



# COMMERCIAL SITE FOR SALE

11507 S Hwy 41 , Gibsonton, FL. 33534  
Hillsborough County



- Size: 2.6 Acres Commercial General
- Price—\$799,000 \$650,000 Price reduced
- New Traffic light has been installed at the property entrance
- Traffic Count: 23,000
- Traffic Signal—T Junction—at going home side of light
- Dimensions: 196 ft frontage x 540 ft depth
- Wetlands on rear (appears approx 1.8 ac dry usable)
- The adjacent site to South is also available.
- The excellent visibility has always made the property easy to lease. Currently has short term leases.
- Seller is motivated –Bring all offers

**Do not disturb Tenants.  
Please check with Listing Agent**



For more information contact:  
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ADDRESS: Hwy 41 and Symmes Rd



Symmes Road terminates at a T junction at this Site. Symmes road is planned to be extended east of Hwy 301 S through high density residential development and Symmes will become a much more important E-W connector. There is Residential development on Symmes road E and W of 301 Hwy.

Hwy 41 N: captures traffic leading to the thousands of new homes already constructed south of big Bend Rd.

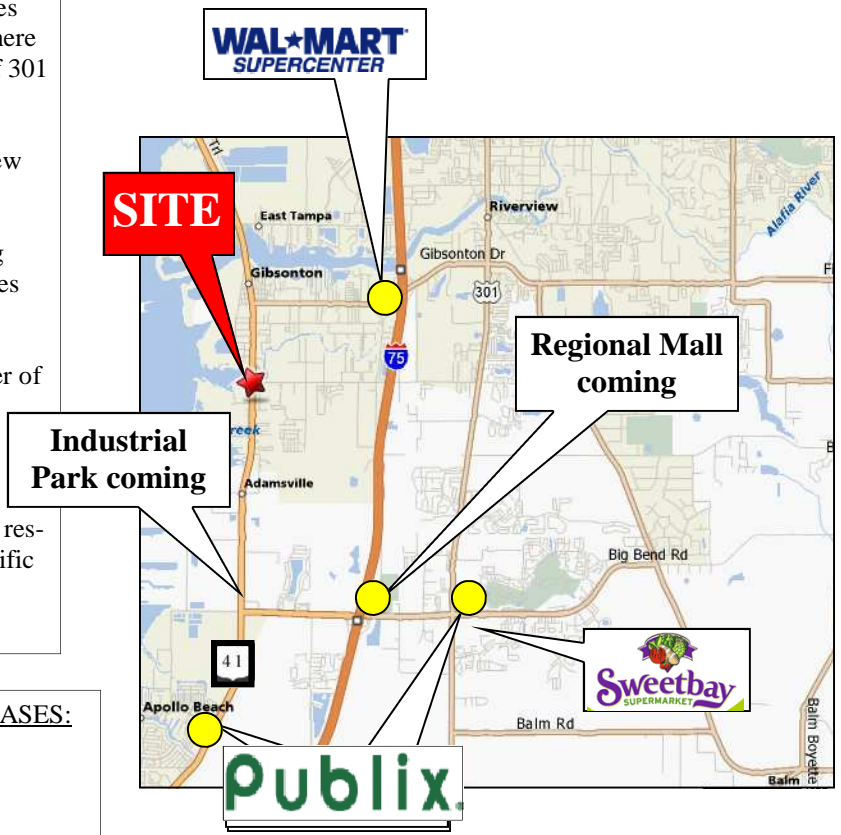
The property lies between Big Bend Road (new shopping mall coming) and Gibson Drive (new Walmart and Lowes recently completed). Convenient to ports.

At the next traffic light south of this property at the corner of Big Bend Road and 41S, a large industrial park will be built which will bring in employment and traffic.

A commercial infill opportunity between major commercial nodes. Area residents complain about the lack of restaurants in the area. This traffic light intersection is a terrific location for fast food, sit down and gas/convenience

**CURRENT INCOME ON MONTH TO MONTH LEASES:**

- Radiator repair—.....\$550/month
- House (\$200/week) .....\$800/month
- Appliance Store ..... \$600/month.



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