



Tampa Commercial Real Estate

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## COMMERCIAL LAND FOR SALE

**13809 + 13813 MONROES BUSINESS PARK TAMPA, FL 33635**



2010	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	3,029	40,877	137,535
<b>HOUSEHOLDS</b>	1,134	15,288	55,237
<b>MED AGE</b>	39.0	36.9	40.1
<b>MED HH INCOME</b>	\$82,804	\$76,366	\$65,214
<b>AV HH INCOME</b>	\$105,697	\$37,853	\$83,994

**ACRES:** 2.24 acres  
 Parcel 1: 1.12 ac + Parcel 2: 1.12 ac  
**FOLIO:** Parcel 1: 004257620 Parcel 2: 0042575618  
**ADDRESS:** Parcel 1: 13809 Monroes Business Park  
 Parcel 2: 13813 Monroes Business Park  
**ZONED:** Planned Development—Commercial  
**PRICE:** \$614,000 for 2.24 ac

- An opportunity to develop upon an office /industrial building in an excellent location . Just off Tampa Rd , Hillsborough Ave and Racetrack Rd
- Quiet commercial neighborhood with new construction.
- Convenient to the Hillsborough, Pinellas and Pasco markets.
- Convenient to labor pool—137,000 people live within 5 miles—low, medium and high income neighborhoods
- Convenient to major traffic arteries and highways — 52,000 vehicles per day on Tampa Rd
- 5 miles to Tampa International Airport

