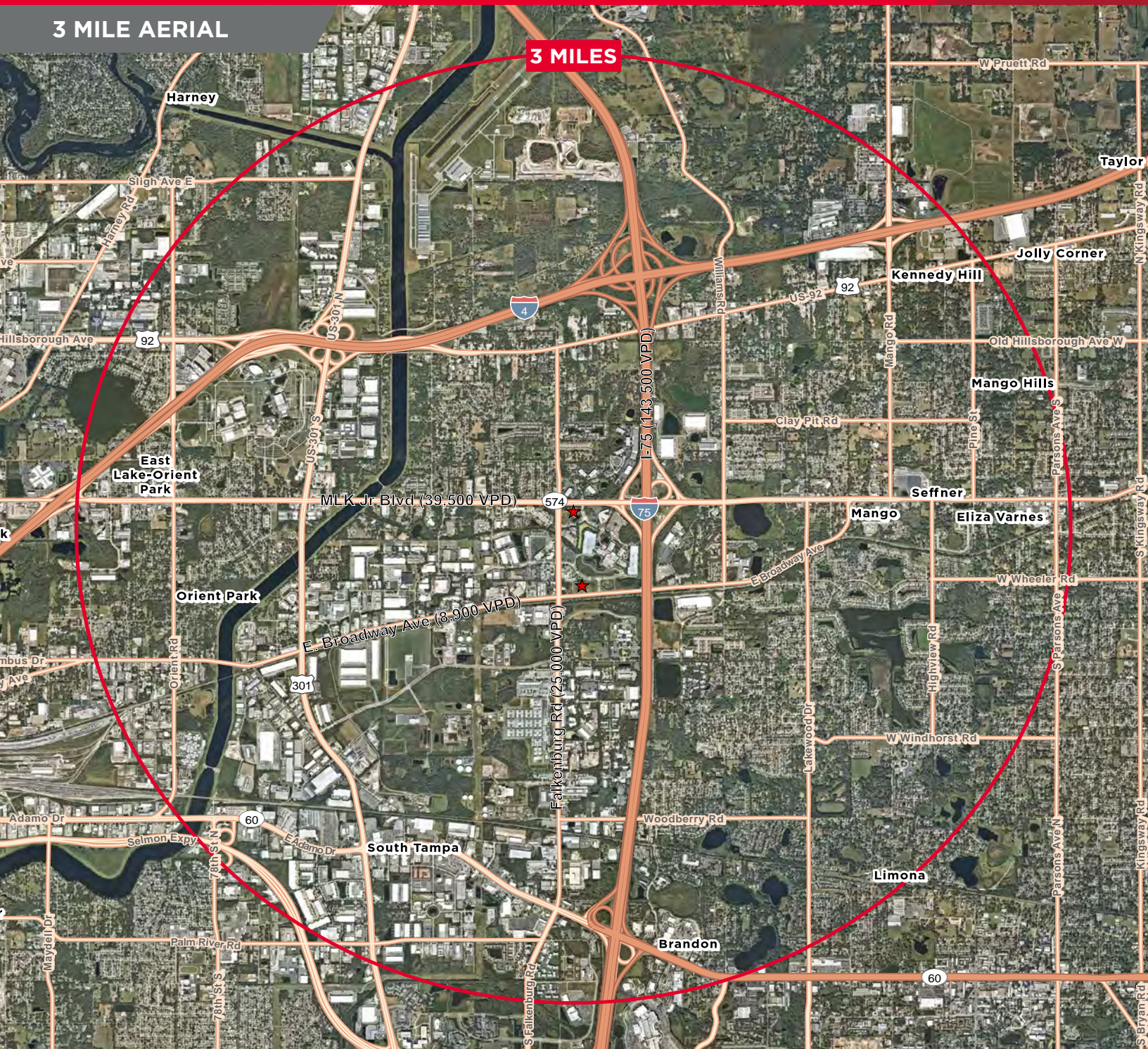


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3 MILE AERIAL



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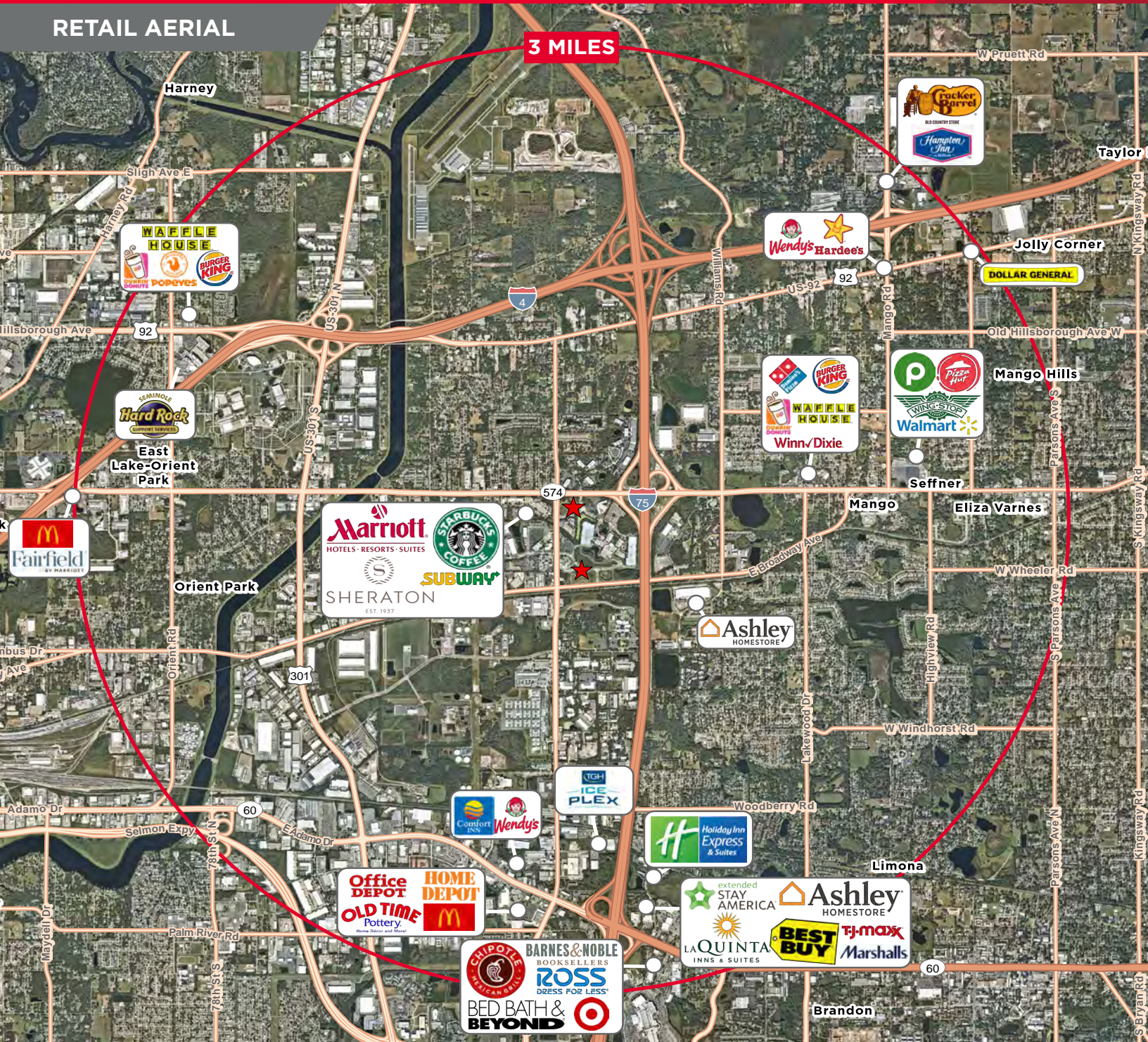


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RETAIL AERIAL



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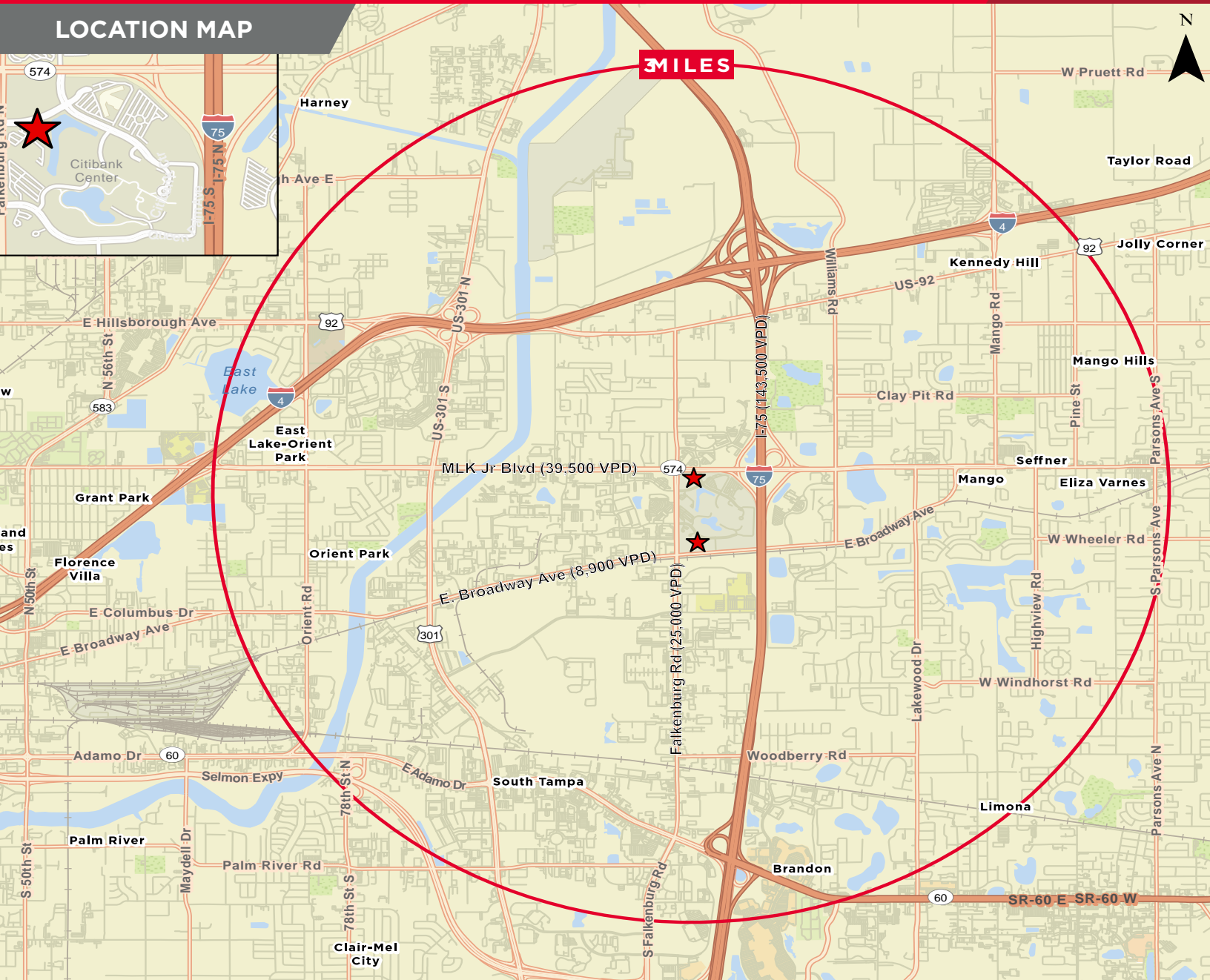


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LOCATION MAP



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