



LAND FEATURES

- Land Area: 20.66 Acres
- Location: NEC of SR 39 & Chancey Rd
- Price: \$5.00 PSF
- Utilities – available
- Zoning A: Retail, Office, Hotel, Light Industrial and C-2 uses; Zoning B: Retail, Office, hotel and C-2 uses
- Over 6,000 residential units are proposed in the immediate trade area
- Signalized intersections & Excellent frontage, visibility, and access
- Traffic counts: 16,900 VPD on U.S. HWY 301; 13,700 VPD on SR 39 and 10,800 VPD on Chancey Road.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	3,123	26,128	53,437
AVERAGE HH INCOME	\$48,041	\$50,916	\$57,116
HOUSEHOLDS	1,583	11,698	24,247
2021 MEDIAN DISPOSABLE INCOME	\$31,436	\$31,158	\$34,748

For more information, please contact:

Patrick Berman
 Managing Director
 813 204 5363
Patrick.berman@cushwake.com

Bruce K. Erhardt, ALC
 Executive Director
 813 204 5312
bruce.erhardt@cushwake.com

One Tampa City Center
 Suite 3300
 Tampa, Florida 33602

